



## 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  
October 8, 2014

**Members Present:**

Gary Conradi  
Jennifer Dumke  
Dixie Hieb  
Tom Keller  
Ed Lund  
Adam Nyhaug  
Elizabeth Schulze (4:17 p.m.)  
Shelly Sjovold

**Members Absent:**

Josh Schorzmann  
Keith Thompson

**Public in Attendance:**

Morgan Andenas, Van de Walle Architects  
Erica Beck, Lloyd Companies  
Brad Dietzenbach, Van de Walle Architects  
Aaron Hultgren, Legacy Development

**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 September 10, 2014, Meeting Minutes** – Dixie Hieb made a motion to accept the September 10, 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. **111 – 119 South Main Avenue, Façade Easement Grant Application** – Aaron Hultgren came before the board in September requesting the board's endorsement for a façade easement grant application. The board requested some modifications to the project so this was a second review of the application. Aaron discussed the changes, i.e. painting the brick above the canopy, rebuilding the canopy to match the existing, building out the storefronts to be flush with each other, and adding a clear aluminum finish glass storefront. Dixie Hieb made a motion to endorse the façade easement grant application for 111 – 119 South Main Avenue. Ed Lund seconded the motion. Motion passed unanimously.

**4. New Business:**

- a. 318 South Phillips Avenue, Façade Easement Grant Application** – Erica Beck, Morgan Andenas, and Brad Dietzenbach , all representatives of the owners of the property, discussed the project scope and the proposed use of the building after the improvements are made. Brick features at the top of the building had once been removed. These will be redone using new brick to match. Tom Keller made a motion to endorse the façade easement grant application for the property at 318 South Phillips Avenue. Ed Lund seconded the motion. Motion passed unanimously.
- b. 324 South Phillips Avenue, Façade Easement Grant Application** – Erica Beck, Morgan Andenas, and Brad Dietzenbach , all representatives of the owners of the property, discussed the project scope and the proposed use of the building after the improvements are made. The band of relief elements at the top of the building would be covered with a new sign but not altered. The unique features between the windows will not be highlighted but toned down with a paint color to match the brick. The storefront will be a black metal with operable windows, with the ability to slide open creating an open air environment. Some board members had issues with the black color and modern features of the storefront. Others would have liked to see the historic architectural features of the building highlighted. Dixie Hieb made a motion to endorse the façade easement grant application for the property at 324 South Phillips Avenue. Gary Conradi seconded the motion. Motion passed four in favor and three opposed. Those opposed include Dixie Hieb, Gary Conradi and Elizabeth Schulze.

**5. Other Business:**

- a.** Gary Conradi shared information about a project of his involving the burial locations of past South Dakota governors and their wives.

**Adjourn** – Tom Keller made a motion to adjourn the Board of Historic Preservation meeting. Elizabeth Schulze seconded the motion. Motion passed unanimously. Meeting adjourned at 4:47 p.m.