



Promoting the use and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens of Sioux Falls

**Regular Meeting Minutes for April 8, 2020
Carnegie Town Hall**

Members Present:

Rachael Meyerink
Lynn Remmers
Kathy Renken
Tom Keller (4:45)
Lura Roti (via conference call)
Shelly Sjovold (via conference call)
Alex Halbach (via conference call)
Jennifer Dumke (via conference call)
Pam Cole (via conference call)

Staff Present:

Diane deKoeyer, Staff Liaison

Public in Attendance:

Kyle Raph, CO-OP Architects
Tom Hurlbert, CO-OP Architects (via conference call)
Jeff Scherschligt, Carpenter Hotel Owner
Anne Haber, Carpenter Hotel Owner

Members Absent:

Call to Order and Quorum Determination

Chairperson Rachael Meyerink called the meeting to order at 4:00 p.m.

Welcome and Introductions

Chairperson Rachael Meyerink welcomed Board members and guests and gave introductory comments.

Approval of Regular Agenda

Chairperson Rachael Meyerink requested a motion to approve the regular agenda. Member Lura Roti made the motion to approve the regular agenda. Member Lynn Remmers seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the February 12, 2020 Meeting Minutes

Chairperson Rachael Meyerink requested a motion to approve the February 12, 2020 meeting minutes. Member Alex Halbach made the motion to approve the minutes and Member Lura Roti seconded the motion. The motion to approve the February 12, 2020 meeting minutes passed unanimously.

Public Input on Non-Agenda Items (five-minute period)

None

New Business

A. Rock Island Building
Old Courthouse & Warehouse Historic District
Kyle Raph, CO-OP Architects

Kyle presented information for rehabbing the Rock Island Building. He explained that the original parapet to the building had been rebuilt and the current/newer brick that was replaced had not been painted. The property owners are proposing to wrap the brick band above the storefronts with painted signage at a “pedestrian friendly” scale to accentuate this as a historic feature to the building.

Additionally, tuck pointing brick is required, new awnings, windows will be replaced at select locations and painted greet to match existing, and new stucco at the storefront base.

Following board discussion, Member Remmers made the motion to approve the rehabilitation of the Rock Island Building and that it would not have an adverse effect on the Old Courthouse & Warehouse Historic District. Member Sjovold seconded the motion and the motion passed unanimously by the remaining board members.

- B. Carpenter Hotel, Rooftop Apartment Tom Hurlbert, CO-OP Architects
Downtown Historic District
Property Owners, Jeff Scherschligt and Anne Haber were in attendance via phone.

Tom presented information for the addition of a rooftop apartment on the roof of the Carpenter Hotel. Preservation Briefs for rooftop additions were included with the applicant’s submittal and was consistent with the design proposed including the following:

- Addition is setback one full bay, approximately 18’ from the east parapet of the building which eliminates pedestrian sightlines from ground level across Phillips Ave.
- Pedestrian sightlines from north and south of the Carpenter on Phillips Avenue are minimal based on the side setbacks of the addition to the building.
- The addition is one story in height.
- Proposed exterior material of corten steel contrasts the existing brick of the building, but is harmonious in color and value.

The applicant provided visual examples of corten steel, and rooftop additions in the downtown historic district as part of the submittal.

Following board discussion, Member Halbach made the motion that the addition to the Carpenter Hotel would not have an adverse effect on the Downtown Historic District. Member Dumke seconded the motion and the motion passed unanimously by the remaining board members.

- C. Irving School/Apartments Update Diane
Section 106 Review – MOA Agreement

The MOA has been signed by all parties and Lloyd Construction was issued a demolition permit. The following items are part of the MOA:

- Lloyd has hired Rich Jensen, Dakota Preservation to research the life and work of Harold Spitznagel for projects in Sioux Falls.
- Existing glass block from the school building will be reused in the apartment building at stairwells and an interior hallway.
- Photographs of the existing school interior and exterior.
- Historic marker on completion of the apartment building.
- Original drawings/blueprints of Irving School provided for the state archives.

D. Window Restoration Contractor
Postponed until Fall

Diane

Due to COVID-19 the seminar with David White is postponed until Fall, possibly Saturday October 17. This date will be finalized in the next couple months.

Unfinished Business

A. None

Adjournment

With no further business, the Board of Historic Preservation meeting adjourned at approximately 5:00 pm.