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

4:00 p.m. Wednesday, November 9, 2016
Commission Room, City Hall

REGULAR MEETING AGENDA

Facilitator: Tom Keller, Chair

Call to order

1. Approval of the October 12, 2016 Meeting Minutes (Board action required) Chair

2. Public input on non-agenda items Chair

3. New business:
   A. Optics Façade Easement Closeout (Board information only) Adam Roach, Com. Develop.
   B. Pave Façade Easement Closeout (Board information only) Adam Roach, Com. Develop.
   C. 123 S. Main Ave. Vestibule Addition (Board action required) Paul Reynolds, RCM Services
   D. Updated BOHP Application Review (Board information only) Diane

4. Other business:

Adjournment

The next meeting of the Board of Historic Preservation will be on December 14, 2016. It will be held in the Commission Room on first floor of City Hall.
24:52:07:04. Standards for new construction and additions in historic districts. New construction or additions within a historic district must comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

1. Compatibility of design. Massing, size, and scale of new construction must be compatible with surrounding historic buildings. Overall architectural features of new construction must be of contemporary design which does not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding landscape;

2. Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;

3. Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;

4. Proportion. The relationship between the height and width of new buildings or additions to existing buildings must be similar in proportion to existing historic buildings. The proportion of openings in the facades of new construction or additions must be compatible with similar openings in adjacent historic buildings;

5. Rhythm and scale. The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent historic buildings must be incorporated into the design of new buildings or additions to existing buildings;

6. Materials. Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district;

7. Color. The colors of materials, trim, ornament, and details used in new construction must be similar to those colors on existing historic buildings or must match colors used in previous historical periods for identical features within the historic district;

8. Details and ornament. The details and ornament on new buildings or additions to existing buildings must be of contemporary design that is complementary to those features of similar physical or decorative function on adjacent historic buildings;

9. Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;

10. Setting. The relationship of new buildings or additions to existing buildings must maintain the traditional placement of historic buildings in relation to streets, sidewalks, natural topography, and lot lines; and

11. Landscaping and ground cover. Retaining walls, fences, plants, and other landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Secretary of the Interior’s Standards for Rehabilitation

The Standards for Rehabilitation, a section of the Secretary’s Standards for Historic Preservation Projects, address the most prevalent preservation treatment today, rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of the Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building’s site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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 October 12, 2016

Members Present:
Thomas Keller, Chair
Shelly Sjovold, Vice-Chair
Rob Collins
Gary Conrad
Jennifer Dumke
Rachael Meyerink
Lura Roti
Robbie Veurink

Public in Attendance:
None

Staff Present:
Diane de Koeyer, Board Liaison, Urban Planner
Russ Sorenson, Urban Planner

Members Absent:
Josh Chilson
Cindy Konda

Call to order – Chairperson Tom Keller called the meeting to order at 4:05 p.m., welcomed commissioners, and gave introductory comments.

1. Approval of the September 14, 2016, Meeting Minutes
Chairperson, Tom Keller, requested a motion to approve the September 14, 2016 meeting minutes. Member Gary Conrad made the motion to approve the meeting minutes. Member Shelly Sjovold 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. Cathedral District Expansion
(Board information only)

Lura Roti, Cathedral District

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Board member Lura Roti presented a proposal to expand the Cathedral Historic District. Lura Roti presented a map exhibit to the board members and explained the proposed expansion entails a small contiguous area located to the southwest of the existing Cathedral Historic District. The proposed expansion area would protect the existing integrity of the district. Some of the houses are currently being renovated, while others are neglected. Property owners can do individual listings of their houses into a historic district.

The recent relocation of a new house, referenced as a “Governor’s Home”, located at 120 S Walts Avenue, initiated the idea of expanding the Cathedral Historic District area by the neighborhood.

Diane deKoeyer, remarked the South Dakota “Governor’s Home” Program includes houses that are pre-built by inmates in Springfield, South Dakota. The “Governor’s Home” design accommodates placement on narrow, infill lot configurations in older neighborhoods. The house style has a low pitch roof line so as to allow clearance under the Interstate Bridges when relocating the houses to their destinations across the state. In many instances there is an attached garage built on the street side in front of the house. Front door entrances are located along the side of the house. This particular house design doesn’t fit the character of other homes within historic districts.

