Board of Historic Preservation

Wednesday, April 8
4:00 pm
Carnegie Town Hall
235 West Tenth Street
Sioux Falls, SD

MEETING ASSISTANCE. Upon request, accommodations for meetings will be provided for persons with disabilities. Please contact the Human Relations office, located on first floor of City Hall, 224 West Ninth Street, Sioux Falls, SD, at 367-8745 (voice) or 367-7039 (TDD) 48 hours in advance of the meeting.

AGENDA

Rachael Meyerink, Board Chair
Shelly Sjovold, Board Vice Chair
Diane deKoeyer, Neighborhood & Preservation Planner

CALL TO ORDER & QUORUM DETERMINATION

WELCOME & INTRODUCTIONS

APPROVAL OF REGULAR AGENDA

APPROVAL OF 2/12/2020 MEETING MINUTES

PUBLIC INPUT ON NON-AGENDA ITEMS
(5-minute comment period per individual)

NEW BUSINESS

A. Rock Island Building
   Old Courthouse & Warehouse Historic District
   (board action required)

B. Carpenter Hotel - Rooftop Apartment
   Downtown Historic District
   (board action required)

C. Irving School / Apartments
   Section 106 Review - MOA Completed

D. Window Restoration Contractor, May 16
   Postponed to Fall

UNFINISHED BUSINESS

A. None

ADJOURNMENT
Regular Meeting Minutes for February 12, 2020

Members Present:
Rachael Meyerink
Lura Roti
Shelly Sjovold
Lynn Remmers
Alex Halbach

Staff Present:
Diane deKoeyer, Neighborhood & Preservation Planner, Staff Liaison

Public in Attendance:
Robbie Veurink, ME
Keith Thompson, KH Architects

Members Absent:
Kathy Renken
Tom Keller
Jennifer Dumke
Pam Cole

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 Pam Cole seconded the motion. The motion to approve the regular agenda passed unanimously.

Approval of the January 12, 2020 Meeting Minutes
Chairperson Rachael Meyerink requested a motion to approve the January 12, 2020 meeting minutes. Diane stated that she would add the note that Member Halbach tried to call into the meeting, but due to technology challenges at City Center, was unable to. Member Lura Roti made the motion to approve the minutes as noted and Member Alex Halbach seconded the motion. The motion to approve the January 12, 2020, meeting minutes passed unanimously.

Public Input on Non-Agenda Items (five-minute period)
None

New Business
A. Carnegie Ramp
   Downtown Historic District & NR Listing
   Robbie Veurink, ME
   Keith Thompson, KH Architects
At the request of the City, the existing ADA ramp at the Carnegie Town Hall is structurally deficient and in need of replacement with a new steel and galvanized finish. The existing railing no longer meets building code and the concrete where the railings are connected are deteriorating after approximately thirty years.

The ramp will meet ADA and the new stairs will be compliant with current building code. Existing steel railings will be replaced with galvanized metal to minimize rust and corrosion from salt. A grate system will be used at the stairs and ramp with exception of the last 9 feet of the ramp which will be constructed of concrete. The grate system will allow for exposure to the quartzite building and natural light into the lower level windows.

Discussion and comments were the following:
- Black painted railings were preferred so the stairs and ramp were less obvious, but due to maintenance of painted surfaces, this wasn’t desirable.
- Ice and snow can also build-up on the grate system and can become quite slippery, but is still an advantage over the ice and snow build-up on concrete.

Robbie stated that the project would bid in approximately two months for spring/summer construction.

Member Halbach made the motion to approve the reconstruction of the stairs and ramp at the Carnegie and that it would not have an adverse effect on the historic district. Member Roti seconded the motion and the motion passed unanimously by the remaining board members.

B. Irving School/Apartments – Section 106 Review
Diane explained that even though the Irving School is not listed on the National Register, it would be eligible. Section 106 of the National Historic Preservation Act of 1966 ensures that federal agencies take preservation values into consideration when they propose a project that may affect historic properties. Due to HUD and SDHA funding for the Irving Apartment, they are required to stop and look at the consequences the project could have on the existing historically significant project. The Section 106 review requires a property owner to prevent, minimize or mitigate the adverse effects of demolishing the Irving School. The proposed MOA will include mitigation of the project with the following:
- Photographic Documentation of the building
- Existing Record Search and Reproduction
- Multiple Property Listing Document
- Historic Marker
- Design of New Irving Center Apartments to include existing glass block

