



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 14, 2014

Members Present:

Jennifer Dumke
Kevin Gansz
Dixie Hieb
Tom Keller
Ed Lund
Adam Nyhaug
Mildred Roesch
Elizabeth Schulze
Keith Thompson

Members Absent:

Josh Schorzmann

Public in Attendance:

Janelle Atyeo
Stephanie Fischer
Jayne E. Gaspari
Peter Hassenstein
Josh Sapienza
Lloyd and Mona Schrader
Rand Schwebach
Matt Tobin

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 April 9, 2014, Meeting Minutes** – Kevin Gansz made a motion to accept the April 9, 2014, Board of Historic Preservation meeting minutes as written. Dixie Hieb seconded the motion. Motion passed unanimously.
- 2. Public input on non-agenda items:** None
- 3. Old Business:** None

4. New Business:

- a. **1614 South 4th Avenue – Garage Addition** – Lloyd Schrader, owner of the property at 1614 South 4th Avenue, also owns the lot just to the south of his residence. He came before the Board of Historic Preservation a few years ago and eventually received a permit to demolish the house that was on the south lot. The house was razed this week. He would now like to construct a 24' X 30' addition on the south end of the existing garage. The same exterior materials would be used which include wide clapboard siding, asphalt shingles, and a metal garage door to match the existing. The addition will be set back 1' from the face of the existing garage. The Schrader's will be adding landscaping near the garage and a wrought iron fence around the property as well. After discussion, a motion was made by Keith Thompson that the construction of an addition on the south side of the existing garage at the back of the lot at 1614 South 4th Avenue would not have an adverse effect on the McKennan Historic District. Ed Lund seconded the motion. Motion passed unanimously.
- b. **1323 South 2nd Avenue – House Demolition – Public Comment** - The property owner, Josh Sapienza, stated that he would like to raze the existing house at 1323 South 2nd Avenue to construct a new home. The existing house, built in 1954, is listed in the McKennan Historic District Nomination Form as an "Intrusion" to the district. Adam Nyhaug asked if there were any public in attendance to comment on the removal of the home. Three people from the neighborhood, Stephanie Fischer, Jayne E. Gaspari, and Peter Hassenstein, all stated they are in favor of the demolition. Matt Tobin, who was there on behalf of the McDowells, also a neighbor to the property, asked several questions and did not state whether in favor or not in favor. Keith Thompson made a motion that the demolition of the home at 1323 South 2nd Avenue will not have an adverse effect on the McKennan Historic District. Dixie Hieb seconded the motion. Motion passed unanimously.
- c. **1323 South 2nd Avenue – House Design** – Josh Sapienza, owner of the property at 1323 South 2nd Avenue, reviewed the design plans for the home he intends to build after the existing house is razed. It will be a two story home set back 30' feet from the front lot line. There is an existing garage that will remain but will be added onto on the north side. There was discussion about the materials, drainage, and an existing quartzite retaining wall. Keith Thompson made a motion that the design of the new home to be constructed at 1323 South 2nd Avenue will not have an adverse effect on the McKennan Historic District. Ed Lund seconded the motion. Motion passed unanimously.
- d. **Election of Officers** – Dixie Hieb made a motion to elect Adam Nyhaug as Chair of the Board of Historic Preservation and Keith Thompson as Vice Chair. Ed Lund seconded the motion. Motion passed unanimously.
- e. **Mayor's Historic Preservation Award Nominations** – After sending out a news release requesting nominations for the Mayor's Historic Preservation Award, Debra received one nomination. The building nominated is the Frank Transfer building at 322 & 324 East 8th Street. The building was recently renovated by the owners, Dave and Erika Billion. It currently houses Queen City Bakery, Prairie Berry Winery, and several loft apartments. Dixie Hieb made a motion to accept the nomination of the Frank Transfer building, and to recommend that the owners receive this year's Mayor's Historic Preservation Award. Kevin Gansz seconded the motion. Motion passed with two members abstaining from the vote.
- f. **Office of Attorney General Memorandum of Opinion Concerning Proper Construction and Application of SDCL 1-19A-11.1** – Debra reviewed a Memorandum of Opinion she received from the State Historic Preservation Office which relates to the approval or non-approval of projects within the historic districts and the level of intervention the Board and the City has on projects. This item was informational.

5. Other Business:

- a. **Façade Easement property audits** – The members of the Board of Historic Preservation will be conducting audits of all buildings that have received funds through the Façade Easement Program. They have taken on this task in recognition of National Historic Preservation Month. Debra reviewed the details of when and where this will take place with the board.

Adjourn – Ed Lund made a motion to adjourn the Board of Historic Preservation meeting. Kevin Gansz seconded the motion. Motion passed unanimously. Meeting adjourned at 5:17 p.m.