Lura Roti commented there are 43 properties within the proposed historic district expansion area. Many of the homes meet the Secretary of the Interior’s Standards integrity standards outlined in Section 11.1. The South Dakota State Historical Society sent letters out to the property owners and conducted a neighborhood meeting. Ten neighbors attended the meeting. Although the neighbors had several questions about their homes being within a historic district, and allowing house renovations, expansion, and new construction, funding and tax credit incentives for historic home renovations, there was no neighborhood opposition expressed at the meeting about expanding the Cathedral Historic District area. It is Lura Roti’s understanding the process and timeline to expand the historic district could take up to one year or longer. The neighbors would like to see the timeline accelerated.

Board Chairperson, Tom Keller, inquired about the possibility of expanding the proposed historic boundary area from mid-block, between Prairie and Trapp Avenue, further north to 8th Street, and west to Trapp Avenue. Some board members indicated that within this particular area several of the existing structures are family residences built between 1905-1915, and many of those are non-contributing now.

Diane deKoeyer commented the South Dakota State Historical Society should have enough information to move forward with their in-house consideration to expand the Cathedral Historic District. Diane requested that if any board members want to send future communications about this district expansion to the South Dakota State Historical Society that such communications be forwarded to her, as staff liaison to the board, as well.
B. Brookings & Sioux Falls HP Application & Submittal Review
   (Board information only)

Diane provided an information packet for the board's consideration that describes the Brookings SD and the Sioux Falls SD Historic Preservation Application form and process. The Sioux Falls application form presented reflects the proposed revisions in red. Board members focused on the form's submissions/attachments checklist. Board Chairperson, Tom Keller, expressed the Brookings SD application seems to require more of a narrative description from the applicant, whereas the Sioux Falls SD application is more specific in the information requested and to be provided by the applicant.

Board member, Rob Collins suggested that on the application form, item #2 of the submissions/attachments checklist include additional wording that, “photographs be provided by the applicant that depict adjacent structures and their front yard setbacks to the street; and for item #3 site plan submittal be to scale; and in the situation whereby there is a proposed front addition to the house, that the applicant provide something to describe front setback distance of the addition to the street.

Board member, Gary Conradi, asked if the color of materials can be addressed by the applicant. Diane deKoeyer, staff liaison, reminded the board that when the representatives from the South Dakota Historic Preservation Office presented at the August 2016 meeting, they commented that material colors are not to be taken into account. Diane deKoeyer also mentioned that consideration be given to recommending the incorporation of an application fee.

Board members voiced their general acceptance, and sincere appreciation of the recommended revisions to the application form, as recommended by city staff. Diane deKoeyer acknowledged the board members meeting comments and stated that she will incorporate them into the next draft version of the application form, for the board's final review and action.

C. Educational flyer to all property owners in historic districts
   Information will be provided at the board meeting
   (Board information only)

In continuing efforts to educate Sioux Falls property owners within historic districts, the board is excited to conduct an extensive outreach campaign to further instill resident owner pride, inform current and potential owners about the significance and benefits of residing within a historic district, and educate citizens about the Secretary of the Interior’s applicable standards and the city’s review process for rehabilitation, new construction, and additions in historic districts.

Diane deKoeyer, presented information materials for the board's review and comments. She mentioned that a cover letter, along with an informative brochure of the affected historic district, would be drafted and sent to every property owner within an existing historic district. Project funding received from the South Dakota Historic Preservation Office would be utilized.

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Robbie Veurink left the meeting at 4:44 pm.

Lura Roti, mentioned that the final promotional product for historic districts could be included in various community and neighborhood welcome wagon kits.

Board members generally expressed their enthusiastic support for this project and sincere appreciation to staff for jump starting a historic district informational campaign.

Tom Keller, Board Chairman, expressed his gratitude to all the board members and staff for their willingness and tremendous efforts to perfect and promote a local review process - one that adds efficiency, consistency, educational and preservation value. He exclaimed his volunteer service and this preservation movement is inspiring to him.

4. Other Business:
   None.

Adjournment - A motion to adjourn the Board of Historic Preservation meeting was made by board member Lura Roti, and seconded by board member Jennifer Dumke. The motion passed unanimously. The meeting adjourned at approximately 4:50 p.m.

The next meeting of the Board of Historic Preservation will be on November 9, 2016, at 4:00 pm, in the Commission Room on first floor of City Hall.
Historic Façade Easement Program

City of Sioux Falls Façade Easement Program

The Sioux Falls Façade Easement Program promotes the City's goals of economic development, revitalization, and historic preservation in the core of the city. Through the program, the owner of a participating building agrees to make approved improvements to the building façade(s) and transfer to the City an easement on the character-defining façade. The program is designed to provide maximum opportunities for development while enhancing the aesthetic appeal of buildings in the core of the city by providing resources to assist in revitalizing the appearance of significant buildings.

