



## 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 Informational meeting held on  
December 14, 2011

**Members Present:**

Elizabeth Barry  
Austin Buhta  
Jeff Dunn  
Sean Ervin  
Kevin Gansz  
Dixie Hieb  
Adam Nyhaug  
Mildred Roesch  
Keith Thompson

**Members Absent:**

Anita Kealey

**Public in Attendance:**

Liz Almlie, SHPO

**Staff Present:**

Debra Gaikowski, Planner

**1. National Preservation Conference discussion**

Keith Thompson attended the National Preservation Conference in Buffalo, New York, in October. The other Board members requested that he review the information he obtained from the sessions he attended. Keith attended six sessions. The topics were Preservation as an Economic Engine, Buffalo Green Code, Nuts and Bolts of Running a Historic Preservation Commission, Making Sense of Neighborhood Decline and Preservation, Trends in Historic Preservation Commissions, and Substitutes and Synthetic Material. Some specific items that were of interest to the members were annual Board retreats, training sessions, overlay districts for the local historic districts, and design guidelines. The meeting was informational only.



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### Members Absent:

### Public in Attendance:

Liz Almlie, SHPO  
Dan Griebel, Architecture, Inc.  
Rich Jensen  
Danielle Merrow  
John Merrow  
Elizabeth Squyer, Architecture, Inc.

### Staff Present:

Ron Bell, Chief Bldg. Services Official  
Mike Cooper, Dir. of Planning & Bldg. Services  
Debra Gaikowski, Planner  
Dan Hien, Housing Inspector

Chairman Kevin Gansz called the meeting to order at 4:00 p.m.

### 1. Approval of the November 9, 2011 Meeting Minutes

Sean Ervin made a motion to accept the November 9, 2011 meeting minutes as written. Adam Nyhaug seconded the motion. Motion passed unanimously.

### 2. Public Input on Non-agenda Items – None

### 3. Old Business:

#### a. Carnegie Town Hall Improvements

Liz Squyer, architect with Architecture, Inc., first informed the Board that the Carnegie Town Hall Improvement project was successful in receiving funds through the Deadwood Fund Grant, which the Board supported with a Letter of Support. She then proceeded to discuss the final decisions regarding the roofing material and the beaded joints of the quartzite walls. The roof will bid as slate where there is slate now and synthetic where there is synthetic now. There will also be an Alternate Bid for a “synthetic” slate material for the main roof. The quartzite walls will have a beaded joint with grout to match as closely as practicable. This item was informational.

**4. New Business:**

**a. Cathedral Historic District Revision**

Liz Almlie from the South Dakota State Historic Preservation Office discussed the proposed expansion of the boundaries of the Cathedral Historic District with a nomination revision. A resurvey of the Cathedral District and a survey of the Pettigrew Heights neighborhood in 2010 resulted in a recommendation to expand the border of the current Cathedral District. The proposed expansion is 1 ½ blocks of additional properties. Liz discussed changing the current Cathedral District classifications from a rating from A – F to a “contributing” or “non-contributing” designation. She also requested guidance on the cutoff date for properties to be considered for inclusion. The Board decided the properties included will be 1949 or older. This item was informational.

**5. Other Business:**

**a. Demolition – 702 W. 11<sup>th</sup> Street**

In regard to the demolition of the property at 702 W. 11<sup>th</sup> Street, Mike Cooper discussed several changes made by the City in the past months in code enforcement procedures, especially in the older neighborhoods. This accelerated effort on the City’s part should help to promote better upkeep of properties and hopefully, minimize the number of properties that become in such disrepair, that they will have to be demolished. Mike also talked about the Neighborhood Revitalization Plan that was developed in 2008 and suggested having City staff come to present the document to the Board as an informational item. The members of the Board had several questions answered by the City staff in attendance. Danielle Merrow, one of the partners owning the property at 702 W. 11<sup>th</sup> Street, talked about the property, the previous owner, how she acquired it, its current condition, and the challenges with securing the property. Rich Jensen spoke on the funding opportunities that could exist if the property, and more properties like this, could be included on the National Register. He also said better reinforcement of code violations would be beneficial. This item was informational.

**Adjourn** – Dixie Hieb made a motion to adjourn the meeting at 5:29 p.m. Jeff Dunn seconded the motion. Motion passed unanimously.