



## 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  
April 9, 2014

**Members Present:**

Jennifer Dumke  
Kevin Gansz  
Dixie Hieb  
Ed Lund  
Adam Nyhaug  
Josh Schorzmam  
Elizabeth Schulze  
Keith Thompson

**Public in Attendance:**

Erica Beck, Lloyd Properties  
Mary Glenski  
Gary Goetzinger, Cornerstone Construction  
Katie Krantz, Van de Walle Associates  
Sam & Cathie Ogdie  
Alexis Xenakis

**Members Absent:**

Tom Keller  
Mildred Roesch

**Staff Present:**

Debra Gaikowski, City Planning

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

- 1. Approval of the March 12, 2014, Meeting Minutes** – Kevin Gansz made a motion to accept the March 12, 2014, Board of Historic Preservation meeting minutes as written. Dixie Hieb seconded the motion. Motion passed unanimously.
- 2. Public input on non-agenda items:** None
- 3. Old Business:** None
- 4. New Business:**

- a. **320 East 21<sup>st</sup> Street – House addition** – Gary Goetzing from Cornerstone Construction, presented information about the project at 320 East 21<sup>st</sup> Street. The project consists of replacing two dormers on the roof of the house with two larger dormers. The contractor responded to several questions from the board members. Adam Nyhaug stated that the nomination form mentioned the front dormer on the roof but not the side dormers. Ed Lund made a motion that the replacement of the two dormers on the house with two larger dormers would not have an adverse effect on the McKennan Historic District. Jennifer Dumke seconded the motion. Motion passed unanimously.
- b. **631 West 9<sup>th</sup> Street – Garage demolition and new garage construction** – Discussion first took place about the demolition of the existing garage. Adam stated that the resurvey of the Cathedral District, conducted in 2010, lists the garage as contributing to the district. It was mentioned by other members that the building does not appear to be a design of the same time period as the house. There are no defining features and the size is not very large. Keith made a motion that the demolition of the garage will have no adverse effect on the historic district. Dixie Hieb seconded the motion. Motion passed unanimously. The property owner, Alexis Xenakis, then spoke of the new garage he is planning to build on the property to the south which he recently purchased from his neighbor. He shared a picture of the proposed design but he did not have specific details about materials, size, style, etc. The board members requested that he return at the next scheduled meeting with the additional information so they can make an informed decision. Mr. Xenakis was not happy with the board's request and stated that his contractor will be ready to start very soon. Ed Lund pointed out that it will be in his best interest to get more details from his contractor so he is completely aware of the product he will be provided. Mr. Xenakis was still unsatisfied and he could not understand why the board could not make a decision based off of the information provided. The members continued to explain that they were not given enough information. As a compromise, the board members stated they would be willing to attend a special meeting sometime between now and the next meeting. Mr. Xenakis was still dissatisfied. Keith Thompson said he would be willing to agree to the owner moving forward with the construction of the foundation and framing but he would like to see him come back with more design details. Keith made a motion that the construction of the foundation and framing of the proposed new garage would not have an adverse effect on the Cathedral Historic District but the owner will need to come back with additional details prior to moving forward with any construction beyond that. Ed seconded the motion. Motion passed unanimously. Mr. Xenakis will work with Debra to get another meeting scheduled when he has the needed information.
- c. **Façade Easement application – YMCA building** – Erica Beck and Katie Krantz explained the YMCA Housing Initiative Limited Partnership project façade easement application in detail. Since it is a corner lot situation, the easement application is requesting funds for two street facing sides of the building. The amount requested is \$125,000. This item was informational only.

## 5. Other Business:

- a. **Historic Preservation Month activities** – The board discussed several options to recognize May as National Historic Preservation Month. Ideas included participating in a cleanup effort at a historic property, perhaps it could be a property on the endangered sites list, assisting the Minnehaha County Historical Society with the historic markers program in some fashion, or conducting the annual review of those properties that were recipients of a façade easement grant. Debra also shared the form from the State Historic Preservation Office (SHPO) asking historic preservation commissions to post any events on the SHPO website.

**Adjourn** – Kevin Gansz made a motion to adjourn the Board of Historic Preservation meeting. Keith Thompson seconded the motion. Motion passed unanimously. Meeting adjourned at 5:27 p.m.