Program Guidelines

The Façade Easement Program is a discretionary program administered by Sioux Falls Community Development. The decision to make any award of façade easement funds rests with the Mayor at his discretion. Economic impact, historic preservation, neighborhood revitalization, proposed use, aesthetics, and strength of proposal are factors that may affect the selection of projects. Any invitation to participate in the program will follow the subsequent guidelines. The City may add additional provisions as part of any award offer.

General Guidelines

- Buildings participating in the program must be within the City of Sioux Falls' Façade Easement Program area seen on page 5.

- The actual costs of restoring the façade will be used in determining the purchase price of the easement. There is a maximum award allowed per building. The following factors apply in determining the maximum purchase price:
  - The standard maximum award per building is 80 percent of the eligible project costs and capped at $80,000.
  - The maximum award for buildings on the National Register of Historic Places is 100 percent of the eligible project costs with a maximum award of $100,000.
  - Any award cap may be increased by up to $25,000 for buildings on corner lots and with two prominent facades for funding the restoration of both facades.

- The purchase of the easement and transfer of funds occur after the project has been completed and verified by the City.

- Prior to final closeout and execution of the easement agreement and payment, at least 50 percent of the building's interior space must be certified for occupancy by the City's Building Services Division.

- Buildings on the National Register of Historic Places must meet the preservation standards established by the National Park Service.
**Eligible/Noneligible Project Costs.** In determining eligible project costs and a purchase price, the following columns signify eligibility of costs within the program:

<table>
<thead>
<tr>
<th>Eligible Costs</th>
<th>Noneligible Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Repair, replacement, or preservation of historically significant façade details.</td>
<td>• Demolition of existing façade.</td>
</tr>
<tr>
<td>• Masonry cleaning.</td>
<td>• Fees and taxes (design, permits, and sales tax).</td>
</tr>
<tr>
<td>• Replication of historic awnings or canopies.</td>
<td>• Contingency costs.</td>
</tr>
<tr>
<td></td>
<td>• Electrical costs.</td>
</tr>
<tr>
<td></td>
<td>• Signage.</td>
</tr>
<tr>
<td></td>
<td>• Shelters, decking, and patios.</td>
</tr>
<tr>
<td></td>
<td>• Walkways, stairways, and ramps.</td>
</tr>
</tbody>
</table>

Note: Items not listed as noneligible may be eligible upon approval by the City.

**Application and Award Process**

- Applications submitted by April 15, 2013, will receive priority consideration, although applications will be accepted throughout the year.

- The current property owner or the owner’s authorized agent must submit the application and necessary supporting documentation.

- After receiving input from staff and relevant boards/committees including the Downtown Sioux Falls Design Review Board and the Board of Historic Preservation, the Mayor will make any final decision to award a project.

- Awards may be given throughout the program year and awardees of the Façade Program will be formally notified.

- Projects not awarded will receive formal notification, and submitted applications will be considered for future funding as the program allows.
Historic Façade Easement Program

City of Sioux Falls Façade Easement
Program Application

Address of Property: 225-227 South Phillips Avenue
Legal Description of Property: LOT 12 BLK 17 J L PHILLIPS ADDN TO CITY OF SIOUX FALLS
Year Structure Built: 1969
Property Owner: Carpenter Building, LLC
Email: pendarproperty@gmail.com
Phone Number: 605-351-8306

Applicant/Point of Contact
Name: Koch Hazard Architects
Address: 431 North Phillips Avenue
Email: kthompson@kochhazard.com
Phone Number: 605-782-8731

What is the total cost of the façade restoration project? $ 90,000
What is the amount of reimbursement requested for the façade project? (Keep in mind eligible expenses and program maximums.) $ 78,000
If the façade restoration is part of a larger building project, including interior renovation or site work, what is the total project construction cost? $ 750,000
What is the anticipated appraisal value of the entire property at the conclusion of the project? INCLUDES CARPENTER BUILDING $ 4,500,000
Provide a brief description of all proposed work to the exterior of the building (specifically detail façade restoration): 1,200 characters maximum.

| The existing circa-1970 storefronts will be completely removed. New storefronts complementing the adjacent Carpenter Building will be constructed, with clad wood bulkheads, large glass panels and transoms built with aluminum-clad wood framing. Precast architectural concrete veneer panels will be used with a stone-like finish to complement the limestone accents on the Carpenter Building and create sign panels above the tenant spaces. The existing brick piers at each corner of the building will be left intact and matching masonry will bookend each storefront and continue across the parapet above. Operable awnings are planned above each storefront. Blade signs with contemporary detailing and simple accent lights will complete the design. |

