



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

Draft Meeting Minutes
for the meeting held on
November 12, 2014

Members Present:

Jennifer Dumke
Tom Keller
Ed Lund
Adam Nyhaug
Josh Schorzmann
Shelly Sjovold

Members Absent:

Gary Conradi
Dixie Hieb (attending National Historic Preservation
Conference)
Elizabeth Schulze
Keith Thompson

Public in Attendance:

Crystal Carlson
Alex Dvorak, American Exteriors
Bruce Eide, Vern Eide
Bob Everett
Rob Fagnan, Bender Companies
Fran Murphy, BHI Construction
T.J. Speer, Ambank Company Inc.

Staff Present:

Debra Gaikowski, Planning Department
Diane deKoeyer, Planning Department
Mike Cooper, Planning Department

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

1. **Approval of the October 8, 2014, Meeting Minutes** – Ed Lund made a motion to accept the October 8, 2014, Board of Historic Preservation meeting minutes as written. Shelly Sjovold seconded the motion. Motion passed unanimously.
2. **Public input on non-agenda items:** None
3. **Old Business:**
 - a. **103 South Prairie Avenue – Garage Addition** – Crystal Carlson attended the meeting on behalf of the contractor, Paul Carlson. The board members were provided a set of construction plans in their board packet. Debra reviewed some of the details of the building and its materials, i.e. vinyl windows, asphalt shingles, quartzite exterior material, fiberglass doors. Crystal did not know the proposed roof pitch of the garage when asked. Debra obtained a photo of the home for the members which proved it to be a

12/12 pitch. Debra noted, when she spoke with Paul Carlson, he said the windows and roof material would be replaced to match the house when they are replaced on the house. Ed Lund made a motion to approve the construction and design of a garage at 103 South Prairie under the conditions that the roof pitch be 12/12 and an overhang be provided that is proportionately similar to the home. As an option, similar details under the soffit could be added to match the house. Tom Keller seconded the motion. Motion passed unanimously.

- b. **702 East 21st Street, Window Replacement Project** – Alex Dvorak, representing American Exteriors, presented this project to the board in September. He was looking for clarification on what the board approved regarding the window muntin piece his company is providing on the windows since the September meeting minutes state that it will be wood. He said the piece would be vinyl, not wood. Mr. Dvorak answered some questions. Tom Keller made a motion to approve the vinyl muntin piece. Ed Lund seconded the motion. Motion passed unanimously.

4. New Business:

- a. **1601 South Dakota Avenue – Demolition Request** – Bruce Eide, owner of the property at 1601 South Dakota Avenue, talked about the history of the home and the structural issues that currently exist. He provided pictures of the interior of the home. After a few questions, Ed Lund made a motion that the demolition of the home at 1601 South Dakota Avenue would not have an adverse effect on the historic property or the Hayes Historic District. Tom Keller seconded the motion. Motion passed with four people in favor and one person, Josh Schorzmann, not in favor.
- b. **221 South Phillips Avenue - Entrance** – Rob Fagnan, Bender Companies, and T.J. Speer, Ambank Company, Inc., provided information on a proposed project at 221 South Phillips Avenue. The project would consist of removing the current windows and transom above and replacing it with a new curtain wall consisting of all glass. Ed Lund questioned whether a panel of glass the size required could be obtained. The project representatives had not looked into it yet since they wanted approval first. The proposed project would also push the entrance flush with the curtain wall window. Ed also questioned whether this could be done since the swing of the door would encroach into the sidewalk area. Other members commented that the building's transom feature currently flows with the property to the north and removing it would disrupt that. Ed Lund made a motion that removing the existing window and transom and replacing it with a new glass curtain wall system would have an adverse effect on the historic property and the Downtown Historic District. Tom Keller seconded the motion. Motion passed unanimously.
- c. **National Register Training** – Liz Almlie, Historic Preservation Specialist from the South Dakota State Historic Preservation Office, provided information on the criteria and review process for nominations to the National Register. This item was informational.

5. Other Business:

- a. **1617 South 2nd Avenue** – Debra addressed the project taking place in the McKennan Historic District at 1617 South 2nd Avenue and the fact that the project did not come before the board. The property resides in a historic district but was overlooked and the permit was issued. Debra stated that she did speak with the contractor to discuss the details of the project. The windows will be replaced with wood windows. The asphalt shingles will be replaced. The siding will be removed and replaced with cedar siding. The fireplace and foundation will be wrapped with field stone. An addition will be done on the back of the house.
- b. **Sid's Liquor building** – Debra shared with the members the potential purchase of the building that used to house Sid's Liquor. Adam Nyhaug, Keith Thompson, and Debra met with the potential buyer on site to review his ideas. The use would be a grocery store. It was proposed to add a second story to the north building. The board members and Debra had no issues with the proposed improvements.
- c. **Board liaison** – Debra introduced Diane deKoeper to the board. Diane, staff member with the Planning Office, will be taking over as the staff liaison to the Board of Historic Preservation. Mike Cooper also

said a few words about his expectations of the board's involvement with the Downtown Development Plan in the future.

Adjourn – Tom Keller made a motion to adjourn the Board of Historic Preservation meeting. Ed Lund seconded the motion. Motion passed unanimously. Meeting adjourned at 4:55 p.m.