



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 July 14, 2021
City Hall, Commission Room**

Members Present:

Lynn Remmers
Adam Nyhaug
Kathy Renken
Nolan Hazard
Nicholas Kummer
Gail Fossum Shea
Pam Cole (4:12)

Members Absent:

Alex Halbach, Board Chair
Lura Roti , Vice-Chair

Staff Present:

Diane deKoeyer, Staff Liaison

Public in Attendance:

John Lindsey, Homeowner
Tom Huber, City of Sioux Falls Assist. Director Finance
Jeremy Williams, City of Sioux Falls Building Maintenance Supervisor
Jonny Bloomquist, Heartland Glass Project Manager

Call to Order and Quorum Determination

Staff Liaison Diane deKoeyer called the meeting to order at 4:02 p.m.

Welcome and Introductions

Diane welcomed Board members and guests and gave introductory comments.

Approval of Regular Agenda

Diane requested a motion to approve the regular agenda. Member Lynn Remmers 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 June 9, 2021 Meeting Minutes

Diane requested a motion to approve the June 9, 2021 meeting minutes. Member Adam Nyhaug made the motion to approve the minutes and Member Gail Fossum Shea seconded the motion. The motion to approve the June 9, 2021 meeting minutes passed unanimously by the remaining board members.

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

None

New Business

A. 1108 S. 3rd Avenue, All Saints Historic District

As noted in the applicant's submittal, the addition to the house is in line with the existing. With a change in material from stucco on the existing house to the proposed siding for the addition, there isn't a clear delineation to transition from one material to another. After much discussion, board members suggested either stepping the house addition in or out so that the change of materials occurs at an inside corner.

Location of windows and their compliment to the existing was also discussed. The applicant agreed that the grille pattern of the new windows will match the existing either as three or four over one, depending on their size and adjacency to existing. New trim at windows will also match existing. Proposed new clerestory windows will be revised from the submittal to match the south façade clerestory window to include trim in between each window and the same grille pattern.

Discussion between the board and applicant continued to come to consensus on how to best make the addition complimentary to the existing home and also meet the standards for new construction.

Member Hazard made the motion that the project as discussed with the below modifications would not have an adverse effect on the historic district:

- Step the proposed addition in 3" from the existing house to change materials at an inside corner.
- Maintain the same roofline from existing to the addition.
- 4" Hardie Board Cement or LP Smart Siding will be used for the exterior material on the addition and residing of the garage.
- Clerestory windows will match in window size and trim dimension.

Member Cole seconded the motion and the motion passed unanimously with the remaining board members.

Diane noted that when the applicant comes in to request a building permit, she will review the updated plans for consistency based on the board's recommendation.

B. Commission Room Remodel, City Hall

Tom Huber presented the proposed remodel of the Commission Room. The room has poor lighting and is underutilized unusable space as a conference room. The proposed project is to divide the room into two conference rooms. A larger conference room will be used by the City's Attorney's Office and the smaller conference room which consists of the "upper" commission room will be used by the Human Relations Commission. The City intends to update the space while maintaining the historic integrity of the room. A Smart Glass wall system will be used to divide the two rooms which will allow for privacy by "switching" the glass "on" to full opacity or "switching" the glass "off" for full view. The full view will allow users to see the historic mosaic's located on the upper east wall. Jonny from Heartland Glass brought in a sample of the smart glass for board review.

The project also includes the following:

- Replace existing carpet
- Updated lighting

The existing wood veneer at the rooms perimeter has been sanded and re-stained approximately ten years ago and is too thin to refinish any further. The applicant is proposing to install ¼" or 3/8" painted sheetrock at the larger expanses of the paneled wall while still exposing the fluted panels. The painted sheetrock areas will help to brighten the room along with new lighting.

Discussion by the Members Nyhaug, Cole and Shea included the following:

- Retain the half wood wall in front of the commission desks and the commission desks
- Adding the smart glass on top of the curved half wall
- Painting the wood veneer in lieu of providing the sheetrock

- What type of new lighting, if any is appropriate?
- Straighten the new glass wall so that the ceiling soffit will retain its original pattern

After extensive discussion, Member Remmers made the motion that the project as proposed (with painted sheetrock) would not have an adverse effect on the Commission Room with the following exceptions:

- The smart glass partition wall will be straight in lieu of curved
- The ceiling soffit will follow the line of the glass partition
- Light fixtures will be reviewed at a separate and future BoHP meeting

Member Kummer seconded the motion and the motion passed with (4) yeses, and (3) noes.

C. Rezone part of the McKennan Park Historic District to the (RHP) Residential Historic Preservation
Cole Hansen, Planning Intern presented approximately 29 properties that the City Planning Office is proposing to rezone from their current RS and RT-1 properties to the RHP. The proposed zoning provides for the following advantages in the district:

1. More accurate and consistent bulk regulations, along more flexibility for expanding homes in the future.
2. Added historical protections built into DD4 principle uses, allowing potential expansion of district protections without expanding actual district boundaries.

Board members expressed their approval of the proposed rezoning. If signatures for the majority of the properties on E. 21st Street between S. 7th Avenue and S. 4th Avenue are received, the city will move forward with their rezone and the remaining part of the McKennan Park Historic District will be invited to rezone to the RHP as well. The rezone of these properties will go to the September Planning Commission meeting and then to City Council for two readings. Effective date should be at the end of October.

Other Business

- A. Administrative Reviews
No questions or comments

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:50 pm.



Above: Roof Height of adjacent property to the west, 705 E. 21st Street

Below: Roof Height of adjacent property to the east, 709 E. 21st Street

Proposed Addition Roof Height of property at 707 E. 21st Street: 24'-5"