Provide a brief description of any other changes to the entire building and site including interior renovations and other improvements: 350 characters maximum.

| A roof deck is planned for this building, with access from the Carpenter Building. A simple guardrail will be installed behind the parapet with glass or steel cable construction for minimal visual impact. Interior renovations for this building and the Carpenter Building are still in development. |

Provide a narrative on the benefit of this project as it relates to overall economic impact, historic preservation, neighborhood revitalization, proposed use of building, and aesthetics. 800 characters maximum.

| This project will replace one of the last non-contextual storefronts on this block of Phillips Avenue with a complementary design that reinforces the historic streetscape. The project will increase the property value and relative prominence of the retail tenant space to further strengthen the core of downtown Sioux Falls. |

Is the building on, or proposed to be on, the National Register of Historic Places? NON-CONTRIBUTING TO THE DISTRICT

| Yes □  No ☒ |

Required Supporting Documentation

Where additional supporting documentation is needed, submittal of one paper and one electronic file is required.

- Provide a detailed description of exterior changes including materials, colors, and dimensions. SEE ABOVE.
- Other noteworthy changes. N/A
- Proposed renovation building renderings and elevations. ATTACHED.
• Current and historic photos of the building—specifically the character defining façade. Multiple photos are encouraged. ATTACHED.

• Project budget including the entire project (general expenses) and façade project (bona fide estimates or quotes must be detailed to determine eligible and noneligible costs). ATTACHED.

• Project timeline. CONSTRUCTION FROM SUMMER 2015- SPRING 2016

• General information on project financing or other such information showing feasibility of overall project. FINANCING INFORMATION AVAILABLE UPON REQUEST.

• Detailed conformance of the project is applicable to Downtown Design Guidelines, National Parks Service Standards for Preservation, and other applicable standards.

• Floor plans—current and proposed. Historic plans are requested, if available. NO SIGNIFICANT CHANGE, PLANS CAN BE DRAFTED UPON REQUEST.

Signature of property owner/representative: _______________________________

Submit completed application to: Sioux Falls Community Development
224 West Ninth Street
P.O. Box 7402
Sioux Falls, SD 57117-7402
## Carpenter Building Annex/ #15C5

**Gross Square Feet**

<table>
<thead>
<tr>
<th>4.0 EXTERIOR CLOSURE</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>UNIT $</th>
<th>TOTAL $</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural Precast Concrete Panel</td>
<td>s.f.</td>
<td>100</td>
<td>35</td>
<td>3,500</td>
<td>Limestone finish</td>
</tr>
<tr>
<td>Architectural Precast coping</td>
<td>l.f.</td>
<td>40</td>
<td>50</td>
<td>2,400</td>
<td></td>
</tr>
<tr>
<td>Brick veneer/ metal studs/ Insulation</td>
<td>s.f.</td>
<td>200</td>
<td>28</td>
<td>5,600</td>
<td></td>
</tr>
<tr>
<td>Brick Tuckpointing</td>
<td>s.f.</td>
<td>0</td>
<td>5</td>
<td>0</td>
<td>Grey mortar</td>
</tr>
<tr>
<td>Exterior soffit</td>
<td>s.f.</td>
<td>40</td>
<td>35</td>
<td>1,400</td>
<td></td>
</tr>
<tr>
<td>Store Front- Aluminum Clad Wood</td>
<td>s.f.</td>
<td>500</td>
<td>70.00</td>
<td>35,000</td>
<td>over entry etc.</td>
</tr>
<tr>
<td>Doors, Glass</td>
<td>each</td>
<td>2</td>
<td>2,000.00</td>
<td>4,000</td>
<td></td>
</tr>
<tr>
<td>Awnings (Operable)</td>
<td>each</td>
<td>2</td>
<td>3,000.00</td>
<td>6,000</td>
<td></td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$89,400</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Cost per gross square feet**

- **$89,400**

**SUB-TOTAL DEMOLITION & BUILDING CONSTRUCTION**

- **$89,400**

| OH & P                                    | 15%  | $89,400 | 13,410 |
| Excise Tax                                | 2.04% | $102,610 | 2,057  |
| Contingency                               | 10%  | $104,907 | 10,491 |

**TOTAL DEMOLITION & BUILDING CONSTRUCTION**

- **$115,398**
Holmvik Family photographic album filled with photos of various unidentified people around Sioux Falls. The people are posed by the falls, on Phillips Ave., by the fire station at 9th and Minnesota, post office, on a picnic, and in a garden. There are also photos of an unidentified parade. The photo album itself is black with gold lettering and is held together with a black string. One of the loose photos tucked in the middle of the album has been identified as Florence Hunter. Her name is written in pencil on the back.

