



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
June 12, 2013

Members Present:

Jennifer Dumke
Kevin Gansz
Sean Ervin
Dixie Hieb
Ed Lund
Adam Nyhaug
Mildred Roesch
Josh Schorzmam
Ryan Streff
Keith Thompson

Members Absent:

Public in Attendance:

Robin Gaines
Doug Hoy, Sayre Associates
Nancy Kenyon
Cheryl Rath
Porter Williams
Beth Wischmeyer

Staff Present:

Mike Cooper, Director of Planning & Building Services
Debra Gaikowski, City Planning Office
Josh Peterson, Principal Engineer, Engineering Department
Josh VandenBos, Civil Engineer, Engineering Department

Chairman Adam Nyhaug called the meeting to order at 4:00 p.m. and gave introductory comments. Adam stated there would be a change on the agenda. Item 5b would be informational only and be brought back to the Board at the July meeting for board action.

- 1. Introduction of new members** – Debra introduced two new members, Ed Lund and Jennifer Dumke to the Board of Historic Preservation.
- 2. Approval of the May 8, 2013, Meeting Minutes** – Keith Thompson made a motion to accept the May 8, 2013, Board of Historic Preservation meeting minutes as written. Kevin Gansz seconded the motion. Motion passed unanimously.
- 3. Public input on non-agenda items** – None

4. Old Business

- a. **Paver alley project** – Debra Gaikowski explained that the Paver Alley Project, which is located from 6th to 7th Street between Duluth and Summit Avenues, came before the Board in 2011. At that time, the City was looking for a letter of support from the Board for an application for a Deadwood Fund grant. The City was successful in receiving \$12,000 to remove the pavers in the alley, grade the surface, and then replace them. Debra introduced Josh VandenBos from the City Engineering Department to discuss the bids and the City's intentions. Josh stated that the bids came in at just over \$147,000, almost double the amount budgeted, so the City has decided to pull the project and to re-evaluate whether it is feasible to do or not. Doug Hoy, Sayre Associates, said the design of the alley is such that a road is basically being installed as a base and the pavers would be laid on top of that. There would also be a small curb running along the edge of the alley to contain the pavers and keep them from spreading apart. Porter Williams commented that the extensive base preparation is really unnecessary and the pavers could be reinstalled without it and still last over a decade. Some board members commented on the lack of use of the alley other than by garbage trucks, which can do the most damage. This item was informational.
- b. **Mayor's Annual Historic Preservation Award** – At the May meeting, the board members discussed the Mayor's Historic Preservation Award and nominated a local property to be recognized. However, when submitted to the Mayor for his approval, his decision was not to move forward with it due to the fact that the proposed recipient had received a \$100,000 grant through the City's Façade Easement Program. Debra stated that the Board has two options, 1) establish some selection guidelines to use in the future for nominated projects, have the guidelines approved by the Mayor, and forego the award for 2013, or 2) select a new project or person that has not received any City funds to receive the award for this year. Mildred Roesch made a motion to establish specific guidelines for the annual award, have them approved by the Mayor, and forego an award for this year. Sean Ervin seconded the motion. Motion passed unanimously. Debra will create the list of guidelines for presentation to the board at the July meeting.

5. New Business:

- a. **Sioux Falls Rail Yard Redevelopment Project Memorandum of Agreement** – Debra introduced Josh Peterson from the City's Engineering Department. Josh discussed the Rail Yard Redevelopment Project from its inception and reviewed the major components of the Memorandum of Agreement. After several questions were answered for the board members, Kevin Gansz made a motion to accept the Memorandum of Agreement between the Federal Highway Administration and the State Historic Preservation Office as written and to sign the agreement as a concurring party. Dixie Hieb seconded the motion. Motion passed unanimously.
- b. **Demolition Request, 1710 South 4th Avenue** – Debra introduced Robin Gaines, new owner of the property at 1710 South 4th Avenue. Robin expressed that she would like to raze the existing residence and construct a new residence of approximately 4,000 sq. ft. She described in detail the interior of the current house and its condition and provided photos. Nancy Kenyon, who introduced herself as the Estate Executor of the property, confirmed what Robin had to say about the condition of the house. The property is a contributing property in the McKennan Historic District. This item was informational and will be brought back to the board at the July meeting.
- c. **Notice and Orders Report** – Debra explained the Notice and Orders process for the two new board members and the purpose of bringing this information before the board. There were no new properties added to the list this month. Kevin Gansz stated that the property owner of the home at 103 South Prairie Avenue will not be doing any more work on it and intends on putting it up for sale. This item was informational.

6. Other Business:

- a. **Historic Avenues Booklet Subcommittee – replacement member selection** – Debra explained the purpose and goals of the subcommittee formed to update the Historic Avenues booklet. She also shared that a board member that was on the subcommittee is no longer a member of the Board of

Historic Preservation so a replacement is needed. She asked for a volunteer to commit their time to assist in the development of the document. There were no commitments made at this time.

- b. Pendar Lane Survey update** – Debra told the members that the consultant hired to complete the Pendar Lane survey is onsite this week and began the survey work on Sunday. A public informational meeting was held on Monday night. There were approximately 30 people in attendance.
- c. 2013 National Preservation Conference, Oct. 29 – Nov. 2, Indianapolis, IN** – Board members were given information on the 2013 National Preservation Conference in their packets. Debra explained that the CLG grant the City receives annually requires the City to send one board member each year to a national conference. She told the members to email her if they are interested in attending.
- d. Periodicals checkout** – Debra regularly receives periodicals on historic preservation and she would like to share them with the board members for their edification. She stated that they may checkout the materials at each meeting and then eventually return the item at a subsequent meeting.

Ryan Streff announced that this would be his last meeting as a member of the Board of Historic Preservation. He has accepted a job in Minnesota and has terminated his position with Minnehaha County effective June 21.

Adjourn – Kevin Gansz made a motion to adjourn the Board of Historic Preservation meeting. Mildred Roesch seconded the motion. Motion passed unanimously. Meeting adjourned at 5:21 p.m.