



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
February 8, 2012

Members Present:

Elizabeth Barry
Kevin Gansz
Dixie Hieb
Anita Kealey (4:05 p.m.)
Adam Nyhaug
Mildred Roesch
Josh Schorzmann
Keith Thompson (4:20 p.m.)

Members Absent:

Jeff Dunn
Sean Ervin

Public in Attendance:

Erik Carlson

Staff Present:

Debra Gaikowski, Planner

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

1. **Approval of the January 11, 2012 Meeting Minutes** – Mildred Roesch made a motion to accept the January 11, 2012 meeting minutes as written. Adam Nyhaug seconded the motion. Motion passed unanimously.
2. **Public Input on Non-agenda Items** – None
3. **Old Business** – None
4. **New Business:**
 - a. **Notice and Order Report** – Debra Gaikowski stated that no new properties have been added to the Notice and Order list for this month. The members decided that a Housing Inspector from the City of Sioux Falls will only need to attend the BOHP meeting when there are specific questions about a property, in which case, Debra will contact the inspector and request their presence at the meeting.
 - b. **Architectural Design Standards Subcommittee Report** – Adam Nyhaug, member of the Board's Architectural Design Standards Subcommittee, reviewed the progress of the subcommittee to date. He stated that they have met twice and the group has spent a good deal of time reviewing city ordinances

of communities across the country. Repeatedly, they have found that many boards or committees supply a Certificate of Appropriateness for projects complying with various design standards. Adam also stated that the State Historic Preservation Office has a model ordinance the group could use as a template. A different ordinance likely would be required for each historic district. At the board's suggestion, the subcommittee will meet again and then bring forward a draft ordinance for discussion at the next BOHP meeting.

- c. **House Relocation to 619 South Phillips Avenue** – Debra stated that the property owner of 618 South Main Avenue would like to move the building from this lot to the lot at 619 South Phillips Avenue. Neither the property owner nor the owner's representative was in attendance. The Main Avenue property is not in an historic district but the Phillips Avenue lot is. A motion was made by Dixie Hieb that moving the designated house from 618 South Main Avenue to the lot at 619 South Phillips Avenue would not have an adverse effect on the All Saints Historic District. Beth Barry seconded the motion. Motion passed unanimously.
 - d. **Demolition Request – 520 West 9th Street** – Debra stated that the property owner of the home located at 520 West 9th Street is seeking to demolish it. Currently, there is a Notice and Order pending for roof and gutter repairs. The property owner, Erik Carlson, was in attendance. Mr. Carlson presented information on the condition of the house including the many remodels and additions that have taken place over the years. He said there was no historic value left to the house either inside or out. In addition, all work on the house was of extremely poor quality and the house does not resemble the original structure in any way. Mr. Carlson intends on using a portion of the land to construct a garage for his home at his permanent residence at 110 North Duluth Avenue which abuts the 520 West 9th Street property at the north end. Several questions were answered for the Board by the property owner. Keith Thompson made a motion that the demolition of the building located at 520 West 9th Street would have an adverse effect on the Cathedral Historic District. Dixie Hieb seconded the motion. Motion passed unanimously.
 - e. **Façade easement application(s) – 205 East 6th Street** – Due to lack of representation from the property owners representatives, this item was deferred to the March 14 meeting.
5. **Other Business** – The members discussed the upcoming 2012 Home Show and the booth the Board will have displayed at the show. Debra gave the status on preparations for the event. Chairman Kevin Gansz requested that the vulnerable sites list be updated by the month of May which is National Preservation month. It was then suggested that a form be available at the Home Show for anyone that would like to document a building that they feel is considered vulnerable. Nomination forms for the Mayor's Preservation Award in May should also be made available at the event. Chairman Gansz announced the Wallace Dow exhibit now being presented at the Pettigrew Museum. A suggestion was made to have a Board meeting in the near future at that location as well.

Adjourn – Dixie Hieb made a motion to adjourn the meeting at 4:55 p.m. Anita Kealey seconded the motion. Motion passed unanimously.