Black construction paper pages. Pat. date 1913

Notes: Old Description:

ALBUM, PHOTOGRAPH, HOLMVIK FAMILY PHOTO ALBUM FILLED WITH PHOTOS OF VARIOUS UNIDENTIFIED PEOPLE AROUND SIOUX FALLS. THE PEOPLE ARE POSED BY THE FALLS, ON PHILLIPS AVE, BY THE FIRE STATION AT 9TH AND MINNESOTA, POST OFFICE, ON A PICNIC, AND IN A GARDEN. THERE ARE ALSO PHOTOS OF AN UNIDENTIFIED PARADE. THE PHOTO ALBUM ITSELF IS BLACK WITH GOLD LETTERING AND IS HELD TOGETHER WITH A BLACK STRING.

Notes:

POSTCARD, CARPENTER HOTEL COLOR POSTCARD OF THE HOTEL CARPENTER. THE CAPTION ON THE CARD READS, "A HOTEL THAT MAKES GOOD ITS PROMISE OF COURTESY, CLEANLINESS AND SERVICE." CARD OPENS UP AND HAS REPRODUCED TWO LETTER STATING HOW NICE AND CLEAN THE HOTEL IS.

Notes:
POSTCARD, CARPENTER HOTEL
COLOR POSTCARD OF THE CARPENTER "FIRE PROOF" HOTEL.

Notes:

1981.047.00099  Postcard
Source: Hall-Patten, Mark
Date CA 1915  Year Range 0 - 0
Home Location CHT C 11 B 4  Status

PHOTO, CARPENTER HOTEL.
CARPENTER HOTEL WAS COMPLETED IN 1912 ON THE WEST SIDE OF PHILLIPS AVENUE. COPY.

Notes:

1987.014.00012  Print, Photographic
Source: Found in the Collections, Photographs
Date CA 1883  Year Range 0 - 0
Home Location CHT C 11 B 4  Status

A black and white photographic copy print of F. T. Williams Piano Company located at 227 South Phillips Avenue. The photographs shows new pianos in crates in front of the business. There are delivery wagons in the front.

Notes:

1987.038.00002  Print, Photographic
Source: Shultz, Dorothy
Date CA 1915  Year Range 0 - 0
Home Location CFT C 11 B 9  Status

PHOTO, WILLIAMS PIANO COMPANY NEW PIANOS IN CRATES IN FRONT OF WILLIAMS PIANO CO.
DELIVERY WAGON IN FRONT.
POSTCARD, CARPENTER HOTEL
CARPENTER HOTEL ON PHILLIPS AVE. IN SIOUX FALLS WAS BUILT IN 1912.

Notes:

1994.035.00004  Postcard
Source: Holien, Evellyn
Date CA. 1920  Year Range: 0 - 0
Home Location CH T C 11 B 4  Status

PHOTO, CARPENTER HOTEL
CARPENTER HOTEL ON WEST SIDE OF PHILLIPS AVE. BETWEEN 10TH AND 11TH STREET, IN SIOUX FALLS. COPY

Notes:

1995.001.00370  Print, Photographic
Source: Found in the Collections
Date CA 1930  Year Range: 0 - 0
Home Location CH T C 11 B 4  Status

POSTCARD, PHILLIPS AVE LOOKING NORTH COLORIZED POSTCARD OF PHILLIPS AVENUE LOOKING NORTH FROM TENTH STREET. CARS LINE THE STREET AND VISIBLE BUILDINGS INCLUDE THE CARPENTER HOTEL, ROUNDS TAILORING, THE BEE Hive, etc. CARD IS UNUSED.

Notes:

2003.034.00003  Postcard
Source: Breu, Julie
Date CA 1920  Year Range: 0 - 0
Home Location CH  Status
The Wednesday, March 30, 1927 issue of The Daily Argus-Leader. This was the 42nd Anniversary Edition. Part 'A' is the Pioneer Section. The front page of this section has various photographs of the newspapers offices and production rooms. There are also photographic images of Bacon C. Dow and Charles M. Day, manager and editor of the newspaper. There are various advertisements from local companies celebrating their histories. Most of the stories are about local organizations or events.

Part 'B' is a section Dedicated to the Automobile. This section has an image of a caveman and various types of transportation and skyscrapers. There are advertisements for many automobile companies and stories about local organizations.

