

## 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  
August 8, 2012

### Members Present:

Beth Barry  
Jeff Dunn  
Sean Ervin  
Kevin Gansz  
Dixie Hieb  
Adam Nyhaug  
Mildred Roesch  
Josh Schorzmann  
Ryan Streff  
Keith Thompson

### Public in Attendance:

Liz Almlie, SHPO  
Wade Behm, Lloyd Properties  
Katrina Lehr-McKinney  
Kate Nelson, Preserve SD  
Cheryl Rath  
Josh Verges, Argus Leader

### Members Absent:

### Staff Present:

Debra Gaikowski, Planning  
Dave Loveland, Community Development  
Jeff Schmitt, Planning

Chairman Kevin Gansz called the meeting to order at 4:00 p.m.

1. **Approval of the July 11, 2012 Meeting Minutes** – Keith Thompson made a motion to accept the July 11, 2012 meeting minutes with a correction on the spelling of Beth Barry's name. Jeff Dunn seconded the motion. Motion passed unanimously.
2. **Public Input on Non-agenda Items** – None
3. **Old Business:** None
4. **New Business:**
  - a. **224 N. Main Ave. – Window Addition** – Wade Behm, representing Lloyd Properties, presented information on a project to install a new window on the north façade of 224 N. Main Avenue.

Debra Gaikowski stated that the west façade does have a façade easement on it but that side is not affected by the project. Wade said the window does not line up with the window on the second level due to the location of an interior wall. However, the window is placed very close to the same distance from a larger set of windows on the west and east ends of the building which gives it good symmetry. Mildred Roesch made a motion that the installation of a window in the north façade of the building at 224 North Main Street would not have an adverse effect on the Old Courthouse and Warehouse Historic Districts. Sean Ervin seconded the motion. Motion passed unanimously.

- b. Elementary school closures** – Kevin Gansz explained that news was recently released that stated the Sioux Falls School District is considering no longer using Longfellow and Jefferson elementary schools and razing Mark Twain elementary school to build a larger elementary school on the site. Katrina Lehr-McKinney, a representative from the All Saints Neighborhood Association, briefed the board on where her group stands on the issue. They would like to see it remain since it adds to the neighborhood’s identity. Kevin Gansz said Longfellow and Mark Twain are of the same architectural style and are the only two schools remaining that are representative of this type of school architecture from that time period. Mildred Roesch made a motion to draft a letter to the Sioux Falls School District Board offering a brief history of the buildings and their additions. The letter should also include a description of how the schools are contributing to the neighborhoods and what the impact of the three options, closure, demolition, and reuse, would be. Keith Thompson seconded the motion. Motion passed unanimously.
- c. Sanford rezoning discussion** – The City of Sioux Falls Planning Commission had a rezoning request from Sanford Hospital come before them recently regarding land to the east of the hospital campus. At the request of a Board member, Jeff Schmitt, Chief Planning and Zoning Official, attended the meeting to present information on this issue. It was noted by Kevin that the home at 1315 South Walts Avenue, which is within the rezoning area, is on the BOHP’s Endangered Sites list. Several questions were fielded from the Board members by Jeff and Dave Loveland from the Community Development office. After Jeff shared that Sanford is being directed by the City to proceed east with any growth, the members thought this would be a good time to begin looking at any historically significant residences with that area.
- d. Preserve South Dakota** – Kate Nelson, Director of Preserve South Dakota, attended the meeting to introduce herself and to share information on her program.
- e. Notice and Order Report** – Debra highlighted the two most recent additions to the Notice and Order list that are contributing properties within the Cathedral Historic District. Kevin stated that each of them, which happen to be next door to each other, is somewhat unique to the area with the cement block exterior. Debra asked if there was any information on the sale of 103 S. Prairie Avenue. Adam Nyhaug said there is a sale pending and it should be sold within the next 30 days.

## 5. Other Business

- a. CLG Final Report** – Introductory discussion with State Historic Preservation Office staff – Liz Almlie stated that each year the CLGs are required to submit an annual report outlining progress with its historic preservation programs. She will be attending a BOHP meeting in the future to get the member’s assistance in answering specific questions for the report.

Debra shared the recent edition of the South Dakota State Historical Society’s bi-monthly newsletter with the Board members. She noted that the main article provides an excellent overview of the state office, its mission, and several of the programs it administers.

Debra noted that the subcommittee formed a couple of months ago by the Board to update the preservation ordinance has not met and will likely not be meeting until a couple of the other subcommittees have their work completed.

**Adjourn** – Meeting adjourned at 5:04 p.m.