



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 May 12, 2021
City Center, Conference Room 110**

Members Present:

Alex Halbach, Board Chair
Lura Roti,
Lynn Remmers
Adam Nyhaug
Kathy Renken
Nolan Hazard
Nicholas Kummer
Gail Fossum Shea
Pam Cole
Rachael Meyerink

Members Absent:

None

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Kevin Keating, Murray Properties / Albert House
Shawn Crowley, EAPC / Albert House
Craig Dewey, Minnehaha County / Extension Building
Mark Kriens, Minnehaha County / Extension Building

Call to Order and Quorum Determination

Chair Alex Halbach called the meeting to order at 4:00 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 Pam Cole made the motion to approve the regular agenda. Member Rachael Meyerink seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the April 14, 2021 Meeting Minutes

Chair Alex Halbach requested a motion to approve the April 14, 2021 meeting minutes. Member Lynn Remmers made the motion to approve the minutes and Member Lura Roti seconded the motion. The motion to approve the April 14, 2021 meeting minutes passed unanimously by the remaining board members.

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

None

New Business

A. Albert House, 337 N. Phillips Avenue, Old Courthouse & Warehouse Historic District
Shawn Crowley and Kevin Keating reviewed the proposed updates to the exterior façade of the east and north facades of the Albert House. This includes:

- Window replacement at first floor
- Removal of green awnings
- Removal of brick where it is mismatched, broken and/or located behind plywood

Kevin Keating reported that with the assistance of KH Architects they have previously applied for Deadwood funds twice for repair to the building. At this point Kevin feels that they have to pursue the repairs at their own cost with a limited budget to maintain affordability for their tenants. The proposed application does not bring the original façade back and therefore the project was reviewed for recommendations only. The project as proposed would be determined to be an adverse effect to the Old Courthouse & Warehouse Historic District.

The board recommended rehabilitating the building to its original appearance for future application. Other comments included the following:

- Consider phasing the exterior work for affordability
- Reapply for a Deadwood Grant with a letter of recommendation by the board and staff
- Review affordable housing grant funds if the work includes stabilizing the exterior wall

B. Minnehaha County Extension Building, 220 W. 6th Street, Old Courthouse & Warehouse Historic District and individually listed on the National Register

Lynn Remmers is the Architect on the project with JLG. The existing roof has hail damage and the applicant is proposing the following replaced elements:

- Synthetic slate
- Flashing, metal ridge joints, and term bar
- Copper roof at north section of building

Lynn reported that besides the hail damage to the slate and copper roofs, newer application of natural slate is discoloring at a faster rate than previously used materials. Lynn referred to other projects that have used a synthetic slate similar to what she is proposing for the extension building. Other projects include Sanford Imaginetics in Sioux Falls and Sanford Morehead Clinic in Morehead, ND. In both cases, a two-tone color synthetic product was used and both buildings are not historic compared to the County Extension building under review. The Old Courthouse Museum and Pettigrew Museum have both had natural slate roof replacements in the past couple of years and they do not appear to have any rust or discoloration.

The cost estimate JLG provided the County for the re-roof was for an increase of \$30,000 for natural slate versus the synthetic product. Warranty for the synthetic slate is approximately thirty years and is a Class 4 rating for impact testing. The natural slate could last approximately 75-100 years. The existing roof was installed in 1912 and although there have been minor repairs, the natural slate has lasted 108 years until last years incurred damage. Lynn stated that ARS is the Roofing Contractor that the County has worked with and their opinion of the roof is that if there is 20% or more damage, they recommend full roof replacement.

Board members further discussed the proposed changes and felt that the county could consider replacement of damaged and discolored tiles in lieu of replacement for synthetic. On review of the Secretary of Interior Standards for Rehabilitation, Member Alex Halbach noted that #5 applies. The standard reads, “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved”

Member Rachael Meyerink also noted that #6 of the same standards apply for the support of the natural slate in lieu of the synthetic product. The standard reads, “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match eth old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence”

Member Lura Roti made the motion that the project as presented with a synthetic product to replace the natural slate on the County Extension Building would have an adverse effect on the building and the Old Courthouse & Warehouse Historic District. Member Gail Fossum Shea seconded the motion and the motion passed unanimously. Member Adam Nyhaug and Lynn Remmers recused themselves from the vote.

C. Memorandum of Historic Significance

Member Lura Roti “tested” the MoHS by filling it out with her own property information for board review. Comments for changes included the following:

- Moving the year and style of the structure under the information noted as, **Historical Significance of Property.**
- Adding the city, state and zip code to any notation of the property address.
- A second signature block should be added for married couples or dual ownership.

Diane will submit the document to the City’s Communications Department to finalize and to produce a form fillable document to add to the city’s website for property owner access. Member Lura Roti will complete the memorandum for submittal. Member Adam Nyhaug will assist owners with research and information on their property to review and submit the document to the Register of Deeds with the County.

D. Endangered Site List Update, Neighborhood Grocery Stores

Shelly Sjovold with the Irene Hall updated the list of properties that were originally once small neighborhood grocery stores. The State Historic Preservation Office is providing \$2,000 in CLG funds to do an initial survey of these properties. See attached document of properties.

Other Business

A. East Sioux Falls Brochure

CLG funds were used to fund the graphic layout of the East Sioux Falls history.

B. Administrative Reviews

Alex reviewed a project on Phillips Ave. that was administratively approved for siding replacement, new soffit and fascia. Unfortunately, the rafter tails were either removed or covered up with the new soffit thus hiding a feature of the house that should have remained. In the future, Diane will require more specific drawings and photos to avoid this in the future.

C. Rachael Meyerink’s Service to the BoHP 2015-2021

Alex thanked Rachael for her six years of service to the Board of Historic Preservation. A framed Certificate of Recognition was presented to her on behalf of the board and the City of Sioux Falls. A group photo of the board was taken and will be emailed following some touch-up.

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:30 pm.