Notes:

Illustrative postcard. The drawing is of the Boyce-Greeley Building and the Carpenter Hotel, and is looking southeast from the corner of 11th and Phillips. The buildings are rust-colored with white window shades and awnings. The Carpenter Hotel is in the background to the right (south). There are two old automobiles, one green and one gold, in front of the Boyce-Greeley Building. The background is blue sky with a few wispy white clouds. In the upper left corner, "10038, Boyce-Greeley Bldg. and Carpenter Hotel, Sioux Falls, S.D." in italic rust-colored font. The back of the postcard is divided n the left side near the center by a vertical line. "Post Card" reads to the right of the line near the top in embellished, shadowed font and surrounded by an illustration. Below "Post Card" reads "THIS SIDE FOR THE ADDRESS" in small font.

Notes:

Color photographic postcard. The photograph is of the Sheraton-Carpenter Hotel, looking northeast on Phillips Avenue. The building is five stories high and a pink brick color. A large sign near the back of the roof reads "SHERATON-CARPENTER" in large red letters. The hotel has a marquee that says "Welcome". Other businesses shown in the photo are (from left to right) Kanny Barger, Braniff International Flights, and Bar Omar (? - the sign is hard to read). There are 50s-era cars parked at meters on the street, and a man is underneath the marquee. On the back, a paragraph describes the hotel in the upper left corner. It has not been written on.

Notes:
Illustrative color postcard. The drawing is of the Carpenter Hotel, looking northeast from across the street on Phillips Avenue. The building is brick with white trimmings. A large sign on the north side of the building denotes The Carpenter and that it is "FIRE-PROOF". There is an old automobile parked out front. A caption in the upper left corner reads "Hotel Carpenter, Sioux Falls, S.D." The back of the postcard has been written on in scrawling pencil cursive, reading "Hello Frank. How are you? I am fine wishing same of you! Well old boy I am back to S. Dakota. I wanted to write to you many times but never got to it. I will write to you some time, from Bert Bauer". It is addressed to "Mr. Frank Schreier, Mauston Wis". A black ink stamp indicates the postcard was sent on June 26th, 1920.

<table>
<thead>
<tr>
<th>2010.006.00071</th>
<th>Postcard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source:</strong> Nelsen, Warren</td>
<td><strong>Date:</strong> June 26th, 1920</td>
</tr>
<tr>
<td><strong>Home Location CH</strong></td>
<td><strong>Status</strong></td>
</tr>
</tbody>
</table>

Illustrative color postcard. The drawing is of the Carpenter Hotel and the view is from across Phillips Ave, looking southeast. The building is a red brick color with white trimmings. An old green automobile sits out front, and in the first-floor window on the right side, white lettering reads "Hotel Carpenter Buffet". The "C" in Carpenter is large and sweeping, containing all the words within. A caption across the top reads, in red italic font, "10043. Carpenter Hotel, Sioux Falls, S.D." The postcard has not been written on.

<table>
<thead>
<tr>
<th>2010.006.00072</th>
<th>Postcard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Source:</strong> Nelsen, Warren</td>
<td><strong>Date:</strong> ca. 1920</td>
</tr>
<tr>
<td><strong>Home Location CH</strong></td>
<td><strong>Status</strong></td>
</tr>
</tbody>
</table>
Historic façade Easement Program

City of Sioux Falls Façade Easement Program

The Sioux Falls Façade Easement Program promotes the City’s goals of economic development, revitalization, and historic preservation in the core of the city. Through the program, the owner of a participating building agrees to make approved improvements to the building façade(s) and transfer to the City an easement on the character-defining façade. The program is designed to provide maximum opportunities for development while enhancing the aesthetic appeal of buildings in the core of the city by providing resources to assist in revitalizing the appearance of significant buildings.

Program Guidelines

The Façade Easement Program is a discretionary program administered by Sioux Falls Community Development. The decision to make any award of Façade Easement funds rests with the Mayor at his discretion. Economic impact, historic preservation, neighborhood revitalization, proposed use, aesthetics, and strength of proposal are factors that may affect the selection of projects. Any invitation to participate in the program will follow the subsequent guidelines. The City may add additional provisions as part of any award offer.

General Guidelines

- Buildings participating in the program must be within the City of Sioux Falls' Façade Easement Program area seen on page 5.

- The actual costs of restoring the façade will be used in determining the purchase price of the easement. There is a maximum award allowed per building. The following factors apply in determining the maximum purchase price:

  - The standard maximum award per building is 80 percent of the eligible project costs and capped at $80,000.

