



## 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  
July 10, 2013

### Members Present:

Kevin Gansz  
Dixie Hieb  
Ed Lund  
Adam Nyhaug  
Mildred Roesch  
Josh Schorzmann  
Keith Thompson

### Members Absent:

Jennifer Dumke

### Public in Attendance:

Catherine Bielen  
Julie Delaney  
Robin Gaines  
Rose Kennedy  
Shirley Lorrington  
David Maziarz  
Shawn Reuss  
Justin Skogen  
Cheryl Taylor

### Staff Present:

Debra Gaikowski, City Planning

Chairman Adam Nyhaug called the meeting to order at 4:00 p.m. and gave introductory comments.

1. **Approval of the June 12, 2013, Meeting Minutes** – Dixie Hieb suggested a couple of changes to help clarify an item addressed at the June meeting. Keith Thompson made a motion to accept the June 12, 2013, Board of Historic Preservation meeting minutes with the suggested changes. Mildred Roesch seconded the motion. Motion passed unanimously.
2. **Public input on non-agenda items** – None
3. **Old Business**
  - a. **Demolition request, 1710 South 4<sup>th</sup> Avenue** – Robin Gaines and David Maziarz, were present to speak on the subject of razing the current structure on their property at 1710 South 4<sup>th</sup> Avenue. Robin described the current condition of the house and grounds and reiterated comments made at the June

BOHP meeting about the house. She also mentioned that she has spoken with a family member of the previous owner to help her determine the best way to move forward. Justin Skogen, a contractor representing the owners, was also present and spoke of the current condition of the house and his concerns in dealing with current building codes and confining a rehabilitation project to the limits imposed by the boundaries of the existing structure. Some neighbors were in attendance and voiced concerns about asbestos and mold being distributed into the air if a demolition were to occur. Kathy Bielen asked when the board would consider approving a demolition. Kevin stated that a health and safety issue would likely need to be present for that to occur. The question also came up as to whether the owners considered moving the structure. Kevin Gansz stated that the owners of the small house to the north of this property planned to move it and were told, with the number of trees in the area that would be impacted by the move, it would not be possible. Mildred Roesch asked if some of the existing features, inside or outside, could be incorporated into the new home. Robin said they intend on doing that as much as possible. Kevin Gansz made a motion that razing the existing home at 1710 South 4<sup>th</sup> Avenue would have an adverse effect on the McKennan Historic District. Josh Schorzmann seconded the motion. Keith Thompson commented that once a building is razed, there is no getting it back. Motion passed with six in favor. Ed Lund refrained from voting.

**4. New Business:**

- a. **Notice and Orders Report** – Debra stated that there was one property added to the Board’s Notice and Orders list which is in the Cathedral Historic District. Pictures of the property, located at 420 North Duluth Avenue, were provided to the members in their board packet. A few questions were asked. There was also some discussion about the property at 103 South Prairie Avenue and the work being done on the property. Some members questioned why the improvements have not been coming before the board. Debra said she would investigate. This item was informational only.

**5. Other Business:**

- a. **Pendar Lane Survey update** – Debra told the members that the consultant hired to conduct the survey of the Pendar Lane neighborhood has completed the onsite survey and has inputted the information into the State system which was required by the contract. She also mentioned that the consultant will be at the August meeting to present the final report and the recommendations.
- b. **“The Greenest Building” DVD viewing** – Board members watched the first half of the DVD called “The Greenest Building.” The movie is about sustainability and how saving an existing building is much more sustainable than tearing down a building and building a new structure with sustainable features.

**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 5:10 p.m.