

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 12, 2024 City Center, Cooper Conference Room, 110

Members Present:

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

Absent:

Delia Druley
Adam Weber

Staff Present:

Diane deKoeyer, Staff Liaison

Public in Attendance:

Herm Harms, JLG Architects
David Locke, Stockwell Engineers
Kristin Tinklenberg, Stockwell Engineers
Mike Patten, City of Sioux Falls Parks
Tyler Landry, City of Sioux Falls Parks

Pierce & Barb McDowell
Anaka McDowell
Katrina Lehr-McKinney

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.
- b. New board member, Levi Pfeil introduced himself to the board.

ITEM 3. Approval of Regular Agenda

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

ITEM 4. Approval of the May 8, 2024, Meeting Minutes

- a. The Board Chair Nyhaug requested a motion to approve the May 8, 2024, meeting minutes. Member Remmers made the motion to approve the minutes and Member Halbach 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. **McKenna Park Bathhouse/Warming House, McKenna Park Historic District**

David Locke provided an introduction to the proposed plan for the new pool, bath, and warming house. Herm Harms with JLG reviewed the proposed building design and the cues that he used from the neighborhood to influence the design.

Member Halbach provided comments regarding the design as noted below:

- Elevations had a Scandinavian feel to the design
- Proposed design closely relates to the tennis court maintenance building
- The design could be improved with the following additions:
 1. Asphalt shingles as found in the neighborhood homes
 2. Create roof overhangs that could also provide shade and depth to the building
 3. Provide a more residential feel to the design, especially due to the historic influence.
 4. Faux or clerestory windows could be added.
 5. Facades could be broken up by providing a brick or stone wainscot.
 6. Provide a cupola as a nod to the original caretaker house/bathhouse.
 7. Show double doors on the elevations.
 8. Full-height windows could be minimized.
- Building on the site plan appears to be one building, but elevations show two separate buildings connected by a roof. Site plan should be updated.
- Existing structure is approximately 1600 SF and proposed structure is approximately 3600 SF.
- Three neighborhood meetings were held previously by Parks and the consultants for the pool masterplan.
- Proposed budget is \$1.4 million and is scheduled to bid this summer.
- Neighbors in attendance felt that the new building as designed lacks the historic character that the rest of the park has. The neighbors provided a letter to the board that is attached to the minutes for further review and consideration of the design.

Followed by discussion of the board, Member Halbach made the motion that the design of the bathhouse/warming house as proposed would have an adverse effect on the historic district. Member Fossum-Shea seconded the motion and the motion passed unanimously. Member Remmers abstained from the vote due to her employment with JLG Architects.

The consultants would like to resubmit their application for the July board meeting. A meeting is scheduled for June 20 to review.

b. Dakota Ave. Residential Properties Demolition, Sherman Historic District

Paul Reynolds provided a summary of the properties and the proposed project. Justin and Chrissy Johnson have owned the property for seven years and the four homes have been vacant for the past 6.5 years. The owner has come before the board twice before, the most recent in January of 2022.

The homes have several broken windows, doors boarded up, damage due to a fire in one of the homes, and vandalism. With open windows that the current owner has not repaired. One board member commented that the deterioration was intentional by the owner in order to have them demolished. The homes could have been rehabbed if the owner made the effort to do so or to sell the structures for rehabilitation before they deteriorated to their current condition. The owner has been fined \$20,000 for not maintaining the properties.

As stated by Member Halbach, the request for demolition is due to neglect of the properties. One of the neighbors in attendance stated that the deterioration of the properties have created a “black eye on the city”.

The current condition of the structures have created blight in the neighborhood and concern for blight to spread further into the neighborhood.

Member Halbach made the motion to approve the request to demolish the homes. Member Fossum-Shea seconded the motion and the motion passed unanimously. Member Remmers abstained from the vote due to her employment with JLG Architects.

c. Tre Living Apartment Review, Sherman Historic District

Board review only – No formal action until July 10 meeting.

Jesse Hadley with JLG Architects presented the elevations and proposed materials for board review. The following comments were provided by the board:

General Comments:

- Provide additional historic details to exterior design.
- Provide outline of 18:19 building to east elevation for height reference.
- Provide outline of existing structures on east side of Dakota Ave. for height reference for apartments.

Floor Plans

- Could the floor plan be redesigned to provide a more interesting, unique facade at the exterior? Note: stacking bathrooms/plumbing fixtures provides efficiency and cost savings.

East Elevation

- Help to distinguish the three protruding bays to read as separate buildings.
- Consider gable roof at center bay for distinct, individual look as separate buildings.
- Provide 3”-4” siding in lieu of 7” lap siding to compliment historic character.
- Fiber cement panels are too contemporary. Reduce amount of panels and increase brick or board and batten siding. Could also consider a different material.
- Horseshoe brick design at south bay is not consistent in historic district. Consider board and batten design.
- Upper window configuration reads as commercial.
- Like the use of color blocking to read the front three buildings “separately” from the recessed entrances.

North Elevation

- Same comment regarding use of less fiber cement siding.
- Like irregular placement of windows.
- Consider adding corbel under window protrusion on east end.

JLG will submit an application for board review at the next regular meeting, July 10.

ITEM 7. Announcements

- a. Next meeting of the board is scheduled for July 10, 2024.

ITEM 9. Adjournment

- a. The Board of Historic Preservation meeting adjourned at approximately 6:00 pm.