C. Window Restoration Contractor – May Preservation Month Activity
The BoHP will host a seminar by David White out of Omaha to teach attendees about restoring wood windows for historic homes. The seminar is scheduled for Saturday, May 16 at the Women’s History Club from 9:00am to 1:00pm. Space will be limited and a sign-up will be available when the consultant is finalized.
Unfinished Business
 A. Endangered Site List
   The board is interested in speaking with the East Side Presbyterian Church since they
   had expressed interest in listing their property on the National Register.
   Shelly continues to research Ward Whitwam and the board has interest in nominating
   his original office at 600 N. West Ave. The owner of the property is related to Diane’s
   neighbor and she will do some checking to see if the owner would be interested in
   listing the property to the National Register.
 B. Administratively Approved Projects
   See the attached list in the agenda packet.
   Reviews were updated since the January 2020 meeting.

Adjournment
With no further business, the Board of Historic Preservation meeting adjourned at
approximately 5:04 pm.
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 historic 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 archeological 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.
The project consists of the painting of the storefront and signage of the west and south facades.

- Description as to why you’re moving the signage from the parapet shown in the 1920’s photo to above the storefront windows on the west façade? Your note says it’s based on historical signage. Can you provide that image/information? The original parapet/cornice has been rebuilt over the years. The newer, current, modified parapet brick is not painted. However, the south façade, along 7th Avenue was historically painted at the lower level (See application). The brick band along Phillips above the storefront is currently painted a greenish/tan. Removing this paint is extremely hard on the soft brick. The intent is to wrap the look of the original south façade signage around to the west façade where the brick is already painted. We believe this will be an aesthetically appropriate solution as well as a historically reasonable solution. The building currently has nominal architectural features but by adding the historical name to the building along Phillips – at a pedestrian friendly scale – we can bring some of the historical value of the building to life.
National Register Description

This is a three-story, rectangular shaped, 66’ x 132’ brick and stone Commercial Style building with a flat roof. The street facing (west and south) facades are constructed from a cream colored brick. The foundation and non-street-facing walls are built from coursed quartzite rubble that is pinkish-purple in color. The building’s storefront spans the west façade and part of the south façade. The primary (west) façade has four bays, three storefront display windows and a recessed corner entrance. The large display windows have iron lintels and stuccoed panels below the sills. The main entrance is recessed from the southwest corner of the building. A freestanding brick pier supports this corner of the building. A corrugated metal sign band conceals the transom area above the storefront. The second and third floors of the street facing facades have paired, segmentally arched window openings with concrete sills. Continuous sill courses extend below these window openings. Additional string courses are located near the top of and just above the third floor windows. The top string course arches over the windows. The parapet is flat and has lost its original small, pressed metal cornice and large metal sign band. The south façade continues the ornamentation of the principal façade. This wall has ten bays, with four storefront bays on the west. To the east of the store front bays are four bays with slightly smaller window openings. The two eastern most bays have had small openings that have been bricked in. The second and third floors of the south façade continue the ornamentation and window opening style found on the principal façade, although only every other bay has window openings. The parapet on this wall has been rebuilt and now has six steps in it. All second and third floor window openings have been either bricked-in, filled with glass block, or had smaller windows installed. The rear (east) wall has four bays with two loading dock doors and two arched windows on the first floor, and two segmentally arched window openings are located in the center bays on the second and third floors. A galvanized metal elevator penthouse is located on the roof, near the rear of the building and a 19'-6” x 66’ wood loading dock is located at the rear of the building. The north wall is windowless and has a stepped parapet.

This building was built in 1906 by Henry Van Brunt to house his expanding buggy and vehicle business. When completed, Van Brunt’s buggy and vehicle business share the building with the Rock Island Plow Co. The Rock Island Plow Co. was
an agricultural implement manufacturer and dealer founded in Rock Island, Illinois. They were a tenant in the building until 1932. Later tenants of the building included the Henry Field Co. department store, 1932-37; a grocery store called the Economy Center Market, 1938-47; Red Owl Store #8 and Golden Rule Bakery, 1948-53; Graybar Electric Co., an electric surplus wholesaler, 1954-74; and the Dey Appliance Co., a commercial appliance distributing firm from 1978 until approximately the mid-1980’s

