

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 August 9, 2023 City Center, Cooper Conference Room, 110

Members Present:

Adam Nyhaug, Chair
Kathy Renken, Vice Chair
Alex Halbach
Nicholas Kummer
Lynn Remmers
Delia Druley
Nolan Hazard

Staff Present:

Diane deKoeper

Public in Attendance:

Stacy Newcomb

Members Absent:

Gail Fossum Shea (excused)

ITEM 1. Call to Order and Quorum Determination

- a. Board Chair Adam Nyhaug called the meeting to order at 4:01 p.m.

ITEM 2. Welcome and Introductions

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

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of the July 12, 2023, Meeting Minutes

- a. Board Chair Nyhaug requested a motion to approve the July 12, 2023, meeting minutes. Member Druley made the motion to approve the minutes and Member Renken 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. **214 W. 10th Street – Downtown Historic District**

Stacy summarized the history of the two buildings, one that was the Scott Printing Building that housed the Sioux Falls Journal, the oldest newspaper in Sioux Falls, established in 1876. Little is known about the second building, other than it was occupied as a Funeral Business. Historic photos showed that Fred the Fixer later occupied the building where they also sold bicycles, guns and made keys.

Stacy reviewed the existing condition of the buildings as shown in photos. Discussion and questions by board members followed as noted below:

- Glass block will be removed on the west, three-story building and replaced with windows matching the historic photo.
- Original storefronts are currently bricked in and will be replaced with a glass storefront system.
- Rooftop patio was added when the building became Club David in 2006 and will continue as a rooftop patio with the proposed updates.
- Neither existing door are handicap accessible but will be modified to meet ADA standards.
- Brick detail at the cornice of the west building is original and will remain.
- Pella double hung windows will replace the glass block of the west building. Stacy initially thought they would be an aluminum clad wood window, but she is considering replacing with all wood windows. Either is acceptable, but specifications for the windows should be included with the drawings when submitted for a building permit.
- Fixed windows will replace the existing on the east façade of the east building. Drawings currently show arched windows, but when Member Halbach asked about them, Stacy clarified that they will be square windows with an arched wood header. After review of the meeting minutes Stacy replied that the windows on the east façade will be arched.
- The fourth window on the north end of the east façade will remain with a brick in-fill since it is where the electrical service is located on the interior.
- The railing for the rooftop patio was added in 2006 and will be replaced.
- Rooftop equipment will be screened but has not been identified as to how it will appear.
- Canopies will likely be added to the south façade as shown in historic images, but not shown in current drawings.
- Drawings indicated a brick base with wood storefront will replace the existing storefronts on the south façade and around the corner to the east. Stacy clarified that in lieu of brick and the potential for damage due to show removal and salts used at the sidewalk, concrete will be used. Wood base will match what was originally shown in historic photos.

After some additional discussion by the board, Member Halbach made the motion that the renovation to the two proposed buildings in the Downtown Historic District would have a non-adverse effect with the amendment that drawings are updated to identify the brick/base detail at the storefront and the east windows are shown as square with the arched wood filler at the top. Member Remmers seconded the motion and the motion passed. Member Hazard abstained from voting.

The applicant should resubmit plans with the noted updates.

ITEM 7. Other Business

- a. Preservation Planning Handbook was included in the packet mailed out and Diane asked that board members begin reviewing the information for future discussion.
- b. Chair and Vice Chair election.

Member Remmers made the motion that Member Nyhaug and Member Renken continue to serve a second year in their positions if they were agreeable. They confirmed that they were, and Member Halbach seconded the motion. The motion passed unanimously.

ITEM 8. Announcements

- a. The next board meeting is scheduled for September 13, 2023, at City Center, 231 N. Dakota Ave. at 4:00pm.
- b. The CLG Conference committee will meet prior to the regular meeting at 3:00 the same day and location.

ITEM 9. Adjournment

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