

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

DRAFT Meeting Minutes for November 9, 2016

Members Present:

Thomas Keller, Chair
Shelly Sjovold, Vice-Chair
Josh Chilson
Rob Collins
Jennifer Dumke
Rachael Meyerink
Lura Roti
Robbie Veurink

Public in Attendance:

Paul Reynolds, RCM Services
Adam Roach, Community Development

Staff Present:

Diane deKoeper, Board Liaison, Urban Planner
Russ Sorenson, Urban Planner

Members Absent:

Gary Conradi
Cindy Konda

Call to order –Chairperson Tom Keller called the meeting to order at 4:00 p.m., welcomed board members and guests, and gave introductory comments.

1. Approval of the October 12, 2016, Meeting Minutes

Chairperson, Tom Keller, requested a motion to approve the October 12, 2016 meeting minutes. Member Rob Collins made the motion to approve the meeting minutes. Member Rachael Meyerink seconded the motion. The motion passed unanimously.

2. Public input on non-agenda items:

Chairperson, Tom Keller, requested if there was anyone from the public who desired to provide input to the Board on any non-agenda items. There was no citizen input received.

3. New Business:

A. Optics Façade Easement Closeout
(Board information only)

Adam Roach, Community Development

Chairperson, Tom Keller, recused himself from this item, stating that he is a business tenant of the building owner.

(over)

Shelly Sjovold, Vice-Chairperson, presided over this agenda item.

Adam Roach, Community Development, presented completed project information to the board. Project highlights presented include: the existing circa- 1970 storefronts were completely removed. New storefronts complementing the adjacent Carpenter Building were constructed, with clad wood bulkheads, large glass panel and transoms built with aluminum-clad wood framing. Precast architectural concrete veneer panels were used with a stone-like finish to complement the limestone accents on the Carpenter Building and sign panels were created above the tenant spaces. The existing brick piers at each corner of the building were left intact and matching masonry bookend each storefront and continue across the parapet above. Operable awnings are anchored above each storefront. Blade signs with contemporary detailing and simple accent lights complete the design. Photographs depicting project completion were provided.

Board member Rob Collins inquired the anchoring system for the awnings. Diane deKoeper, staff liaison, noted that the awnings are not part of the façade easement.

Board member Lura Roti commented the applicant did a great job to restore the building façade.

No other public comments were received. This item is for Board information only, thus no action taken.

Tom Keller, resumed his chairperson duties for the remainder of the meeting.

B. Pave Façade Easement Closeout
(Board information only)

Adam Roach, Community Development

Adam Roach, Community Development, presented completed project information to the board. Project highlights presented include: The project included the north 2/3 of the building's front façade. The previous EFIS facade was demolished and removed. The windows and walls below the terra cotta were removed. A new wall with windows was constructed to replicate the old Olympia Theatre façade. The corbels were rebuilt and finished with EFIS to replicate terra cotta. A new canopy was anchored with cables to the building to create the historic theatre entrance. Up lighting from the canopy illuminates the corbels. Photograph's depicting project completion were provided.

Board liaison, Diane deKoeper, commented the new building façade turned out very nice. She noted the building is non-contributing within the Downtown Historic District and had inquired with Liz Almlie with the State Historical Society to see if the building could be re-listed as a "contributing" building. Adam Roach commented that he would also speak with the building owner about pursuing the contributing building status.

No other public comments were received. This item is for Board information only, thus no action taken.

Chairperson, Tom Keller, asked if there would be any additional reporting and follow up on the city's façade easement program to the Board. Adam replied that such reporting is done on a bi-annual basis and the next presentation would be at the Board's April 2018 meeting.

C. 123 S. Main Ave. Vestibule Addition
(Board action required)

Paul Reynolds, RCM Services

Paul Reynolds, RCM Services, presented project information to the board.

Historical Information – The Pettigrew and Tate Building is a three story Romanesque Revival style Sioux quartzite building which is already listed on the National Register. The building was originally owned by prominent early settlers Richard F. Pettigrew and Samuel L. Tate. It was home to the offices of many of Pettigrew and Tate’s successful business ventures including the Sioux Falls Stockyards Company, Pettigrew and Tate Real Estate, Loans and mortgage, and the Sioux Falls Street Railway Company. The first two floors of the building housed retail stores and offices and the third floor contained a large fraternal hall.

Project Description of Vestibule - Contractor – An existing lean-to that serves as a secondary exit for the lower level tenants. A portion of the roof needed to be modified for the new structure being added to the west. A structural engineer reviewed the roof and found that it was not structurally sound. The roof was removed and a small structure was built around a new door that would keep out vagrants that had trespassed through the old entrance in the past.

Project Description of Vestibule - Staff – During construction of the approved garage and elevator tower, staff was made aware that the contractor was constructing a vestibule adjacent to the garage that had not been previously reviewed by the BoHP or permitted by Building Services. The applicant is proposing EIFS/stucco for the body of the structure and the existing concrete wall for the base. Standing seam metal will be applied for the roof structure to match the previously reviewed and approved elevator tower addition.

Staff noted that an additional request from the contractor has been received for the Board’s consideration. The owner would now like to enclose the bridge between the new and existing building. Conceptual plans were provided for the Board’s review.

The applicant commented that the building owner wants a secured back entrance into the building noted the “dog house”. Structural design would entail an EFIS surface and standing seam roof with appropriate slopes to blend into the existing and new building construction. The doorway will be a hollow metal door and frame with no glazing.

Board member Rob Collins, presented building project photographs that he had taken on November 9, 2016. He commented that for the building’s west elevation, the EFIS material should be extended to the ground level to cover the exposed concrete on the existing wall. The contractor acknowledged and accepted this suggestion.

Board member Rob Collins also referenced the south building plan elevation and inquired if the new guardrail is code compliant. The applicant indicated the plan is conceptual, and responded the guardrail would be in compliance with building codes. (over)

Board member Lura Roti mentioned the project does not alter the historic significance of the property.

Another board member noted the project is at the rear of the original building, however, has public visibility from the north and south ends of the existing alley.

No other public comments were received.

Board member Rob Collins made a motion to approve the applicant's proposal, and to extending the EFIS material to the ground level on the building's west elevation. He noted the project will not have an adverse effect on the Downtown Historic District as it meets the Standards 1-11, for new construction and additions in historic districts. Member Lura Roti seconded the motion. The motion passed unanimously.

D. Updated BOHP Application Review

Diane deKoeyer

Board liaison, Diane deKoeyer presented the revised application document to the Sioux Falls Board of Historic Preservation. She mentioned the document now incorporates the Board's comments that were made from last month's meeting and would like to begin using the application document for next month's meeting. Diane commented that a review fee pertaining to this application will also be considered for assessment.

After further examination by the Board, Board member Lura Roti recommended that under the section "Submissions / Attachments Checklist", that at the end of the second sentence it read:

Please provide the following items for submission of the specific project: (*Electronic documents are preferred*)

Board member Rob Collins suggested that for Item #7 "Your presence is required for the Board to review your project", be in **bold** type.

Staff acknowledged the recommendations and will incorporate them in the final draft.

4. Other Business:

None.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Rachael Meyerink, and seconded by board member Jennifer Dumke. The motion passed unanimously. The meeting adjourned at approximately 4:55 p.m.

The next meeting of the Board of Historic Preservation will be on December 14, 2016, at 4:00 pm, in the Commission Room on first floor of City Hall.