



## 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*

Special Meeting Minutes  
for the meeting held on  
April 16, 2013

### Members Present:

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

### Members Absent:

Beth Barry  
Ryan Streff

### Public in Attendance:

Dennis Breske

### Staff Present:

Debra Gaikowski, Planner

Chairman Kevin Gansz called the meeting to order at 8:15 a.m. and gave introductory comments.

### 1. Old Business:

- a. **1321 South 2nd Avenue – House addition** – The property owner of 1321 South 2<sup>nd</sup> Avenue came before the Board at the March 2013 meeting to address the proposed addition to their home. The Board unanimously approved the addition. Since that time, a new Zoning Ordinance was approved by City Council. The new guidelines, laid out in the new Zoning Ordinance, allow the property owner to extend the addition another two feet closer to the front property line. They would like to move forward with this option. Mildred Roesch made a motion to approve the additional two feet on the addition. Jeff Dunn seconded the motion. Sean Ervin commented that it is not a substantial change. Motion passed unanimously.
- b. **408 West 22<sup>nd</sup> Street – Retaining wall demolition** – Dennis Breske described the property situation and the proposed excavation of the lot at 408 West 22<sup>nd</sup> Street. The owner would like to see the site leveled, but Dennis said, if the retaining is left standing, it will not be able to support itself since it is in poor condition and leaning to the east. It will need to be built up along the wall to support it. The wall belongs to the property owner of the fire station building to the west, Roger Risty, who has agreed to the removal of the wall. The property owner of the lot on 22<sup>nd</sup> Street does plan to add a new retaining wall on the east side of the property to deal with the adjacent property which is at a higher elevation. Mildred suggested using the quartzite from the existing wall to construct the new retaining wall. Several members felt that would be cost prohibitive even though it is a good idea. Kevin Gansz commented that

this is a gateway to a historic district so it would be nice to have some defining feature at the entrance. The suggestion was then made to keep the corner pier of the retaining wall at the south end. Dennis said he will certainly consider that. Mildred Roesch made a motion to approve the demolition of the retaining wall while keeping the corner pier. Dixie Hieb seconded the motion. Keith Thompson and Dixie both commented that they felt the wall has historic significance and there are very few of them left in the city. Motion passed seven in favor and Dixie Hieb and Keith Thompson opposed.

2. **Other Business:** Debra asked the Board members for some direction on the upcoming Mayor's Historic Preservation Award to recognize National Preservation Month in May. Several suggestions were made as to possible recipients. They would also like to be sent the list of past recipients. The members suggested sending out a news release to gather nominations. They will review the list and send Debra any properties they would like to see nominated.

**Adjourn** – Keith Thompson made a motion to adjourn the Board of Historic Preservation meeting. Jeff Dunn seconded the motion. Motion passed unanimously. Meeting adjourned at 8:47 a.m.