

## 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  
August 13, 2014

**Members Present:**

Gary Conradi  
Jennifer Dumke  
Dixie Hieb  
Tom Keller (4:10 p.m.)  
Lund, Ed  
Josh Schorzmann  
Elizabeth Schulze (4:05 p.m.)  
Shelly Sjovold  
Keith Thompson

**Members Absent:**

Adam Nyhaug

**Public in Attendance:**

Michael Caldwell  
Mr. Dvorak, Welco Construction  
Sean Ervin, TSP Architects  
Brian Ponwith  
Ward Whitwam, AIA

**Staff Present:**

Debra Gaikowski, City Planning  
Adam Roach, Community Development  
Lance Weatherly, Engineering

Vice-Chairman Keith Thompson called the meeting to order at 4:00 p.m. and gave introductory comments.

1. **Approval of the July 9, 2014, Meeting Minutes** – Gary Conradi made a motion to accept the July 9, 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:**
  - a. **632 West 7<sup>th</sup> Street, Case Report, Window Replacement Project** – At the July 9, 2014, Board of Historic Preservation meeting, the board voted unanimously that the replacement of the windows at 632 West 7<sup>th</sup> Street with vinyl windows would have an adverse effect on this historic property. The State Historic Preservation Office concurred and requested a Case Report. The Case Report was drafted and presented to the board for comment. Keith Thompson requested a clarification on Alternative #4,

specifically, that the windows would match the original pane configuration with simulated muntins and window profiles. Dixie Hieb made a motion to approve the case report with the suggested clarification. Ed Lund seconded the motion. Motion passed unanimously.

#### 4. New Business:

- a. **702 East 21<sup>st</sup> Street, Window Project** – Michael Caldwell, owner of the property at 702 East 21<sup>st</sup> Street, stated that he would like to replace all of the wood windows at his home with vinyl windows. The representative of the window company, Mr. Dvorak, shared pictures of the existing windows and pictures of the proposed replacement window. Dixie Hieb made a motion that replacing the existing wood windows at 702 East 21<sup>st</sup> Street with vinyl windows would have an adverse effect on the historic property and the McKennan Historic District. Gary Conradi seconded the motion. Mr. Caldwell voiced his concerns about the cost of wood windows and was confused as to why the old windows are important. Especially, since they are so deteriorated. Debra read aloud a paragraph from the Secretary of Interior Standards for the Rehabilitation of Historic Properties about windows that are deteriorated beyond repair, “Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.” Michael Caldwell said his windows are beyond repair. The members were not able to pick that up from the photos provided by Mr. Dvorak. Dixie stated that having that information may impact the motion. Dixie Hieb made a motion to table the item until the September meeting. Josh Schorzmam seconded the motion. Motion passed unanimously. Mr. Caldwell will provide additional information for the board members showing the deterioration. He also stated he could provide a muntin on the new window to simulate the existing window. He will bring a prototype of this to the next meeting as well.
- b. **216 West 10<sup>th</sup> Street, Façade Easement grant application** – Ward Whitwam, Architect, representing the owner of the property, discussed the proposed improvements to the building at 216 West 10<sup>th</sup> Street. The board members suggested matching the window layout using the historic photos as reference. Additionally, the street level storefront should match to historic photo as well, with the transom windows over the large picture window and angled storefront back to recessed entry door. On the second and third level, the window in the middle should be wider than the two side windows as existed in the original building. Dixie Hieb made a motion to endorse the project for a façade easement grant as long as the suggested design changes to the windows are adhered to. Elizabeth Schulze seconded the motion. Motion passed unanimously.
- c. **224 West 9<sup>th</sup> Street, City Hall Renovation Project Update** – Sean Ervin, Architect, discussed the City Hall Renovation Project, and the details of the next proposed stage of construction. On second floor, there is the potential of installing a wall into the lobby area. The board members walked to the second floor to get a visual of the potential wall placement. This item was informational and the board members had no concerns with the proposed project.

#### 5. Other Business:

- a. **Boyce Greeley Building** – Debra handed out a photograph of the south side of the Boyce Greeley building which shows fire place vents coming out of the wall. Keith Thompson stated that these vents were not there in May when the board members conducted their façade easement recipient walking audit. Debra stated that she would address this with both the Community Development Department to review the property owner’s grant agreement and with the Building Services Department.
- b. **2014 National Preservation Conference** – Debra discussed the CLG agreement and the requirement to send a member to a conference during each grant cycle. She said Dixie Hieb has been selected to attend the 2014 National Preservation Conference in Savannah, Georgia, in early November.
- c. **Newspaper article** – Dixie Hieb brought an article that was in the Sunday paper. It was an article on a construction project that came before the Board of Historic Preservation several months ago for review prior to its construction in the All Saints Historic District. She said it appeared to inaccurately reference

a neighborhood association for many of the suggestions that the Board of Historic Preservation made when they addressed it last year. Debra stated that she would verify this and contact the Argus Leader about it.

**Adjourn** – Elizabeth Schulze made a motion to adjourn the Board of Historic Preservation meeting. Gary Conradi seconded the motion. Motion passed unanimously. Meeting adjourned at 5:15 p.m.