



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 March 9, 2016

Members Present:

Gary Conradi
Jennifer Dumke
Ed Lund
Rachael Meyerink
Adam Nyhaug
Shelly Sjovold
Robbie Veurink

Members Absent:

Dixie Hieb
Tom Keller

Public in Attendance:

Craig & Jocelyn Olson, homeowners 218 W. 24th Street;
Greg & LeAnn Dix, neighbors 201 W. 24th Street;
Rose Grant, neighbor 210 W. 24th Street;
Chris Houwman, ownership partner for Washington Square
Michael J Krych, BKV Group, Architect for Washington Square
Matthew Nugent, BKV Group, Architect for Washington Square

Staff Present:

Diane deKoeper, Planning Department
Russ Sorenson, Planning Department

Call to order – Co-Chairperson Ed Lund called the meeting to order at 4:00 p.m. and gave introductory comments.

1. Approval of the February 10, 2016, Meeting Minutes – Co-Chairperson, Ed Lund, requested a motion to approve the February 10, 2016 meeting minutes. Member Gary Conradi made the motion to approve the meeting minutes as presented. Member Adam Nyhaug seconded the motion. The motion passed unanimously by the remaining board members.

2. Public input on non-agenda items: None.

3. New Business:

- A. 218 W. 24th St. – demolition and addition** Craig & Jocelyn Olson, Homeowners
(Board action required)

Homeowners, Craig & Jocelyn Olson, 218 W. 24th explained the application for their partial house demolition and addition to the Board. The demolition includes a one-story screened porch on the east side (not original to the house). This room area will be rebuilt with a basement. Setback from the front yard will remain the same, side yard setback will be 10' to the south (5' side yard setback allowed in a DD2 form). A second floor addition will also be constructed with a 9' setback from the first floor. This new construction will align with the west side of the house. Several original windows will be reused for the addition, and new windows will match the four- over one sash. Other characteristics of the home, including boxed eaves, siding and exposed

brick foundation will be included in the new addition.

The applicants explained the reason for removing and rebuilding the screened porch is they are looking to expand and modernize the house, yet keep the addition compatible with its character. The total size of the proposed addition is 1500 – 1600 square feet.

Member Ed Lund commended the applicants for proposing to reuse the windows in the front of the new house addition, which is more visible to the public, and place the newer windows on the new side of the house addition.

Member Gary Conradi recognized the large size of the proposed building addition and commented if there would be any impacts to the neighbors. Diane deKoeyer, Planning Department, responded that letters were sent to the neighbors about the project. The neighbors present at the meeting expressed they were curious about the building addition project and supportive after learning more about the project details.

Member Adam Nyhaug commented the proposed partial house demolition and new addition is mainly on the rear and side of the house. He mentioned the proposed hip roof design, and reuse of the windows in front of the house, is appropriate. Although the building addition may be large, the applicants are attempting to maintain the characteristic features of the main dwelling.

Other board members remarked that the applicant's proposed addition is a nice example of following the Secretary of the Interior's Standards for new construction and additions and fits in with the neighborhood.

There were no further public comments received.

Member Gary Conradi made the motion to approve the proposed building demolition and addition project presented, and as set forth in the Standards for Rehabilitation, and that the project would not have an adverse effect on the Hayes Historic District. Member Robbie Veurink seconded the motion. The motion passed unanimously.

B. 120 W.12th Str. – new construction
(Board action required)

Chris Houwman, Washington Square
Michael Krych, BKV Group

Chris Houwman, ownership partner for Washington Square Partners LLC, explained his participation in the redevelopment for the south end of Main Avenue, along with the application for new construction of an eight (8) story, mixed-use development project located at the northeast corner of South Main Avenue and West 12th Street in Downtown Sioux Falls. It is also well located in the downtown commercial district, government functions, and Washington Pavilion. Mr. Houwman commented that Washington Square will offer a welcoming and well-designed housing, retail and office option for a prominent urban corner location.

Its position within the urban fabric at the edges of the downtown commercial zone while being directly across from the Washington Pavilion, a significant cultural gathering landmark that makes this location very unique. This mixed use of retail, office, and condos will serve as a gateway to the downtown core and become a landmark building in Sioux Falls.

Michael J Krych, BKV Group, Architect for Washington Square, reviewed project illustrations and details with the Board. Mr. Krych noted that the new development includes 22 dwelling units, 179 parking stalls, 24,000 sq. ft. of office space, and 7,200 sq. ft. of retail space. The main housing lobby is located on Main Avenue and parking is accessed from curb cuts on Main, 12th Street and the alley. Condominium units at Washington Square will be market rate.

Currently, the property contains a surface parking lot. As identified in the Downtown 2025 Plan, the proposed redevelopment works to meet the City's goals of increasing density, providing active storefronts, and providing a warm and welcoming pedestrian experience. Mr. Krych stated the proposed building design fits with the character and vernacular of the downtown area, the river and Falls Park by using Sioux quartzite materials and colors in the building. He expressed the new building design is compatible, but also differentiates from other downtown historic buildings, in a modern sense.

The creation of housing, retail, and office uses, improves the under-utilized site with a high-quality building design and streetscape amenities is an excellent public value as well as a great benefit for the downtown neighborhood. With its location along primary street frontages, the development allows easy vehicular access and is in proximity to Sioux Area Metro Routes.

