



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 9, 2014

Members Present:

Gary Conradi
Jennifer Dumke
Dixie Hieb
Tom Keller
Ed Lund
Adam Nyhaug
Josh Schorzmann
Elizabeth Schulze (4:10 p.m.)
Shelly Sjovold
Keith Thompson (4:08 p.m.)

Members Absent:

Public in Attendance:

Jeff Danz
Aaron George

Staff Present:

Debra Gaikowski, City Planning
Adam Roach, Community Development
Levi Parker, Community Development

Chairman Adam Nyhaug called the meeting to order at 4:00 p.m. and gave introductory comments. He also introduced the two new board members, Gary Conradi and Shelly Sjovold. Each gave a brief summary of themselves and the board members then introduced themselves individually as well.

1. **Approval of the June 11, 2014, Meeting Minutes** – Dixie Hieb made a motion to accept the June 11, 2014, Board of Historic Preservation meeting minutes as written. Ed Lund seconded the motion. Motion passed unanimously.
2. **Public input on non-agenda items:** None
3. **Old Business:** None
4. **New Business:**
 - a. **632 West 7th Street, Window and Residing Project** – Debra Gaikowski introduced Aaron George. Mr. George is considering the purchase of the property at 632 West 7th Street, and would like to make some

improvements to the building if he does. The proposed improvements consist of replacing all windows with new vinyl windows. There currently exists both vinyl and original wood windows. The siding would be LP SmartSide with a reveal to match historic photos. Keith Thompson made a motion that the replacement of the wood windows with vinyl windows would have an adverse effect on the historic property of the Cathedral Historic District but the replacement of the siding would not. Dixie Hieb seconded the motion. Motion passed unanimously. The board members shared with Aaron that his property would likely be worth much more if he retained the wood windows and replaced the existing vinyl windows with new wood windows and he may get better tenants as well.

- b. 209 South Phillips Avenue, Façade Easement grant application** – Adam Roach introduced Jeff Danz, owner of the property at 209 South Phillips Avenue. Mr. Danz reviewed the details of the project and the efforts they will be taking in this project to restore several of the building’s historic features. Keith Thompson suggested stepping the cornice vs. rounding the edges which would be in keeping with the original building. Elizabeth Schulze made a motion to recommend the approval of the Façade Easement grant for the improvement project at 209 South Phillips Avenue. Dixie Hieb seconded the motion. Motion passed unanimously.
- c. Cathedral District Boundary** - For the past few years, the South Dakota State Historic Preservation Office has been evaluating the properties within the Cathedral District to ensure that properties have retained their historic significance and should still be included in the district. They are not ready to move forward with any changes at this time but requested input from the board. The state has two recommendations for removal; the northeast corner of 5th Street and Duluth Avenue and the west side of Spring Avenue from 8th Street to 10th Street. The board members were not in agreement and felt the areas retained enough significance to keep them within the district. This item was informational.

5. Other Business:

- a. East Bank Brochure** – Debra said that she has received a list of properties from Adam to begin the development of the East Bank brochure. She requested that members email her with any other significant properties in the east bank region they think should be included in the brochure.
- b. Railroad kiosk** – Debra shared with the members the proof for the railroad kiosk that will eventually be constructed to recognize the railroad that will be removed.

Adjourn – Dixie Hieb made a motion to adjourn the Board of Historic Preservation meeting. Ed Lund seconded the motion. Motion passed unanimously. Meeting adjourned at 5:05 p.m.