

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
December 12, 2012

Members Present:

Beth Barry (4:05 p.m.)
Jeff Dunn
Sean Ervin
Kevin Gansz
Dixie Hieb
Adam Nyhaug
Mildred Roesch
Josh Schorzmann
Ryan Streff
Keith Thompson

Public in Attendance:

Liz Almlie, SHPO
Mike Archer
Jim Dunham
Cheryl Rath

Members Absent:

Staff Present:

Debra Gaikowski, Planning
Adam Roach, Community Development

Chairman Kevin Gansz called the meeting to order at 4:00 p.m. and gave introductory comments to the audience. Kevin also announced that Dixie Hieb has been reappointed by the Mayor for another three-year term on the Board of Historic Preservation.

1. **Approval of the November 14, 2012 Meeting Minutes** – Sean Ervin made a motion to accept the November 14, 2012 meeting minutes as written. Adam Nyhaug seconded the motion. Motion passed unanimously.
2. **Public Input on Non-agenda Items** – None
3. **Old Business:**
 - a. **Shriver's Square, 230 S Phillips Avenue, Façade Easement Grant Application** – Adam Roach introduced the project and the project representatives, Jim Dunham and Mike Archer. Each of them reviewed the proposed project, what their research has revealed about the original building, and how they have incorporated some of the original features into the project. Debra

Gaikowski stated that there are two property tax moratoriums on the property so it was required that it be reviewed by the State Historic Preservation Office (SHPO.) SHPO had no issues with the proposed improvements. Dixie Hieb made a motion that the proposed project at 230 South Phillips Avenue meets the merits of the historic track of the Façade Easement Program. Keith Thompson seconded the motion. Motion passed unanimously.

- b. **CLG Annual Report** – Liz Almlie from SHPO informed the Board members that, as a recipient of CLG grant funds, the City and BOHP are required to submit an annual report to SHPO. Her goal at this meeting was to help incorporate the Board members' participation in creating the report. There are several sections to the report but Liz emphasized four specific areas, goals and objectives, projects completed, a tentative list of new projects, and suggested improvements to SHPO's assistance to the CLGs. Liz had a signup sheet for the members with specific projects listed so they could sign up to report on items they worked on. She also went through a process of drafting goals and objectives with the members' input. She will summarize these and send them to Debra. This item was informational only.

4. **New Business:**

- a. **SF Area Community Foundation (Illinois Central Depot,) 300 East 8th Street, Vestibule Addition project** – Board member Keith Thompson, representing the architectural firm of Koch Hazard Architects, presented information on the proposed vestibule addition at the Illinois Central Depot building. The building was donated to the Sioux Falls Community Foundation for use as their office. Keith pointed out that the elevation sent to the members in their packet would be modified slightly. The all-glass vestibule is cost prohibitive to use so an exposed aluminum frame system would be used in its place. Jeff Dunn made a motion that the addition of the vestibule to the building at 300 East 8th Street would have an adverse effect on the historic integrity of the building which is listed on the National Register. Mildred Roesch seconded the motion. Motion passed with seven members in favor and two members, Sean Ervin and Beth Barry against. Keith Thompson abstained.
- b. **National Preservation Conference debriefing** – This item was deferred to the January 2013 BOHP meeting.
- c. **Notice and Orders Report** – Debra stated that although no new properties have been added to the Notice and Orders list, she received updates from the City Property Maintenance Inspector on those properties remaining on the list and added the information to the report. The items are highlighted in yellow. This item was informational only.

5. **Other Business**

- a. **503 E. 21st St. Garage Project** – Debra made the members aware, in regard to this property in the McKennan Historic District, she approved a demolition permit for the removal of a three-stall garage, built in 2000, and a building permit for the construction of a new three-stall garage in its place.
- b. **718 S. 1st Ave. Garage Project** – Debra shared that she approved a building permit at this address, which is in the All Saints Historic District, for the construction of a new garage at the rear of the lot accessible from the alley. A small shed will be removed to make way for the new garage. The shed was not original to the property.
- c. **Property Owner mailing list** – Debra stated that the City's GIS Department is able to create the mailing list of property owners within the historic districts needed by the Board to be able to send out an informational letter in a few months. GIS also receives updates on new property owners on a monthly basis so the list can be updated regularly.

- d. **BOHP 2013 Meeting Dates** – A list was distributed to the members in their board packet. There were no comments or questions.
- e. **Board Membership List with Term Expiration** – As requested last month, Debra provided the members with a list of each member and when their term expires.

Debra also mentioned that the property at 106-108 S. Summit Avenue was recently demolished. This item came before the Board last year.

Adjourn – Sean Ervin made a motion to adjourn the Board of Historic Preservation meeting. Mildred Roesch seconded the motion. Motion passed unanimously. Meeting adjourned at 5:17 p.m.