

## BOARD OF HISTORIC PRESERVATION

*Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls*

Meeting Minutes  
for the meeting held on  
October 10, 2012

### Members Present:

Beth Barry  
Jeff Dunn  
Sean Ervin (4:30 p.m.)  
Kevin Gansz  
Dixie Hieb  
Adam Nyhaug  
Mildred Roesch  
Josh Schorzmann  
Ryan Streff  
Keith Thompson (4:14 p.m.)

### Members Absent:

### Public in Attendance:

Marvin Van Laar, Van Laar Construction  
Al Leenderts, Van Laar Construction  
Bob Visser, Visser Architects

### Staff Present:

Debra Gaikowski, Planning

Chairman Kevin Gansz called the meeting to order at 4:03 p.m.

1. **Approval of the September 12, 2012 Meeting Minutes** – Jeff Dunn made a motion to accept the September 12, 2012 meeting minutes as written. Dixie Hieb seconded the motion. Motion passed unanimously.
2. **Public Input on Non-agenda Items** – None
3. **Old Business:**
  - a. **Historic District Property Owner Letter** – A draft letter was reviewed by the Board members at the September meeting. Debra updated the letter with the suggested comments from that meeting and brought it back to the Board for final comments. After some discussion, it was agreed that the letter would be sent in March 2013 and then every three years to the owners of property within the historic districts. Jeff Dunn made a motion to approve the revised letter as written and to send a reminder letter every three years. Beth Barry seconded the motion. Motion passed unanimously.

#### 4. New Business:

- a. **New duplex structure – 619 S Phillips** – Bob Visser, from Visser Architects, described the proposed duplex to be built at 619 South Phillips Avenue which is currently a vacant lot. The Board members made several recommendations including having a 5” reveal on the hardi-board siding, a double-hung window instead of casement windows (if it complies with ADA,) modifying the main roof line to be a gable vs. a hip roof as shown, and to change the cultured stone to rubble or quartzite and have it tie into the grade rather than carry it around the building. Mildred Roesch made a motion that the construction of the proposed duplex at 619 South Phillips would have no adverse effect on the historic district as long as the recommendations are implemented as outlined. Jeff Dunn seconded the motion. Dixie questioned the motion. She felt it was opened-ended since the property owner could possibly not follow the recommendations made and how would the Board know this? Mildred moved the previous question. Eight board members voted in favor of the motion. Dixie Hieb and Josh Schorzmman voted against the motion.
- b. **Zoning Ordinance item – Fence height in Historic Districts** – Debra explained that the City’s Zoning Ordinance is under revision. She was asked to bring the fence code and the section pertaining to historic districts to the Board to ask whether they want revisions made. Keith Thompson made a motion to approve the Zoning Ordinance Fence section as-written with no changes. Josh Schorzmman seconded the motion. Motion passed unanimously.
- c. **Notice and Order Report** – Debra stated that although no new properties have been added to the Notice and Order list, one property from last month has been removed.
- d. **Subcommittee Reports** – Debra said none of the subcommittees have met since the last board meeting so there was nothing to report. However, she did share that due to a large project she is working on she would not be able to participate in the subcommittees at this time. She encouraged the members to proceed without her or to wait until her commitment has expired. Kevin asked Debra to send him a list of the subcommittees and the members on each of the committees.

#### 5. Other Business

Kevin shared a thank you note from the Orpheum Theater board members to the Board of Historic Preservation (BOHP) regarding payment from the BOHP CLG grant for two display panels within frames on the face of the Orpheum Theater front façade. The Orpheum is preparing for the celebration of its 100<sup>th</sup> anniversary in 2013 and 2014. The panels outline the history of the building.

Adam Nyhaug shared that the historic photo albums are being cataloged by street and will be complete by the next Home Show in 2013.

**Adjourn** – Ryan Streff made a motion to adjourn the Board of Historic Preservation meeting. Jeff Dunn seconded the motion. Motion passed unanimously. Meeting adjourned at 4:58 p.m.