



## 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  
May 8, 2013

### Members Present:

Jeff Dunn  
Kevin Gansz  
Dixie Hieb  
Adam Nyhaug  
Ryan Streff  
Keith Thompson

### Public in Attendance:

Michael Bauer  
Katie Krantz  
Chris Thorkelson

### Members Absent:

Beth Barry  
Sean Ervin  
Mildred Roesch  
Josh Schorzmans

### Staff Present:

Debra Gaikowski, Planner  
Dave Loveland, Economic Development Coordinator  
Kevin Smith, Assistant Planning & Building Services  
Director  
Russ Sorenson, Urban Planner

Chairman Kevin Gansz called the meeting to order at 4:02 p.m. and gave introductory comments. Since this was the final meeting for Jeff Dunn, Kevin presented him with a plaque in recognition of his service as a member of the board for the past six years.

Kevin stated that an additional item will be added to the agenda between items 5c and 5d. The item will be the review of a window project at 320 West 25<sup>th</sup> Street.

- 1. Approval of the March 13, 2013, Meeting Minutes** – Jeff Dunn made a motion to accept the March 13, 2013 Board of Historic Preservation meeting minutes as written. Adam Nyhaug seconded the motion. Motion passed unanimously.
- 2. Approval of the April 16, 2013, Special Meeting Minutes** – Dixie Hieb made a motion to accept the April 16, 2013 Board of Historic Preservation special meeting minutes as written. Adam Nyhaug seconded the motion. Motion passed unanimously.
- 3. Public input on non-agenda items** – None
- 4. Old Business** - None

## 5. New Business:

- a. **100 West 5<sup>th</sup> Street (Chicago, Milwaukee, and St. Paul Railroad Depot)** – Chris Thorkelson, representing the organization, Southeastern, discussed the property owner’s proposed plans to expand its facility at the northwest corner of 5<sup>th</sup> Street and Phillips Avenue. Mr. Thorkelson was looking for guidance on the project from a historic preservation perspective and wanted to hear any concerns from the Board if the building were to be demolished. A portion of the existing building was originally built in 1894 as the original passenger railroad depot for the Chicago, Milwaukee, and St. Paul Railroad. However, it was added onto and modified significantly in 1946 and again in the late 1980s. Chairman Kevin Gansz stated that, even though the property is noncontributing due to severe modifications to the structure, the contextual significance is still of great value. He would like to see at least the original structure of quartzite be salvaged and reused. Keith Thompson also said he would like to see the owner retain the original building. Chris said they are looking for around 40,000 square feet of space so they can consolidate all of their staff and operations to this site. A four-story structure is being proposed. Kevin then suggested moving some offices to the second level to reduce the amount of square footage needed on the main level. In essence, this would give the property owner the ability to maintain the existing structure. This item was informational.
- b. **Phillips Avenue Lofts, 600 Block, North Phillips Avenue** – Chris Thorkelson, representing Lloyd Properties, reviewed the design of a proposed multi-family structure on North Phillips Avenue between 3<sup>rd</sup> and 4<sup>th</sup> Streets. The site is not within a historic district but is in the environs of the Old Courthouse & Warehouse Districts. Therefore, the Board’s purpose was to comment on whether the design ties in with the historic buildings in the area and to offer suggestions that may improve the integration of the new building. Adam Nyhaug, also a member of the Downtown Design Review Committee, offered comments from that committee on the project. They requested more landscaping on the pedestrian level, since in the proposed design, there is a great deal of concrete around the patio. The board members agreed that more greenery and plants would be an improvement. Adam also asked that they better identify the main entrance with some architectural design features. This item was informational.
- c. **Code Enforcement discussion** – Kevin Smith began the discussions by outlining the mission of the City in regard to code enforcement of property maintenance issues. The City’s intent is to address concerns well in advance of them turning into irreparable problems. Kevin highlighted a change in how code enforcement is dealt with since it is now a team approach versus by individual departments. Russ Sorenson then presented information on the neighborhood associations and the work they are accomplishing to improve areas within the core part of the city. He also provided informational brochures for the members. This item was informational.
- d. **320 West 25<sup>th</sup> Street, Window Replacement Project** – Michael Bauer, owner of the property at 320 West 25<sup>th</sup> Street, which resides in the Hayes Historic District, stated that he intends on replacing original wood windows on the second level with vinyl windows. He pointed out that the existing double-hung windows have divided lites on the upper half but he intends on adding new windows with divided lites on the upper and lower halves which is what is on the main level. Keith Thompson said it is not appropriate to replace wood with vinyl. A wood window will last much longer and a vinyl window is not paintable. After some discussion, Keith made a motion that replacing the existing wood windows with a vinyl window at 320 West 25<sup>th</sup> Street would have an adverse effect on the historic district. He also would encourage the owner to first, consider rehabilitating the existing wood windows or second, to look at the cost of replacing the existing windows with a new wood window. Jeff Dunn seconded the motion. Motion passed unanimously. Kevin Gansz gave Mr. Bauer a copy of Preservation Brief #9, The Repair of Historic Wood Windows, and an Old House Journal article on the subject entitled, Winning Windows.
- e. **Proposals to Conduct Reconnaissance-level Architectural Survey of the Pendar Lane Neighborhood** – The proposal review team was comprised of the Chair of the Board, Kevin Gansz, Assistant Planning and Services Director, Kevin Smith, and Board Liaison, Debra Gaikowski. The team recommended contracting with Common Bond Preservation (CBP) to perform the survey. Keith Thompson made a

motion to accept the review team's recommendation. Dixie Hieb seconded the motion. Motion passed unanimously.

- f. **Election of Officers** – Keith Thompson nominated Adam Nyhaug to be Chair of the Board. Jeff Dunn nominated Keith Thompson to be Vice-chair of the Board. Keith Thompson nominated Dixie Hieb to be Vice-chair of the Board. Dixie withdrew her nomination. Jeff Dunn made a motion to accept the nominations. Dixie Hieb made a motion to elect Adam Nyhaug as Chair and Keith Thompson as Vice-chair of the Sioux Falls Board of Historic Preservation. Ryan Streff seconded the motion. Motion passed unanimously.

**6. Other Business:**

- a. **Historic Avenues Booklet Subcommittee – replacement member selection** – Item deferred
- b. **Periodicals checkout** – Item deferred
- c. **Mayor's Preservation Award nominations** – Debra stated that no nominations were received from the public after sending out a News Release last month requesting nominations for the Mayor's Preservation Award. Dixie Hieb made a motion to nominate the property owner of 300 South Main Avenue, known as the Wintersteen Chevrolet Building. Keith Thompson seconded the motion. Motion passed unanimously.
- d. **Downtown Loft Tours** – Kevin announced that the Downtown Loft Tours will be taking place on Saturday, May 11, from 10 a.m. – 4 p.m. A ticket can be purchased the day of the tour at the Downtown Sioux Falls office location for \$5.

**Adjourn** – Dixie Hieb made a motion to adjourn the Board of Historic Preservation meeting. Ryan Streff seconded the motion. Motion passed unanimously. Meeting adjourned at 5:26 p.m.