

*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 June 21, 2023 Tuthill Park House

Members Present:

Adam Nyhaug, Chair
Kathy Renken, Vice Chair
Alex Halbach
Gail Fossum Shea
Pam Cole
Nicholas Kummer
Lynn Remmers

Staff Present:

Diane deKoeyer

Public in Attendance:

John Hart, VOA
Dennis Hoffman, VOA
Dan Kurtz, Bighorn Craftsman

Members Absent:

Delia Druley (unexcused)
Nolan Hazard (unexcused)

ITEM 1. Call to Order and Quorum Determination

- a. Board Chair Adam Nyhaug called the meeting to order at 4:06 p.m.

ITEM 2. Welcome and Introductions

- a. Board Chair Nyhaug welcomed board members and guests.

ITEM 3. Approval of Regular Agenda

- a. Member Remmers made a motion to approve the regular agenda and Member Renken seconded the motion. The motion passed unanimously.

ITEM 4. Approval of the May 10, 2023, Meeting Minutes

- a. Board Chair Nyhaug requested a motion to approve the May 10, 2023, meeting minutes. Member Remmers made the motion to approve the minutes and Member Cole seconded the motion. The motion passed unanimously.

ITEM 5. Public Input on Non-Agenda Items (five-minute period)

- a. None

ITEM 6. New Business

- a. **226 N. Duluth Avenue - Cathedral Historic District, House Addition**
Dan Kurtz, homeowner, and contractor summarized the historic property and proposed project for an addition to the house. The projects include two parts:
 1. Raise the northeast portion of the house where there has been some water damage and settlement has occurred. Dan will stabilize the structure by providing new footing

and foundation. This area will function as the kitchen. New Marvin windows will be installed in this area as well as the addition to match the existing windows.

2. Construct an approximately 11' x 20' addition at the southeast to provide laundry and mudroom functions that would be adjacent to the kitchen.

The following items were discussed and proposed by the board for Dan to incorporate into the project:

- The house currently has a soldier course of brick at the base of the house and will continue around the addition for consistency.
- Dryvit in lieu of stucco may be used. Textural difference is acceptable due to the need to distinguish between the original stucco on the house to the new addition.
- Provide a terra cotta cap to the addition to match the third-floor parapet cap.
- Window grids shown in elevations and renderings do not match. Grid pattern should match the existing windows on the house and will be reviewed at time of submittal with window order and plans for the building permit.
- Door and window at rear of south façade will be removed for interior kitchen cabinets.

At conclusion of the project review, Chair Nyhaug asked if there was a motion for the project. Member Halbach motioned that the plans as presented with the following amendments would not have an adverse effect on the Cathedral Historic District.

- a. Include soldier course of brick around the addition to match the existing.
- b. Provide new windows to match the existing six-over-one double hung windows.
- c. Provide a terra cotta cap at the addition to match the existing parapet cap at the third floor of the existing structure.

Member Cole seconded the motion and the motion with amendments passed unanimously.

b. 435 N. Spring Avenue - Cathedral Historic District, House Move

John Hart summarized the history of childcare services in the Cathedral neighborhood by the VOA. When they made the decision to end their service as a childcare provider a year and a half ago, the Boys and Girls Club was able to absorb the VOA's clientele and staff for their program. Since that time, the VOA has tried to find a buyer for their building at 407 N. Spring Ave. The VOA also owns the three residential properties to the north that include, 421, 425 and 435 N. Spring Ave. 421 is a non-contributing structure to the district, 425 is a vacant lot and 435 has a home that is contributing to the district. VOA has been working with Dan Kurtz with Bighorn Construction who would like to move the existing house at 435 and relocate it to 215 N. Spring Ave. which is currently an empty lot.

The new lot is the same size as 435 N. Spring Ave. with alley access for a future garage. Dan Kurtz purchased the empty lot and plans to install the footing, foundation, and full basement for the home that he hopes to have moved by mid-December. Dan noted that he may leave the basement unfinished so that a new owner can finish it themselves. Dan further explained that once the house is moved, he intends to make updates and prepare it to sell.

