

*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 11, 2025
City Center, Cooper Conference Room, 110**

Members Present:

Kathy Renken, Board Chair
Gail Fossum Shea, Vice Chair
Adam Nyhaug
Nolan Hazard
Levi Pfeil
Luke Urlacher
Delia Druley

Members Absent

Adam Weber

Public in Attendance:

Blake Quien, Homeowner
Jen Hoesing, Arts Commissioner
Maren Engel, City of SF Arts Coordinator
Rich Jensen, Preservation Consultant

Staff Present:

Maria Lancto, Urban Planner
Taya Baker, Planning Intern
Diane deKoeyer, Preservation Planner

ITEM 1. Call to Order and Quorum Determination

- a. Board Chair Kathy Renken called the meeting to order at 4:00 p.m.

ITEM 2. Welcome and Introductions

- a. Board Chair Kathy Renken welcomed board members and guests.
- b. New board member Luke Urlacher introduced himself.

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of the June 14, 2025, Meeting Minutes

- a. Member Nyhaug made the motion to approve the minutes. Member Pfeil 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. 762 S. Phillips Ave., McKennan Park Historic District
The homeowner met with the board previously to request an attached garage to his home. Zoning later determined that the attached garage would not meet setback requirements, so the homeowner returned to the board to request a detached garage. Zoning confirmed that setbacks were approved.

The design of the garage is the same as previously submitted. It was noted in the staff report that the aluminum soffit and fascia would not be permitted, and the homeowner agreed that it would be changed to a hardi-board material.

This submittal also included the design of a stair to the basement south of the house, adjacent to the driveway. Railing is required to meet the building code for fall protection around the stairs. The proposed deck and stairs at the rear of the house were also noted, but it cannot be seen from the street, so the board was not required to review.

Member Druley made a motion that the proposed detached garage would have a non-adverse effect on the All Saints Historic District. Member Fossum Shea seconded the motion. The motion passed unanimously.

- b. 315 S. Phillips Ave., Orpheum Theater Mural – Informational discussion
Arts Coordinator Maren Engel shared the Arts Commission's request to paint a mural on the north masonry wall of the theater. Information regarding moisture behind paint and the damage it does to brick was discussed. Other alternatives reviewed were panels or banners that would require drilling into the mortar. Mortar is more easily repaired and less damaging than drilling into brick.

A vinyl product could also be used that gives the appearance of a painted mural. Maren is researching vendors and pricing since the life of this product could be 5-7 years. Vinyl could also be removed without damage to the brick.

Diane will report back to the board for future use when Maren has additional information.

- c. McKennan Park Expansion Report
Rich Jensen provided an update to the survey, which has also been submitted to the State Historic Preservation Office for review (SHPO). Liz Almlie is responsible for taking it to the SD State Historical Society for board review. Once the board approves the nomination, the document will be sent to the National Park Service for final review. If the nomination is approved by the NPS, the SHPO will notify property owners of the expanded district.

ITEM 7. Announcements

- a. Next meeting of the board is scheduled for July 9, 2025.
- b. Vote on chair and vice-chair positions.

ITEM 8. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 4:56 pm.