

*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 February 14, 2024 City Center, Cooper Conference Room, 110**

### **Members Present:**

Adam Nyhaug, Chair  
Kathy Renken, Vice Chair  
Nolan Hazard  
Lynn Remmers  
Gail Fossum Shea  
Adam Weber  
Alex Halbach

### **Staff Present:**

Logan Penfield, Housing Manager  
Diane deKoeper, Staff Liaison

### **Public in Attendance:**

Wade Miller, First Interstate Bank  
Seth Morgan, First Interstate Bank  
Brian Bergler, First Interstate Bank  
Mallory Johnson, CushingTerrell

### **Members Absent:**

Delia Druley (excused)

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

- a. Board Chair Adam Nyhaug called the meeting to order at 4:02 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 Remmers made a motion to approve the regular agenda and Member Renken seconded the motion. The motion passed unanimously.

### **ITEM 4. Approval of the December 13, 2023, Meeting Minutes**

- a. Board Chair Nyhaug requested a motion to approve the December 13, 2023, meeting minutes. Member Halbach made the motion to approve the minutes and Member Remmers 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. **225 S. Main Avenue, First Interstate Bank (FIB) – Downtown Historic District**  
Mallory introduced images of the existing building with the parking structure on the north and west facades. The building was originally designed with mid-century screen material on the north, east and south facades. The building's current materials are masonry with perforated panels/screen with an outboard structure. FIB is proposing to renovate the building from its current aesthetics to provide a more uniform appearance for branding.

The building refresh will include a metal panel in lieu of the existing screen material. The proposed metal panel is Kynar 500 with the Envelope 2000 reveal system. The north façade will be modified with several punched windows and vertical ribbon of windows and metal panel accents. This will provide natural light in the building where it currently does not exist. The east, primary façade also shows exposed windows for daylight and a metal panel to break up the masonry facade. The entry canopy will be replaced with something new, but the design for it has not yet been produced. Similar use of metal panels and exposed windows will be used on the south façade adjacent to 11<sup>th</sup> Street. The average use of new metal panels on the building is 12%.

Design is intended to keep midcentury aesthetics utilizing the existing structure for metal panels. Window exposure for daylight is also part of mid-century design.

After some discussion and clarification of the exposed structure supporting the existing screen and proposed metal panels, the Chair entertained a motion. Member Remmers made the motion that the proposed metal panels replacing the existing screen with exposing windows would have a non-adverse effect on the Downtown Historic District. Member Halbach made the amendment that Diane review submitted drawings for a building permit to verify that the remaining structural support is removed without damage to the existing masonry. Gail Fossum-Shea seconded the motion. The motion passed unanimously.

#### **ITEM 7. Other Business**

- a. Historic Preservation Loan Program – Diane updated the board with the recent closing of the applications to the loan program. At this time, we have approximately \$180,000 in requests with a \$100,000 budget. Phase 2 will include the BoHP committee of Adam Nyhaug, Alex Halbach and Nolan Hazard scheduled to review project plans and budgets for review in mid-March.
- b. CLG Conference, May 22-24 – Adam Nyhaug, Lynn Remmers and Kathy Renken have been working on the agenda for conference speakers and tours. In March the agenda should be finalized to share with SHPO and other CLG's.

#### **ITEM 8. Announcements**

- a. The next board meeting is scheduled for March 13, 2024, 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 on the same day and location.

#### **ITEM 9. Adjournment**

- a. The Board of Historic Preservation meeting adjourned at approximately 4:35 pm.