At conclusion of the project review, Chair Nyhaug asked if there was a motion for the project. Member Cole motioned that the house move from 435 N. Spring to 215 N. Spring would not have an adverse effect on the Cathedral Historic District. Member Halbach seconded the motion and the motion passed unanimously.

Following the meeting Adam Nyhaug provided information of the former house that was located at 215 N. Spring. This information is attached to the meeting minutes.

ITEM 7. Other Business

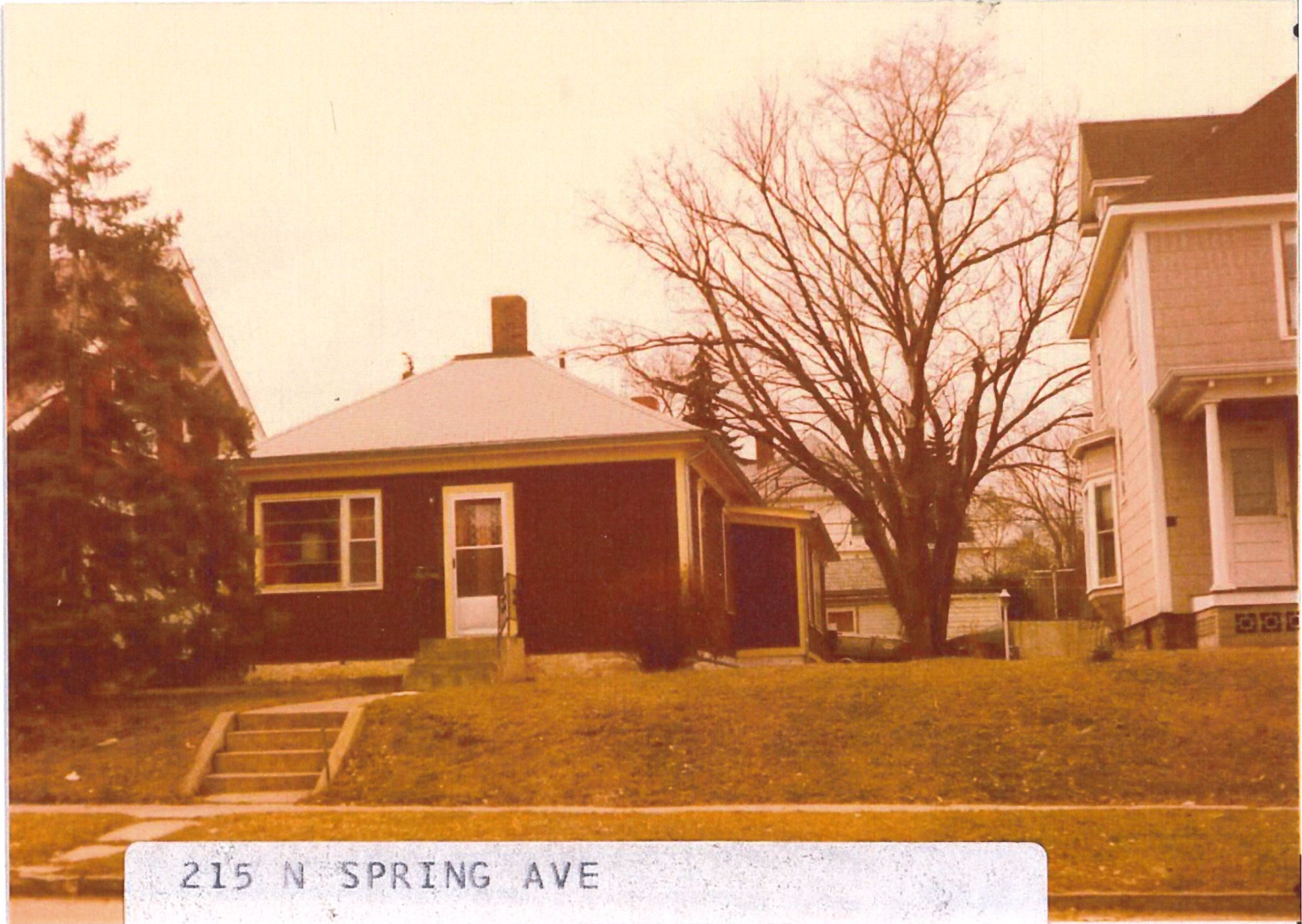
- a. Following the review and approval of the house move from 435 N. Spring Avenue, Dennis Hoffman, CEO and President for Volunteers of America complimented board members on working so well together to resolve project issues.

