

*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 12, 2023 City Center, Cooper Conference Room, 110**

### **Members Present:**

Kathy Renken, Vice Chair  
Gail Fossum Shea  
Nicholas Kummer  
Lynn Remmers  
Delia Druley  
Nolan Hazard

### **Staff Present:**

Diane deKoeper

### **Public in Attendance:**

John Hart, VOA  
Mallie Kludt, VOA  
John Koch, John Koch Construction

### **Members Absent:**

Adam Nyhaug, Chair (excused)  
Alex Halbach (excused)  
Pam Cole (unexcused)

### **ITEM 1. Call to Order and Quorum Determination**

- a. Board Vice Chair Kathy Renken called the meeting to order at 4:01 p.m.

### **ITEM 2. Welcome and Introductions**

- a. Board Vice Chair Kathy Renken welcomed board members and guests.

### **ITEM 3. Approval of Regular Agenda**

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

### **ITEM 4. Approval of the June 21, 2023, Meeting Minutes**

- a. Board Vice-Chair Renken requested a motion to approve the June 21, 2023, meeting minutes. Diane noted that she had mistakenly noted Member Hazard as unexcused. The correction has been made to the June meeting minutes. Member Remmers made the motion to approve the minutes and Member Fossum Shea 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. **421 N. Spring Avenue - Cathedral Historic District, Request to Raze the House**  
John Hart provided a summary of the VOA's ownership of their building at 407 N. Spring Avenue and the purchase of the north three lots in the past year. As a reminder VOA and contractor Dan Kurtz were at June's meeting to request relocating the structure at 435 N.

Spring to 215 N. Spring Avenue. 421 N. Spring which is under review today is the only house remaining which is a non-contributing structure. The home was constructed in 1887 with remodeling to the exterior in the 70's. At the time the Cathedral Historic District was established in 1974 it was determined that the house was non-contributing to the district. John commented that the house is in poor condition due to numerous changes over the years.

After some discussion by the board, Member Kummer made the motion that razing the structure at 421 N. Spring Avenue would have a non-adverse effect on the Cathedral Historic District. Member Hazard seconded the motion and the motion was approved 3-2.

The applicant may request a building permit from Building Services to raze the structure, when they are ready.

**b. 800 W. 10<sup>th</sup> Street - Cathedral Historic District, Partial Demolition and Rebuild**

John Koch addressed the board with his request to demo the west portion of the house that does not have a foundation and rebuild it back with a new foundation and slab to match the original home. The existing portion of the house he is requesting for is one-story 18'-2" x 16'-0" with an asphalt hip roof. Two windows are located on the south façade, one on the north and two on the west. John will match existing materials with red cedar narrow siding with the same roof pitch and overhang dimensions.

Pella windows will be used for the new construction on the west and to replace all windows throughout the house. John will have Pella review all original window sizes and submit to Diane for review and approval.

After questions of the applicant and board discussion, Member Remmers made the motion that the demo and reconstruction as noted would have a non-adverse effect on the Cathedral Historic District. Member Fossum Shea seconded the motion and the motion passed unanimously.

Following the board meeting, Diane signed off on the demolition permit for the west portion of the house. When Pella submits a revised window schedule, Diane will review for the applicant to place his order. Plans for the rest of the building are forthcoming from the applicant.

**ITEM 7. Other Business**

- a. Committee Meeting for 2024 CLG Conference Review:  
Adam, Kathy, Lynn and Diane will meet at 3:00, prior to the next board meeting on August 9<sup>th</sup>, 2023 in the Cooper Conference Room.
- b. Pam Cole was not in attendance at the meeting so Diane will contact her regarding the Certificate of Recognition for serving on the board since 2017.

**ITEM 8. Announcements**

- a. The next board meeting is scheduled for August 9, 2023, at City Center, 231 N. Dakota Ave. at 4:00pm.

**ITEM 9. Adjournment**

- a. The Board of Historic Preservation meeting adjourned at approximately 5:00 pm.