



*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 October 13, 2021  
City Hall, Commission Room**

**Members Present:**

Alex Halbach, Board Chair  
Lura Roti , Vice-Chair  
Lynn Remmers  
Adam Nyhaug  
Kathy Renken  
Nolan Hazard  
Nicholas Kummer  
Gail Fossum Shea

**Members Absent:**

Pam Cole

**Staff Present:**

Diane deKoeyer, Staff Liaison

**Public in Attendance:**

None

**Call to Order and Quorum Determination**

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

**Welcome and Introductions**

Board Chair Halbach welcomed board members and gave introductory comments.

**Approval of Regular Agenda**

Board Chair Halbach requested a motion to approve the regular agenda. Member Lynn Remmers made the motion to approve the regular agenda. Member Nicholas Kummer seconded the motion. The motion to approve the regular agenda passed unanimously.

**Approval of the July 14, 2021 Meeting Minutes**

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

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

None

**New Business**

- A. Wood Window Restoration Seminar Report, Adam Nyhaug  
Member Adam Nyhaug reported that there were approximately seventeen people in attendance for the seminar. Some people were there to learn how to restore the windows for themselves, and some were interested in hiring the consultant, David White. Overall, it was good information.
- B. Memorandum of Historical Significance Update, Lura Roti and Alex Halbach  
Board Chair Alex Halbach requested that the form be updated to include names and signatures for two individuals that could be on the title of the property. A signed notary would also be required for each individual when two owners and signatures are required. Diane updated the

form on October 15, 2021 and sent it to Lura and Alex for final review and to proceed with having it submitted to the Minnehaha County Register of Deeds. They both will report back at next month's meeting on the process.

- C. Neighborhood Grocery and Retail Survey, SHPO funds, Diane deKoeyer  
Diane reported that SHPO provided \$2,000 in this year's grant funds to hire a consultant to survey properties for small grocery stores and retail buildings that are listed on our Endangered Site List. Diane will contact Rich Jensen to determine if he is interested.

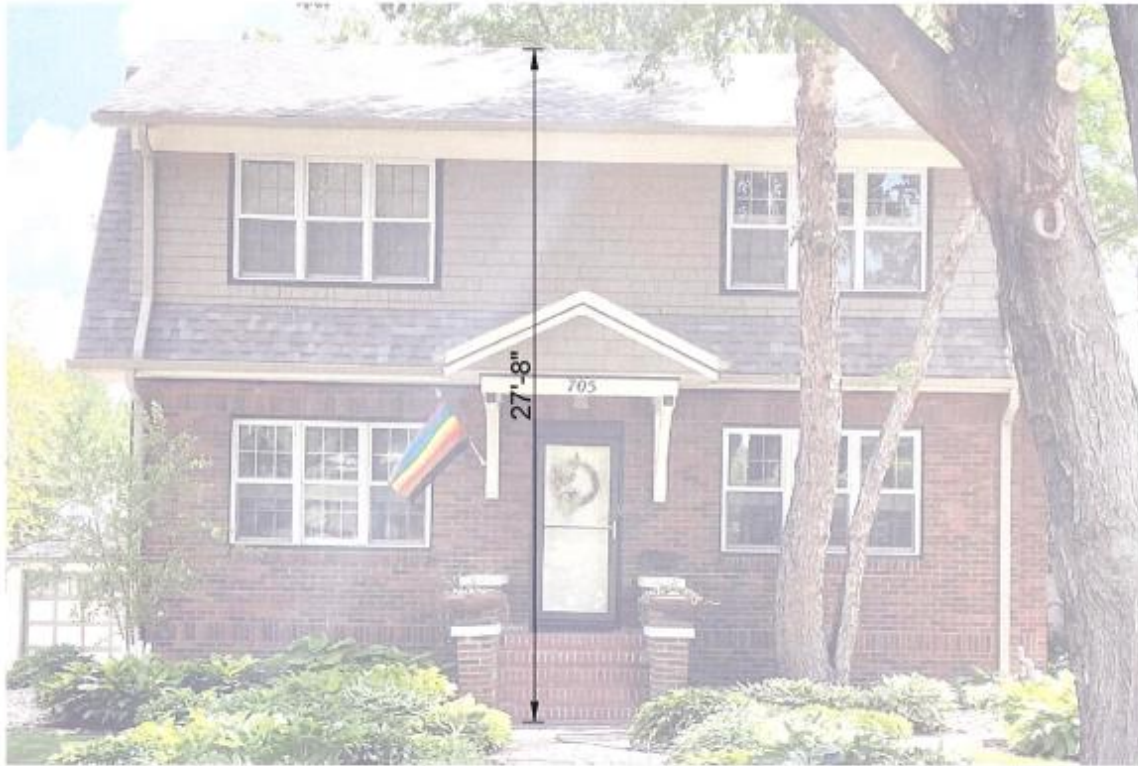
#### **Other Business**

- A. Residential and Commercial Development in Historic Districts, Alex Halbach  
Board Chair Alex Halbach provided a brief summary of a conference that he and Diane presented at. The presentation could also be recycled for future presentations on historic preservation.
- B. Jill Callison with Sioux Falls Business is interested in doing a story on the Mid Century Modern Home Survey that was completed this past year. She'll be in touch the week of October 18 with Diane and Rich Jensen for more information.
- C. Residential Historic Preservation Rezone, Diane  
A block of properties in the McKennan Park Historic District is being proposed to Planning Commission and City Council to rezone from either the RS, Residential Single Family District or the RT-1, Residential Single Family, Traditional District to the RHP, Residential Historic Preservation District. The rezone will allow some of the more narrow, historic lots to have reduced setbacks. If the initial rezone goes well, the remainder of McKennan Park HD and others could also be rezoned.
- D. McDowell Residence, Alex Halbach and Diane deKoeyer  
Alex and Diane were invited to tour the addition and remodel of the McDowell house. Once it's complete, Barb has invited the remainder of the board to also tour the house.

#### **Adjournment**

With no further business, the Board of Historic Preservation meeting adjourned at approximately 4:52 pm.





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

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

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

