



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 November 10, 2021
City Center, Cooper Conference Room, 110**

Members Present:

Lura Roti , Vice-Chair
Adam Nyhaug
Nolan Hazard
Nicholas Kummer
Gail Fossum Shea

Members Absent:

Pam Cole
Lynn Remmers
Alex Halbach
Kathy Renken

Staff Present:

Diane deKoeper, Staff Liaison

Public in Attendance:

Sue Parker, Friends of McKennan Park
Kellen Boice, Friends of McKennan Park
John Paulsen, Friends of McKennan Park
Lloyd Schrader, Friends of McKennan Park
Tom Hurlbert, Co-Op Architects
Cory Bleyenburgh, Co-Op Architects
Kelby Mieras, Parks & Rec Operations Manager

Call to Order and Quorum Determination

Board Vice-Chair Lura Roti called the meeting to order at 4:01 p.m.

Welcome and Introductions

Board Vice-Chair Roti welcomed board members and the public in attendance. Lura requested that each board member introduce themselves and their connection to historic preservation to the public in attendance.

Approval of Regular Agenda

Board Vice-Chair Roti requested a motion to approve the regular agenda. Member Nyhaug made the motion to approve the regular agenda. Member Fossum Shea seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the October 13, 2021 Meeting Minutes

Board Vice-Chair Roti requested a motion to approve the October 13, 2021 meeting minutes. Member Fossum Shea made the motion to approve the minutes and Member Kummer seconded the motion. The motion to approve the October 13, 2021 meeting minutes passed unanimously by the remaining board members.

On review of the minutes after the meeting, Diane noted that the minutes indicated that the meeting was held in the Commission Room at City Hall. The location was instead, located at City Center in the Cooper Conference Room and are herein corrected.

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

None

New Business

A. McKennan Park Band shell Renovation, Cory Bleyenbug and Tom Hurlbert, Co-Op Architects Kelby Mieras, Parks & Recreation

In the report provided to board members, it was noted that the band shell was constructed in 1906. The correct date of construction is 1926.

Cory presented the plans and information as submitted which includes:

- The stage floor was replaced in 2004 with a marine grade plywood to provide water resistance.
- Cory met with Shorty determined that not all exterior plaster on the band shell needs replacing. It can instead be repaired in most areas. Water has penetrated cracks in the wall.
- The building has encountered movement due to weather conditions. The wall has pushed the wall back. It was suggested that the wall from floor to sill be structurally reinforced with lateral bracing to prevent movement in the future.
- Gutters and downspouts will be installed at the two towers. A storm drain is located on the east side of the building where a storm drain is located. Downspouts will be tied into the storm drain.
- New windows should match the original grid pattern of the windows as shown in the report. Cory is proposing Andersen aluminum clad windows with hurricane glass.
- Existing doors will be replaced with aluminum doors and frames.
- The stage floor will be built-up with a waterproof rubber membrane and concrete deck. Flooring will slope 1/8" per foot towards the front of the stage.
- Existing lighting was possibly installed prior to 2002 and should be replaced with sconces that are more aesthetically appropriate.
- Cove lighting inside the shell will be replaced with LED colored lighting.
- Windows at the towers will also be lit from inside.
- A light bar may be installed at the top of the shell interior to provide flexibility to various performances.
- Wood fascia and soffits will be replaced due to rot.
- Co-Op does not currently have a site survey around the band shell. Due to sitting water during previous rain/flood events, the band shell has been flooded by 3'-4' on the east side. It could be that the area drain was blocked causing the standing water.
- The stage floor is currently cantilevered which is different from the original design. The cantilever helps to provide ventilation.
- There is no evidence that actual windows ever existed on the south façade. The architect believes that the outline of windows in the plaster was only suggested as faux windows.

Board members made the following comments:

- Member Nyhaug requested that the dedication marker from the Cosmopolitan Club should remain on the building.
- Member Hazard commented that this is a good restoration project.
- Member Kummer asked if a wood stabilizer could be added to the wood to prevent further damage to existing wood and replacement pieces. He also commented that the project is a good improvement.
- Member Fossum Shea commented that this is a good project.

Neighbors in attendance had the following questions and comments:

- Can a restroom be added at the band shell?
The closest restroom is adjacent to the pool. The band shell itself will probably not be able to accommodate a restroom due to limited space and handicap accessibility needs but Kelby Mieras offered to look into it.

Diane suggested that Co-Op review door styles with Member Nyhaug for historic replacement.

Member Nyhaug made the motion that on review of window and light fixture submittal, that the project would not have an adverse effect on the McKennan Park Historic District.

Member Kummer seconded the motion and the motion passed unanimously.

Other Business

None

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at 4:49pm.