



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
January 9, 2013

Members Present:

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

Public in Attendance:

Michael Martin, NAI Sioux Falls
Cheryl Rath

Members Absent:

Ryan Streff

Staff Present:

Mike Cooper, Planning and Building Services Director
Debra Gaikowski, Planner
Sam Trebilcock, Planner

Chairman Kevin Gansz called the meeting to order at 4:00 p.m. and gave introductory comments to the audience.

1. **Approval of the December 12, 2012 Meeting Minutes** – Dixie Hieb made a motion to accept the December 12, 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. **National Preservation Conference Debriefing** – Adam Nyhaug reviewed the sessions he attended at the 2012 National Preservation Conference in Spokane, Washington, in October. He said the conference was informative and worthwhile. Some of the topics of the sessions included conservation vs. preservation, utilizing GIS technology to identify potential historic resources, dealing with demolitions, making preservation guidelines more sustainable-friendly, and using social media to connect with local preservationists. It was suggested that a planning

session be conducted among the members to discuss the implementation of some preservation ideas and examples. This item was informational.

- b. **Zoning Ordinance Update** – Sam Trebilcock reviewed the Residential – Historic Preservation (RHP) zoning designation of the revised Zoning Ordinance. He responded to several questions from the Board members. This item was informational.

4. **New Business:**

- a. **408 West 22nd Street, Demolition Request** – Michael Martin, Project Manager for NAI Sioux Falls, described the building and property at 408 West 22nd Street. He said the house had been a rental for some time when a fire occurred in the basement. The insurance company determined the home to be a total loss so NAI would like to tear down the home, grade the lot and seed it, and leave the lot vacant. The idea proposed would be to remove the retaining walls on all sides of the lot, grade from existing ground level on the west of the lot up to the retaining wall height of the property to the east. The grading on the north and south sides would also begin at existing grade of adjacent property and gradually slope up to the center of the lot and east. A quartzite retaining wall on the west side of the property belongs to the owner of an old fire station on the corner of 22nd Street and Minnesota Avenue. Michael said this property owner has given NAI permission to remove the quartzite wall. However, this property owner was not in attendance and has not requested a demolition permit to remove the wall from the property. The Fire Station is individually listed on the National Register of Historic Places. Keith Thompson made a motion that removal of the house at 408 West 22nd Street would not have an adverse effect on the Sherman Historic District but removal of the quartzite retaining wall would have an adverse effect on the property at 1324 South Minnesota Avenue which is individually listed on the National Register of Historic Places. Dixie Hieb seconded the motion. Motion passed with eight members in favor and Jeff Dunn opposed.
- b. **2012 Board of Historic Preservation Activity Summary** – The Board members requested that Debra add several additional items to the activities list. Kevin Gansz stated that the members will have until the end of January to send Debra any additional comments on the document. This item was informational.
- c. **Notice and Orders Report** – Debra stated that the property at 313 North Minnesota Avenue has been added to the Notice and Orders list. Due to a water leak, the structural integrity of the exterior wall has likely been compromised. Kevin noted that the original property, built in 1878, is at the rear of the property. The building portion with the structural issues is not part of the original structure.

5. **Other Business**

- a. **2012 Meeting Attendance Record** – Debra noted that Adam Nyhaug and Kevin Gansz had perfect attendance at the board meetings in 2012.
- b. **Subcommittee updates** – There has been no recent subcommittee activity.
- c. **Home Show Workshop - marketing** – Debra reminded the members that Paul Porter, from the State Historic Preservation Office, will be presenting a workshop on “The Use of Substitute Materials on Historic Buildings.” She requested ideas on marketing the workshop so they can generate good attendance at the session. Sean Ervin suggested sending out a special invitation to building supply businesses in town to invite their customers to the presentation. The Board agreed that this would be one way of getting the word out. It was also suggested that a note be sent to the local chapter of the American Institute of Architects, Neighborhood Associations, and the Home Builders Association. Debra also reviewed the changes to two of the retractable

displays and showed them the new display on sustainability. A copy of the newly updated Cathedral District brochure was also passed around for their review.

Adjourn – Dixie Hieb made a motion to adjourn the Board of Historic Preservation meeting. Josh Schorzmann seconded the motion. Motion passed unanimously. Meeting adjourned at 5:17 p.m.