



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
September 10, 2014

Members Present:

Jennifer Dumke
Dixie Hieb
Ed Lund
Adam Nyhaug
Josh Schorzmman
Shelly Sjovold
Keith Thompson

Members Absent:

Gary Conradi
Tom Keller
Elizabeth Schulze

Public in Attendance:

Rusty Caldwell
Alex Dvorak, American Exteriors
Aaron Hultgren, Legacy Development
James Jacobson
Jeremiah Johnson, Legacy Development
Tim Karels, Falls Real Estate
Bill Lockhart, American Exteriors

Staff Present:

Debra Gaikowski, City Planning
Adam Roach, Community Development

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

1. **Approval of the August 8, 2014, Meeting Minutes** – Ed Lund made a motion to accept the August 8, 2014, Board of Historic Preservation meeting minutes as written. Josh Schorzmman seconded the motion. Motion passed unanimously.
2. **Public input on non-agenda items:** None
3. **Old Business:**
 - a. **702 East 21st Street, Window Replacement Project** – Debra stated that at the August 8 meeting Rusty Caldwell and Alex Dvorak presented information on the proposed window replacement project at 702 East 21st Street. After much discussion and a review of pictures, the board members did not think they had enough evidence of rotted conditions to approve that the windows be removed and replaced with new windows. They were asked to return this month with more evidence which they did. Mr. Dvorak

had several more photos to share of the deteriorated conditions. Bill Lockhart, regional representative for the window supply company, discussed in detail the window that is proposed to be installed. Keith Thompson made a motion that the installation of the proposed window, with the wood grid to match the existing window pattern, will have no adverse effect on the historic property or the McKennan Historic District. Ed Lund seconded the motion. Motion passed unanimously.

4. New Business:

- a. **1308/1310 South Phillips Avenue, Renovation Project** – James Jacobson, owner of the property at 1308/1310 South Phillips Avenue, reviewed his plans to remove a window on the north and south side of the home due to some reconfiguration of rooms on the inside. The windows will be framed in and new siding added. Ed Lund made a motion that the removal of the windows will not have an adverse effect on the historic property or the All Saints Historic District. Josh Schorzmans seconded the motion. Motion passed unanimously.
- b. **Shriver Building, 230 South Phillips Avenue – Façade Easement Grant Application** – Adam Roach introduced Tim Karels of Falls Real Estate, owner of the property known as the Shriver Building at 230 South Phillips Avenue. Mr. Karels explained the proposed exterior improvements which include removing and replacing tattered awnings, tuck-pointing, and replace various windows. Keith Thompson made a motion that the proposed improvements to the property at 230 South Phillips Avenue meet the guidelines of the historic preservation track of the Façade Easement Program. Ed Lund seconded the motion. Motion passed unanimously.
- c. **111 – 119 South Main Avenue** – Adam Roach introduced Aaron Hultgren, part owner of the property at 111 – 119 South Main Avenue. Mr. Hultgren explained the proposed improvements and how they would enhance the building. The changes would also tie in better with the Security Bank Building next door. The board members had much discussion about the intended design and thought it would be a much better idea to restore it to its 1950s look. Keith Thompson would like to see them keep the canopy and paint the brick at the top rather than cover it with EIFs. Jennifer Dumke made a motion to recommend endorsement of the proposed project at 111 – 119 South Main Avenue for the Façade Easement Program. Ed Lund seconded the motion. Three members voted in favor, Dumke, Lund, and Schorzmans. Three members voted against, Hieb, Sjovald, and Thompson. The Chair, Adam Nyhaug, broke the tie with a vote against the endorsement. Motion did not pass with a vote of three in favor and four against.
- d. **103 South Prairie Avenue – Garage addition** – Debra shared with the members that the property owners of 103 South Prairie Avenue wish to construct a new garage. She said the contractor has been approved for the footing/foundation permit, but not for the design of the new structure. There was not representation for the project at the meeting by the owner or the contractor and there were several questions from the board members so the item was not acted on.

5. Other Business:

- a. **Larson Building** – Debra said that she and Dixie Hieb and Adam Nyhaug worked with the property owners of the Larson Building in picking new brick for an area that recently failed and fell off of the building.
- b. **L.A. Bakery** – Debra stated that a new business will soon be occupying space in the L.A. Bakery building on North Main Avenue.
- c. **Garage – 9th & Summit** – Dixie Hieb commented that the garage project that came before the board at 9th Street and Summit Avenue is now being constructed. She said they are doing a very nice job on it and it is tying in very well with the house.
- d. **Wiley Building Patio Addition** – Ed Lund commented on the look and design of the patio on the east side of the Wiley Building on the corner of 6th Street and Main Avenue. He said it appears to be totally enclosed. He did not think it looked like what the board members approved. Other members agreed.

Adjourn – Keith Thompson made a motion to adjourn the Board of Historic Preservation meeting. Josh Schorzmann seconded the motion. Motion passed unanimously. Meeting adjourned at 5:09 p.m.