  - The maximum award for buildings on the National Register of Historic Places is 100 percent of the eligible project costs with a maximum award of $100,000.

  - Any award cap may be increased by up to $25,000 for buildings on corner lots and with two prominent facades for funding the restoration of both facades.

- The purchase of the easement and transfer of funds occur after the project has been completed and verified by the City.

- Prior to final closeout and execution of the easement agreement and payment, at least 50 percent of the building’s interior space must be certified for occupancy by the City’s Building Services Division.

- Buildings on the National Register of Historic Places must meet the preservation standards established by the National Park Service.
**Eligible/Noneligible Project Costs.** In determining eligible project costs and a purchase price, the following columns signify eligibility of costs within the program:

<table>
<thead>
<tr>
<th>Eligible Costs</th>
<th>Noneligible Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Repair, replacement, or preservation of historically significant façade details.</td>
<td>• Demolition of existing façade.</td>
</tr>
<tr>
<td>• Masonry cleaning.</td>
<td>• Fees and taxes (design, permits, and sales tax).</td>
</tr>
<tr>
<td>• Replication of historic awnings or canopies.</td>
<td>• Contingency costs.</td>
</tr>
<tr>
<td></td>
<td>• Electrical costs.</td>
</tr>
<tr>
<td></td>
<td>• Signage.</td>
</tr>
<tr>
<td></td>
<td>• Shelters, decking, and patios.</td>
</tr>
<tr>
<td></td>
<td>• Walkways, stairways, and ramps.</td>
</tr>
</tbody>
</table>

Note: Items not listed as noneligible may be eligible upon approval by the City.

**Application and Award Process**

- Applications submitted by April 15, 2013, will receive priority consideration, although applications will be accepted throughout the year.

- The current property owner or the owner's authorized agent must submit the application and necessary supporting documentation.

- After receiving input from staff and relevant boards/committees including the Downtown Sioux Falls Design Review Board and the Board of Historic Preservation, the Mayor will make any final decision to award a project.

- Awards may be given throughout the program year and awardees of the façade Program will be formally notified.

- Projects not awarded will receive formal notification, and submitted applications will be considered for future funding as the program allows.
Historic Façade Easement Program

City of Sioux Falls Façade Easement Program Application

Address of Property: 130 South Phillips Avenue

Legal Description of Property: LOT 8 BLK 21 J L PHILLIPS ADDN TO CITY OF SIOUX FALLS

Year Structure Built: 1914

Property Owner: Olympia Real Estate Holdings, LLC

Email: ahultgren@legacy-developments.com

Phone Number: 605-413-4397

Applicant/Point of Contact

Name: Aaron Hultgren

Address: 402 West 9th Street, Sioux Falls, SD 57104

Email: ahultgren@legacy-developments.com

Phone Number: 605-413-4397

What is the total cost of the façade restoration project? $133,217.68

What is the amount of reimbursement requested for the façade project? (Keep in mind eligible expenses and program maximums.) $100,000.00

If the façade restoration is part of a larger building project, including interior renovation or site work, what is the total project construction cost? $2,000,000.00

What is the anticipated appraisal value of the entire property at the conclusion of the project? $4,500,000.00
Provide a brief description of all proposed work to the exterior of the building (specifically detail façade restoration): **1,200 characters maximum.**

The existing Efis exterior will be demolition and removed. The current windows and walls to below the Terra Cotta to be removed. Build a new wall and windows to replicate the old Olympia Theatre façade. Window's below terra cota will be aluminum store front style winows with an aluminum doo'. Rebuild the corbines and coat with an Efis that will replact Terra Cota. Mount and hang a new over-hang to create that Theatre look that once existed. Uplighting from the overhang to illuminate the corbines. Steal cables will hang from the building to support overhang. Glazed glass to replicate lead windows below Terra Cota.

Provide a brief description of any other changes to the entire building and site including interior renovations and other improvements: **350 characters maximum.**

Completely demolition all interior walls, remove drop ceiling to bring ceiling height back up the the original height, remove raised floors, drywall, expose brick exterior walls. Update plumbing, electrical, HVAC, sprinkler system and alarm. To include adding an elevator for access to both levels.

Provide a narrative on the benefit of this project as it relates to overall economic impact, historic preservation, neighborhood revitalization, proposed use of building, and aesthetics. **800 characters maximum.**

The benefit of this project is to number one, improve the aesthetics of Phillips Avenue and give new life to this underutilized building. A significant increase in tax valuation will be noticed with the complete rehab including new commerce and foot traffic added to the downtown. The user will be a restaurant and bar they will employee over 100 people utilizing both floors of the structure.