ITEM 8. Announcements

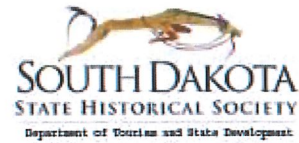
- a. Next meeting is scheduled for July 12, 2023, at City Center, 231 N. Dakota Ave.

ITEM 9. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 5:07pm.



215 N SPRING AVE



STRUCTURE DETAILS

***Structure Name:** 215 North Spring Avenue

Other Name:

Date Of Construction: ca. 1876

Significant Person:

Cultural Affiliation:

Type: Combination

Walls: Aluminum/Vinyl

Style: No Style

Stories: 1

Roof Shape: Hip

Foundataion: Stone

Roof Material: Asphalt

***UTM Zone:** 14

Occupied: Yes

***UTM Easting:** 683126.1407

Accessible: Yes

***UTM Northing:** 4824295.5678

Structural System: Wood Frame

Restricted: N

Altered/Moved Notes: Modern window on facade and vinyl siding. Form still reads.

Interior Notes:

Physical Notes: One-story hipped roof dwelling with vinyl siding. Façade has single-leaf wood and glass door and replacement window. One-over-one sash windows on side elevations. Projecting wings off of north and south elevations. Two interior brick chimneys. Slightly overhanging eaves.

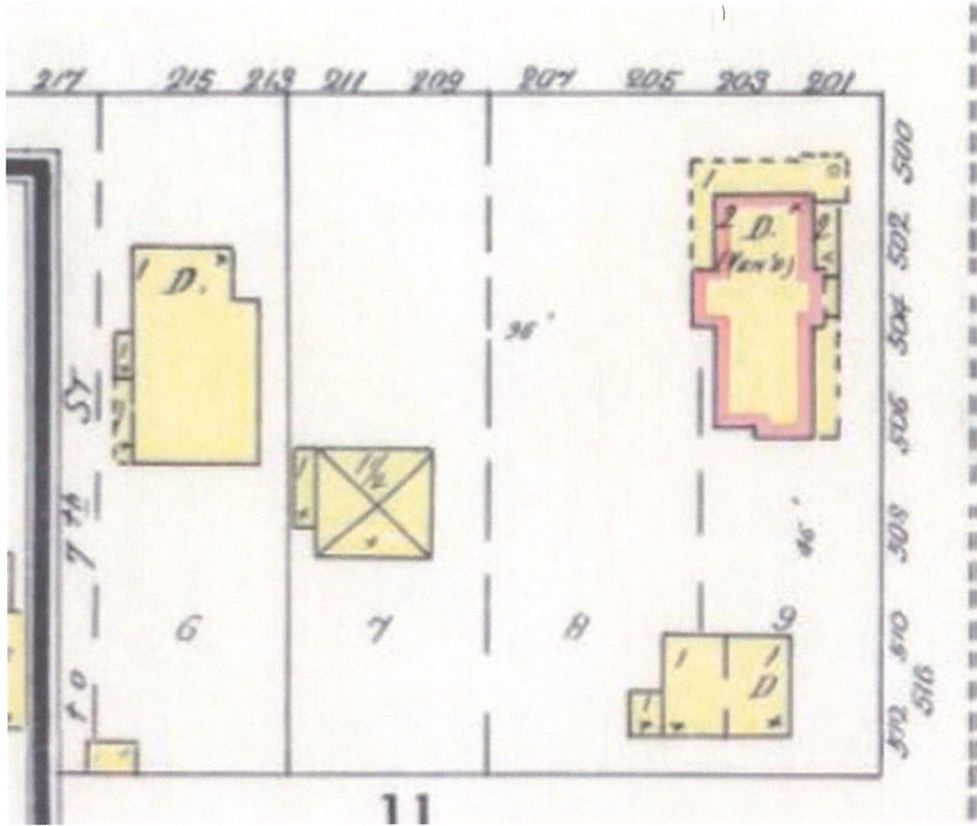
Other Notes: Non-contributing resource (2009 survey).