**Project Representative**  Kyle Raph and Tom Hurlbert, CO-OP Architecture

**Neighbor Notification**  No

**Staff Comments**  Recommend approval

**Board action**  Required

**Photos**  See attached
ROCK ISLAND PLOW CO.

1920's

CURRENT

PROPOSED

NEW PAINTED SIGNAGE BASED ON HISTORICAL SIGNAGE

PAINT I-BEAMS

NEW AWNINGS

NEW STUCCO AT STOREFRONT BASE PAINT WOOD TRIM AT STOREFRONT

EXTERIOR LIGHTING FOR SIGNAGE

NEW SIGNAGE SIMILAR TO HISTORIC

TUCK POINT AS REQUIRED THROUGHOUT

REPLACE WINDOWS WITH MATCHING UNITS

NEW AWNINGS

SHERWIN WILLIAMS SW 6991 BLACK MAGIC

SHERWIN WILLIAMS SW 7009 EXTRA WHITE

SHERWIN WILLIAMS SW 2647 ROYCROFT BOTTLE GREEN

PROPOSED COLORS
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<th>Cross Section</th>
<th>Frame / Install</th>
<th>Wall Depth Range</th>
<th>Performance Range</th>
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<tr>
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<td>SHGC: 0.16 - 0.63</td>
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<td><strong>Casement</strong></td>
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Performance ranges shown are for single units and do not account for combinations (multiple units milled together). Drawings are not to scale.

### Architect Series™ Traditional

### Precision Fit Double-Hung

#### Performance Class & Grade Rating

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<th>Air Infiltration</th>
<th>Design Pressure</th>
<th>Forced Entry</th>
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#### Thermal Performance

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<th>VLT %</th>
<th>CR</th>
<th>Energy Star® Capable</th>
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#### Vent Units

<table>
<thead>
<tr>
<th>1/16&quot; glass thickness</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

#### Sound Performance

<table>
<thead>
<tr>
<th>Frame Size Tested</th>
<th>Type of Glazing</th>
<th>Integral Grilles</th>
<th>Removable or No Grilles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vent: 45&quot; x 55&quot;</td>
<td>2.5 mm / 2.5 mm glass</td>
<td>3 mm / 3 mm glass</td>
<td>STC</td>
</tr>
<tr>
<td></td>
<td>27</td>
<td>25</td>
<td>24</td>
</tr>
<tr>
<td></td>
<td>26</td>
<td>26</td>
<td>28</td>
</tr>
</tbody>
</table>

#### Code Approvals

- UL Listed: [UL Listed](#)
- FHA Approved: [FHA Approved](#)
- ASSTD Listed: [ASSTD Listed](#)
- Energy Star®: [Energy Star®](#)

Maximum performance when glazed with the appropriate glass. See the Performance section and refer to this manual for more about performance standards and ratings.

Performance varies based on actual product attributes.

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**Figure:**

- [Dimensions and illustrations](#)

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Finishes

EnduroClad® Protective Finish Standard Colors + Virtually Unlimited Custom Colors

<table>
<thead>
<tr>
<th>White</th>
<th>Classic White</th>
<th>Vanilla Cream</th>
<th>Poplar White</th>
<th>Almond</th>
<th>Sand Dune</th>
<th>Honeysuckle</th>
<th>Tan</th>
<th>Fossil</th>
<th>Putty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purple</td>
<td>Deep Olive</td>
<td>Auburn Brown</td>
<td>French Roast</td>
<td>Brown</td>
<td>Summer Sage</td>
<td>Hambuck</td>
<td>Hartford Green</td>
<td>Morning Sky</td>
<td>Bridge Grey</td>
</tr>
<tr>
<td>Iron Ox</td>
<td>Black</td>
<td>Naval</td>
<td>Stormy Blue</td>
<td>Real Red</td>
<td>Brick Red</td>
<td>Cranberry</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Interior Prefinished Colors

<table>
<thead>
<tr>
<th>Dark Mahogany</th>
<th>Early American</th>
<th>Golden Oak</th>
<th>Natural</th>
<th>Provincial</th>
<th>Red Mahogany</th>
<th>Espresso</th>
<th>Black</th>
<th>Skylar Grey</th>
<th>Wheat</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charcoal</td>
<td>Artisan Grey</td>
<td>White</td>
<td>Bright White</td>
<td>Linen White</td>
<td>Fawn</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Screens

Vivid View® Screen
Provides the sharpest view and is available as an upgrade on Pella wood windows and patio doors. Allows in 29% more light and is 21% more open to airflow compared to conventional screen. PVDF 21/17 mesh, 76% light transmissive.