Is the building on, or proposed to be on, the National Register of Historic Places? Yes ☐ No ☒

**Required Supporting Documentation**

Where additional supporting documentation is needed, submittal of one paper and one electronic file is required.

- Provide a detailed description of exterior changes including materials, colors, and dimensions.
- Other noteworthy changes.
- Proposed renovation building renderings and elevations.
- Current and historic photos of the building—specifically the character defining façade. Multiple photos are encouraged.
- Project budget including the entire project (general expenses) and façade project (bona fide estimates or quotes must be detailed to determine eligible and noneligible costs).
- Project timeline.
- General information on project financing or other such information showing feasibility of overall project.
- Detailed conformance of the project is applicable to Downtown Design Guidelines, National Parks Service Standards for Preservation, and other applicable standards.
- Floor plans—current and proposed. Historic plans are requested, if available.

Signature of property owner/representative: [Signature]

Submit completed application to: Sioux Falls Community Development
224 West Ninth Street
P.O. Box 7402
Sioux Falls, SD 57117-7402
SIoux Falls Board of Historic Preservation

Project Review - November 9th, 2016

Property Address 123 So. Main Ave., Pettigrew and Tate Building
Property Owner Rob Everest
Historic District Downtown Historic District
Year Built 1888
Category Contributing

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.

Members should review the attached per 24:52:07 Standards for new construction and additions in historic districts, specifically
- Compatibility of design;
- (6) Materials;
- (7) Color;
- (8) Details and ornament

Project Representative - Paul Reynolds, RCM Services

Neighbor Notification - No

Board Action - Required

Photos - See attached
West Façade – prior to construction.

West Façade – in progress construction. Addition of gable-end vestibule, not previously reviewed or approved by BoHP.

Northwest View – in progress construction. Addition of gable end vestibule, not previously reviewed by BoHP.
Application to the Sioux Falls Board of Historic Preservation (BOHP)  
City of Sioux Falls

Both City Ordinance (Chapter 151) and State Statute (Section 1-19.A-11.1) require certain structural projects undertaken on historic properties and in historic districts be reviewed by the Sioux Falls Board of Historic Preservation. Please fill in the information below regarding your request to have an item heard and reviewed at the regular monthly meeting of the Board. The Board meets the second Wednesday of each month at City Hall at 4 p.m. Requests for action must be submitted to the Board liaison, Planning Office at City Hall, 224 West Ninth Street, by 5 p.m. by the first Wednesday of each month to guarantee placement on that month's meeting agenda.

Submissions/Attachments Checklist:

The inclusion of pertinent information regarding the proposal will assist the Board in taking a precise and timely action on the project. Please provide the following items for submission of the specific project.

Electronic documents are preferred.

1. Photographs of the existing structure (all elevations).
2. Photographs of adjacent structures that include elevations and front yard setbacks to the street.
3. A scaled site plan. If an addition is proposed to the front of the house, the setback dimension of the addition to the street must be provided.
4. Drawings of all impacted elevations showing existing and proposed materials, size, and placement of architectural features.
5. Description of existing and proposed materials for any changes to the exterior of the building not previously noted.
6. Other information as may be helpful in clarifying the project and impacts.
7. Your presence is required for the Board to review your project.

Name of Property Owner: ________________________________

Address of Property for Request: ________________________________

Property Use: (Residential/Apartments/Commercial/Other) ________________________________

Name of Contractor/Project Representative: ________________________________

Email Address: ________________________________ Phone Number ________________________________

What best describes this submittal (mark all that apply)?

☐ Exterior Building(s) Permit ☐ Building Moving Permit ☐ Demolition Permit
☐ Advice of the Board ☐ Other Review (describe)
Briefly describe this project (attach additional information as necessary).

Projects that may significantly change the features of a historic building are encouraged to be
designed by a design professional. Has a design professional been consulted on this project?
☐ Yes    ☐ No

If yes, please list the individual/firm and attach relevant input.

If you have been in contact with anyone at the State Historic Preservation Office (SHPO) about
this project, list the primary contact and any input received from the SHPO.

**NOTE:** If the application submission/attachments noted in the checklist are not provided in full
by the first Wednesday of the month at 5 p.m. prior to the BOHP meeting, the review may be
delayed to the following month's board meeting. If you have any questions, please call
367-8889.

Applicant's Signature

Date

Owner's Signature

Date

Staff Use Only

Date Received: ___________________________

Scheduled Meeting Date: ___________________

Received By: ____________________________

Board Action: __________________________