

HISTORIC PRESERVATION COMMISSION

MEETING MINUTES

December 2, 2025

A meeting of the Sioux City Historic Preservation Commission was held on this date at 4 p.m. at City Hall, 405 6th Street, 5th Floor, Council Chambers.

1. Call to Order

Schuldt, Staff Liaison, called the meeting to order at 4:03 p.m. The following members being present on call of the roll: Matt Scott, Ralph Swain, Johnathan Vodochodsky, Teresa Hebert, Kathie Pfaffle, and Jack Walsh. Absent: Amy Macfarlane (Excused), Larry Obermeyer (Excused) and Adam Fullerton (Excused). Others present Diane DeKoeyer (Remote), Mason O'Farrell (Remote), and Alex Hallbach (Remote).

2. Approve minutes for October 7, 2025

Vodochodsky (Walsh) motioned to approve the minutes from the October 7, 2025, meeting. All present voted aye. (6-0)

3. Old Business

A. Grant Opportunities/Update:

Schuldt said he has not heard when the CLG grant cycle is opening yet, which is contingent on funding from the National Park Service.

B. Discuss Ghost Sign Definition:

Swain reported that he has compiled a photo and address list of all the Ghost Signs in town. Schuldt stated that he has prepared a text amendment to support the restoration of ghost signs and tile entrances, providing a framework to guide this process. The Commission discussed whether to present these matters to the new City Council at the Joint Meeting in February. The conversation expanded to include potential fines for painting brick and issues related to vacant properties, which the Commission also intends to raise with the City Council at that time.

C. Local Landmark Municipal Code Update:

Schuldt stated that staff would include this item with the Ghost Signs.

D. Historic Pearl District:

Schuldt stated that he has prepared a Request for Proposals (RFP), which is ready to be submitted to Legal for review pending the Commission's support. Vodochodsky acknowledged that, while the proposal does not fully meet all of the Commission's expectations, it is important to move forward. Schuldt added that only minimal updates will be required to the site inventory sheets and confirmed that the RFP will be issued, allowing the Commission to review submissions in January. Walsh (Vodochodsky) motioned to send out the RFP for Pearl Street for review in January 2026. All present voted aye. (6-0)

4. New Business

A. 421 Pearl Street Certificate of Appropriateness

Schuldt reported that he has been working with Koch Hazard Architects and HSLF Properties LLC, and together they have petitioned for a Certificate of Appropriateness for 421 Pearl Street. The proposal includes restoring and recreating the original storefront façade, constructing an underground parking facility with ingress and egress from the rear

of the building, and potentially adding a third floor. Additionally, two alternative designs for the north façade were presented for discussion.

Hallbach outlined his plans to relocate his law firm to the second floor of the building and shared his vision for the overall project. O'Farrell reviewed the proposed renovations and restorations in detail. Swain inquired about the number of underground parking spaces, to which O'Farrell responded that approximately ten (10) spaces are planned. Further discussion on the north façade followed, with Hebert noting that approval from the State Historic Preservation Office (SHPO) may be required and that this matter might be best addressed directly with them. O'Farrell and Hallbach emphasized that the feasibility of the third-floor addition is contingent upon soil reports confirming the building's structural capacity.

DeKoeyer stated that she has been working with SHPO, which has raised concerns regarding the building's integrity and its eligibility for individual listing. Schuldt noted the previous discussion that the property would be included in the Historic Pearl Street District. Both DeKoeyer and Hallbach stressed that the project would not be viable without State and Federal Historic Tax Credits and requested that the nomination process be expedited. Schuldt indicated that expediting the nomination could be considered. Walsh (Swain) motioned to recommend approval the Certificate of Appropriateness 421 Pearl Street. All present voted aye. (6-0)

B. 2026 Work Plan

Schuldt went over the 2025 Work Plan and asked if anyone had any additions or subtractions from the work plan for the upcoming year. Walsh (Pfaffle) motioned to approve the 2026 Work Plan. All present voted aye. (6-0)

C. 2025 City Council Annual Report

Schuldt went over the 2025 Historic Preservation Commission Annual Report which is required every year for City Council review. Walsh (Pfaffle) motioned to approve the 2025 Historic Preservation Commission Annual Report. All present voted aye. (6-0)

D. 2025 CLG Annual Report

Schuldt presented the 2025 Certified Local Government (CLG) Annual Report, which is required to be submitted to the State Historic Preservation Office. Several Commission members provided a list of training courses and requested that Schuldt include them before forwarding the report to the City Council. Swain (Pfaffle) moved to approve the 2025 CLG Annual Report with the additional training courses included. All present voted aye. (6-0)

E. Monthly Financial Report

Schuldt stated that the Commission has \$6,505.06 in the main account and \$20,000 in the Historic Pearl District account.

5. Committee Reports

A. Website Update

Schuldt stated that Fullerton had updated the website recently and everything was good on his end.

B. Social Media

Schuldt stated that the Facebook page continues to grow, now surpassing 2,700 likes. He recently shared the Montgomery Ward National Register Listing, which received 260

reactions, was reposted by the City's main Facebook page, and was featured in the Sioux City Journal.

C. Red Tags/Properties of Interest

Schuldt went through the Red Tag list with nothing noteworthy.

6. Announcements / Other Business

A. Joint City Council Meeting

Schuldt stated that the Joint City Council meeting is on February 3, 2025.

Scott and Schuldt stated that there has been some research and general discussion on looking at a vacant properties nuisance text amendment. The Commission stated they want to discuss this with the City Council in February.

7. Adjourn

A. On a motion by Pfaffle (Vodochodsky) the meeting adjourned at 5:20 p.m. All present voted aye. (6-0). The next meeting scheduled will be on Tuesday, January 6, 2026, starting at 4:00 p.m.

Larry Obermeyer, Chair

-or-

Matt Scott, Vice Chair