InView® Screen
Standard screen on Pella wood windows and patio doors, as well as Retriscree® retractable screens on wood casement windows. More transparent than conventional fiberglass, allows 14% more light and is 88% more open to airflow than conventional screen. Vinyl-coated 18/16 mesh fiberglass, Complies with performance requirements of SMA 1201.

Conventional Screen
Standard on Retriscree® retractable screens on patio doors. Black vinyl-coated 18/14 mesh fiberglass, Complies with ASTM D 3166 and SMA 1201.

Improved airflow is based on calculated screen cloth openings. Screen cloth transmission was measured using an integrating sphere spectrophotometer.
**Property address**  
Carpenter Hotel, Rooftop Apartment  
221 S. Phillips Ave.  
Sioux Falls, SD

**Property owner**  
Anne Haber & Jeff Scherschligt  
221 S. Phillips Ave.  
Sioux Falls, SD

**Applicant**  
Tom Hurlbert, CO-OP Architects

**Historic District**  
Downtown Historic District & Individually Listed on the National Register

**Year Built**  
1912

**Project**  
Addition of a single story rooftop apartment building on the Carpenter Building in Downtown Sioux Falls

**National Register Description**  
Designed by Joseph Schwarz (Harold Spitznagel 1940 first floor remodeling). The Carpenter Hotel is an opulently detailed 175-room brick-faced hotel.

**Project Representative**  
Kyle Raph and Tom Hurlbert, CO-OP Architecture

**Neighbor Notification**  
No

**Staff Comments**  
Recommend approval

**Board action**  
Required

**Photos**  
See attached
(the following is directly from the Sec. of Interior website regarding rooftop additions - emphasis is mine)

**Rooftop Additions**

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures. Even if the new addition is set back from the plane of the facade, constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition which can then be photographed and evaluated from.

![Figure 24: How to Evaluate a Proposed Rooftop Addition](image-url)

(A) A sight-line study only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights-of-way. (B) A mock up is essential to evaluate the impact of a proposed rooftop addition on the historic building. (C) A mock up can be enhanced by a computer-generated rendering to evaluate the impact of a proposed rooftop addition on the historic building.
Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that will meet the Secretary of the Interior's Standards for Rehabilitation:

A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old. A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition. The construction materials and the color of the new addition should be harmonious with the historic building materials. The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building. The same guidance should be applied when designing a compatible rooftop addition, plus the following:

A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.

A rooftop addition should be minimally visible. Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible. Generally, a rooftop addition should not be more than one story in height. Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.
Historic Carpenter Building – East Elevation along Phillips Ave

New rooftop floor plan (unit is inside the purple outline)
Site Plan
1" = 40' - 0"
The primary exterior building envelope material is proposed to be corten steel, examples shown in attached.
Images of Boyce Greely Building, 231 S. Phillips Ave.
Rendering of Carpenter Building with Addition - South view.

Image of existing Carpenter Building - South view.
Rendering of Carpenter Building with Addition - North view.

Image of existing Carpenter Building - North view.
This is some context from the Secretary of Interior’s guidelines regarding materials;

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.

SOURCE: National Park Service, Department of the Interior via the NPS webpage at nps.gov/history, as of April 2002. — as referenced from https://www.siouxfalls.org/mayor/boards-commissions/historic-preservation-bd/preservation-guidelines

Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)

SOURCE: https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm
Example of primary exterior façade material, coreten steel. Coreten’s natural warm patina can compliment warmer hues of brick. The material is durable and not cheaply manufactured, making a good addition to the Carpenter.
Case Study #1 – JH & Sons – Roof top addition. While unnoticed by most, this addition is easier to see from specific vantage points, this structure is far more visible on a lower two-story structure (not preferred by the Sec. of Interior guidelines). Material appears to be cement board siding painted charcoal.
Case study #2 – Recently Completed Jones Building by Jeff Hazard, AIA. The residential rooftop addition is set back an appropriate bay on a three-story building. The grey vertical metal panels are not similar to existing materials, however, the design is successful in our estimation.
Case Study #3 — Boyce Greeley Building to the south of the Carpenter Building. The one-story addition does not match in material or color. Anecdotally, people do not seem to notice the rooftop apartment, and it is not particularly visible to pedestrians.