Link to National Register Nomination:

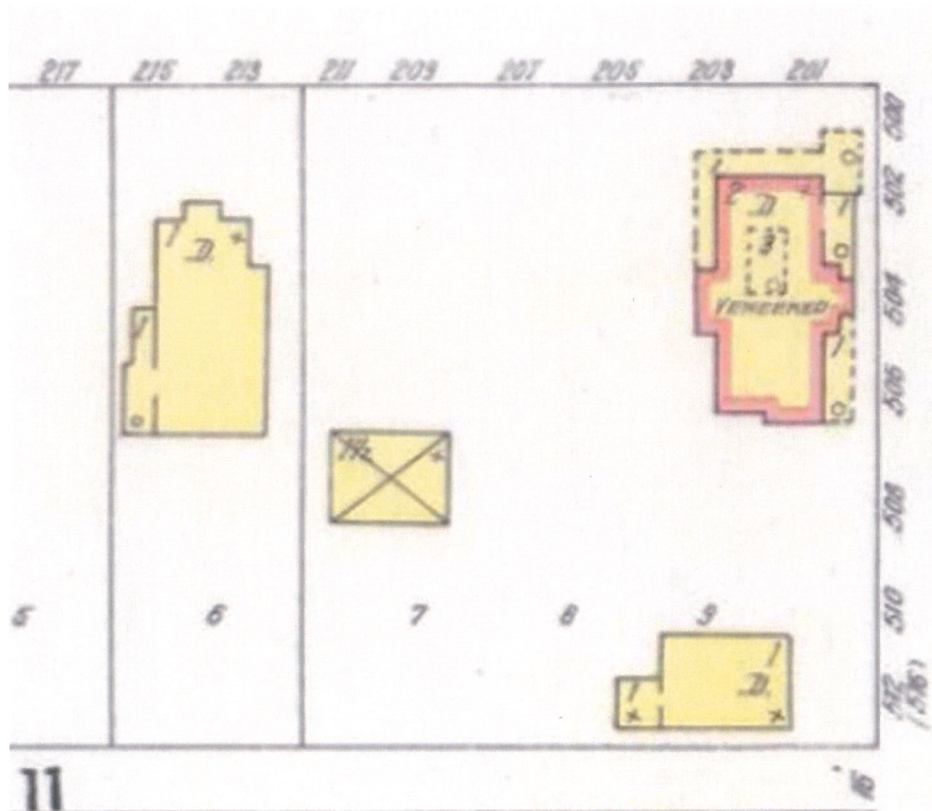
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201—235 North Spring Avenue