One of the key elements of the proposed site plan is improving the pedestrian experience at the sidewalk and creating an active streetscape environment. The city's Main Avenue Road Diet components will be incorporated into the adjacent streetscapes for the site. Parking stalls for the retail space will be covered within the planned interior parking area located at-grade and second level while residential parking will be located below-grade. Office parking is located on level 2 and 3. The retail entry will be welcoming along the Main Avenue frontage with vision glass proposed. Retail will wrap the corner for a portion of the 12th Street façade. Public seating and bike racks will be located adjacent to the retail and main housing entrance on Main Avenue to encourage pedestrian and bicycle transit. These elements along with enhanced corner landscaping in keeping with the current downtown standards will improve the overall atmosphere of this intersection.

The materials of the building are a combination of Sioux Quartzite, architectural precast and a smooth panel or standing seam siding at the rooftop club room. The design concept took inspiration from the cascading falls which are a Sioux Falls landmark. Additionally, the building features articulation that adds elements of interest to the overall project. All facades feature integrated terraces, allowing the building elevations to be animated in light and shadow. The terraces will provide ample outdoor space for residents. In addition, a dog run will be provided on the roof for resident with pets to use.

Board members generally expressed their excitement and appreciation about the building design proposal and including the usage of modern, yet compatible architectural design components and materials for this significant mixed-use downtown development.

Board member Gary Conradi commented the eight (8) story building height is massive in the downtown area. Project Architect, Michael Krych, referenced the West 12th Street building elevations in the information packet and replied that the proposed modern building design will be differentiated and contrast from other existing buildings in the area. Mr. Krych indicated their design team is looking at pulling the top floors and building corners back to help reduce the appearance of the building's height and massing. In

addition, the modern store front design on the street level will utilize 14 foot tall, clear glass panels to provide natural light. The streetscape will incorporate artistic elements and sculpture placements, outdoor seating areas, enhanced urban landscaping, and compliment the function of the Main Avenue Road Diet and fast track public investments and improvements along West 12th Street.

There were no further public comments received.

Member Rachael Meyerink made the motion to approve the proposed new construction for Washington Square presented, and as set forth in the Standards for Rehabilitation, and that the project would not have an adverse effect on the Downtown Historic District. Member Gary Conradi seconded the motion. The motion passed unanimously.

4. Other business:

A. CLG Funding Request, due end of March

1. Phillips Ave. walking tour brochure

Diane provided a list of projects for the brochure to Adam and Rachael.

B. Historic preservation Month Activities (May)

1. The BOHP celebrates National Preservation Month in May. National Preservation Month assists the BOHP with the promotion of preservation and history in Sioux Falls. See list below.

Activities:

- **May 3rd** – City Council Meeting 7:00PM
Mayor’s Historic Preservation Award Presentation
May 2016 Historic Preservation Month Proclamation presented
by Mayor Huether to Board Chair
- **May 6th** (First Fridays Downtown) –Walking Tours
 1. East Bank-meet at 8th & RR in front of Josephine’s 5:00PM (Adam Nyhaug)
 2. Dakota & Main Ave’s - meet at SW corner of Pavilion 6:00PM (Rachael Meyerink)Shelly thought she would be available to help with the tour, but is now unable to do so due to a previous obligation.
- **May 11th** – BOHP Monthly Meeting and Workshop to be held at City Hall Commission Room
 1. Listing your Home on the National Register, Liz Almlie 5:30PM
 2. What does it Mean to Live in a Historic District, Liz Almlie 6:30PMInvitations to be sent out to property owners within Historic Districts, Pendar Lane Neighborhood and Realtor’s Association.
- **May TBD** – Building Tour and Workshop (tentative) to be held at The Bakery, 901 N. Main Ave.
 1. Structural Considerations for a Historic Building, Robbie Veurink
 2. Selecting Historic Paint Colors and Gardening, TBD
- **Architectural Features Scavenger Hunt Contest**
Diane has completed putting the photos and description for the scavenger hunt together. It can be added to the city’s website with a news release to invite community participation.

- **Social Media – “This Place Matters” Campaign**
Download and print signage to give out to city employees, council members, residents of historic neighborhoods, Old Courthouse Museum, Women’s History Club, County Historical Society, etc. Photograph individual holding sign in front of historic structures in Sioux Falls and post on facebook or Instagram with the hashtag #thisplacematters and/or #PreservationMonth
<https://savingplaces.org/this-place-matters#.VsZILU32aUk>
 1. Board members felt that taking on the Social Media campaign at this time, may be too time involved and would be more appropriate for a Preservation Month activity in the future.

- **Preservation Topics** – letter to the Editor in the Argus Leader each week in May
Writer’s Group articles about Historic Preservation
 1. Laura Roti, Jennifer Dumke and Rachael Meyerink will confirm if they can provide letters. Both Laura and Jennifer indicated that their letters would be on behalf of the board and not them individually since Laura works as a freelance writer for the Argus and Jennifer cannot compete due to other writing obligations she has.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by Board Member Robbie Veurink and seconded by Board Member Adam Nyhaug. Motion passed unanimously. The meeting adjourned at approximately 5:10 p.m.

The next meeting of the Board of Historic Preservation will be on April 13, 2016, at 4:00 pm in the Commission Room on first floor of City Hall.