



Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls

**Regular Meeting Minutes for February 10, 2021
City Center, Conference Room 110**

Members Present:

Alex Halbach
Lura Roti
Lynn Remmers
Adam Nyhaug
Kathy Renken
Nolan Hazard
Nicholas Kummer
Gail Fossum Shea

Members Absent:

Pam Cole
Rachael Meyerink

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Kent Metzger, Property Owner
Stacey McMahon, KH Architects
Ron Nelson, Nelson Commercial Real Estate
Mike Crane, Lloyd Companies
Rich Jensen, Dakota Preservation

Call to Order and Quorum Determination

Chair Alex Halbach called the meeting to order at 4:01 p.m.

Welcome and Introductions

Chair Alex Halbach welcomed Board members and guests and gave introductory comments.

Approval of Regular Agenda

Chair Alex Halbach requested a motion to approve the regular agenda. Member Lura Roti made the motion to approve the regular agenda. Member Adam Nyhaug seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the December 9, 2020 Meeting Minutes

Chair Alex Halbach requested a motion to approve the December 9, 2020 meeting minutes. Member Lynn Remmers made the motion to approve the minutes and Member Nicholas Kummer seconded the motion. The motion to approve the December 9, 2020 meeting minutes passed unanimously by the remaining board members.

Public Input on Non-Agenda Items (five-minute period)

None

New Business

- A. 200 S. Main Ave., Glacial Lakes Distillery Stacey McMahon, KH Architects
 Stacey reviewed the proposed project and existing building. The building is in good condition with the following modifications proposed:
- North brick façade is in good condition and tuck-pointing is not required.
 - New north door replaced at street entrance.

- Overhead doors and storefront system will have low-e glass. No tinting.
- West façade is constructed of block, with stucco overlay.
- Stucco will be cleaned-up and repaired.
- Signage will be placed at header where “pickled sheet steel” is installed.
- Existing interior concrete flooring will remain.
- Garage door mullions and storefront system will be anodized aluminum.
- Trellis at courtyard will be freestanding and not attached to the building.
- Courtyard surface will likely be concrete, but detail to final finish (pavers, stamped concrete, etc.) has not been determined.

Comments by board members and staff included that the project is a good reuse of the building and will be a good addition to reactivate this corner.

After review and discussion by the board, property owner and architect, Member Adam Nyhaug made the motion that the proposed project as designed will not have an adverse effect to the Downtown Historic District. Member Lynn Remmers seconded the motion. The motion passed unanimously by the remaining board members with exception to Nolan Hazard who recused himself from the vote.

- B. Harold Spitznagel Draft Report for Irving School MOA Rich Jensen, Dakota Preservation
Rich provided a summary of the report. He also handed out a document that included the National Register of Historic Places for Multiple Property Documentation.
Rich anticipates completing the report after SHPO provides comments.

The board accepted the report as presented and will review the final draft to sign off when complete.

Other Business

- A. David White is available for the Wood Window Restoration Workshop on Saturday, May 1 at the Women’s History Club from 8:00 am to 1:00 pm.
- B. Tuthill Park House Update.
Diane and Alex provided a verbal update of the house progress.
- C. Mary Jo Arboretum East Sioux Falls
Diane is providing \$1,484 in CLG funds to the Arboretum for the history of East Sioux Falls to be documented. Liz Almlie approved the request.
- D. With additional funds available due to Covid and the restriction of travel, Alex offered to put together a template that could be added to a property purchase in a historic district so current and future homeowners are aware of the property listing. Alex will provide a draft for SHPO and board approval.

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at 5:00 pm.