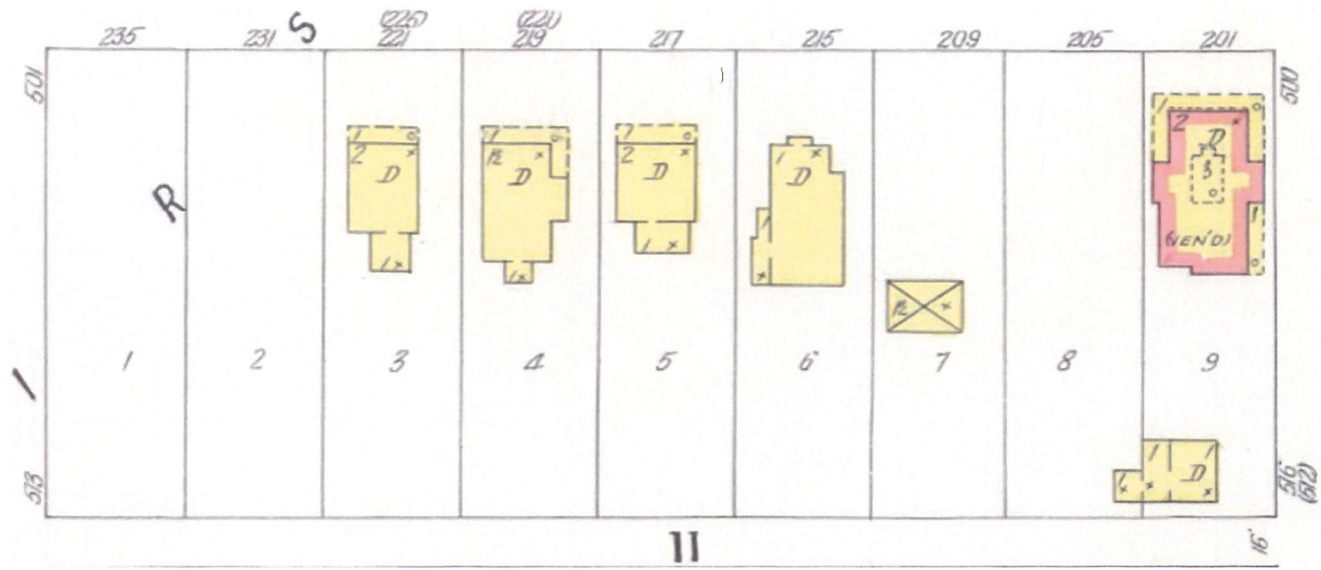
1896



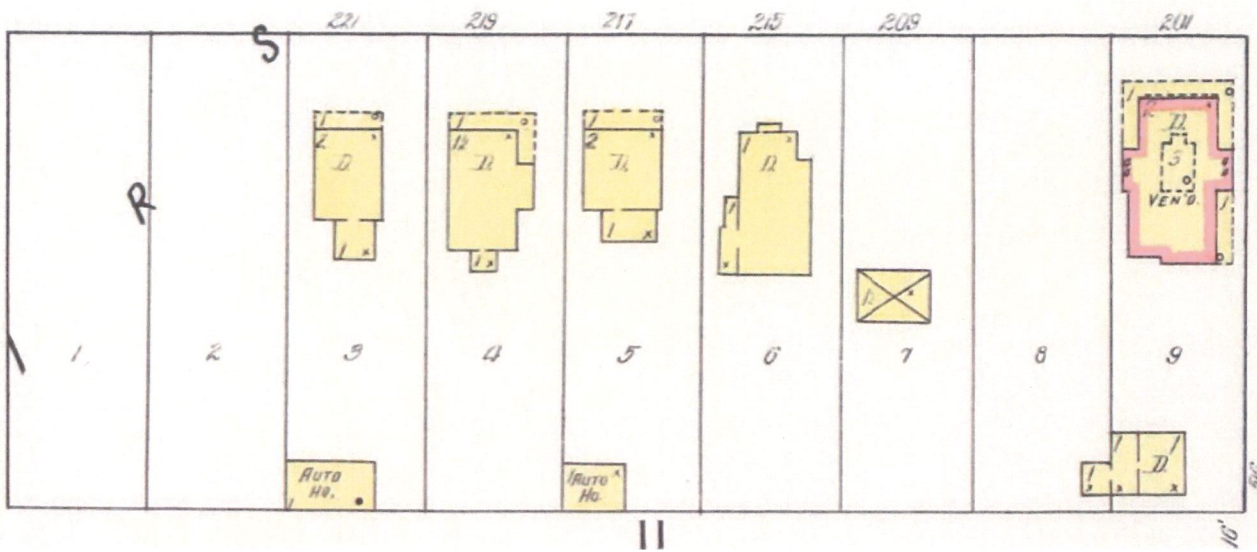
1902



1908



1911



1916

