

Memorandum #10-06

To: Doug Russell, City Manager
From: Dave Mingo, Community Development Director
Date: January 6, 2010
Subject: Consideration of Approval for Façade Improvements


Officials at Lewis and Clark Behavioral Health Services continue the planning for remodeling the Sir Charles Apartment complex at 118 East Third Street. You may remember that the City Commission supported their federal funding assistance applications for the project in February, 2009. They were successful in receiving their funding.

In 1983, the City was granted a "Historic Easement" on the property. The easement specifically addresses issues with the exterior / façade to ensure that remodel and repairs projects through the years reflect the historic nature of the structure. The building is on the National Register of Historic Places. The easement requires that the City Commission approve any changes in the exterior of the building by resolution.

The owners have designed the project to improve the historic nature of the exterior returning it to a more representative look of the time it was constructed. They have submitted plans to the State Historic Preservation Officer and reviewed the project with local historic preservation enthusiasts. Both the state and local historical experts have approved the proposal.

The attached letter from the owner's architect describes in detail, the proposed improvements to the exterior of the building. Action by the City Commission should specifically reference this letter as the plan of record.

Respectfully submitted,


Dave Mingo, AICP
Community Development Director

Recommendation: It is recommended that the City Commission approve of Resolution #10-03 granting permission to alter, repair, repaint and undertake construction activities affecting the exterior and façade of the Sir Charles Apartments located at 118 East Third Street in accordance with the architect's letter dated November 19, 2009.

I concur with this recommendation.

I do not concur with this recommendation.



Doug Russell, City Manager

RESOLUTION #10-03

Conditional Use

WHEREAS, the owners of the Sir Charles Apartments have requested permission to make improvements to the exterior / façade of the structure located at 118 East Third Street in the City of Yankton, South Dakota, and

WHEREAS, the above described property is on the National Register of Historic Places and the City of Yankton holds a Historic Easement addressing issues associated with the exterior of the building, and

WHEREAS, the Historic Easement requires alteration, repair, repainting and construction activities affecting the exterior and façade of the Sir Charles Apartments be approved by City Commission resolution, and

WHEREAS, the proposed improvements have been reviewed by and authorized for completion by the State Historic Preservation Officer.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the City of Yankton, South Dakota hereby grants the owner's permission to alter, repair, repaint and undertake construction activities affecting the exterior and façade of the Sir Charles Apartments located at 118 East Third Street in accordance with the project architect's letter dated November 19, 2009.

Adopted:

Daniel L. Specht, Mayor

ATTEST:

Al Viereck, Finance Officer

ENNIS ASSOCIATES

ARCHITECTURE AND PLANNING
13994 TURNBERRY COURT, BROOMFIELD, COLORADO 80020
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ARCHITECT'S PROJECT NO: **09BHSSC01**

DATE: **11/19/2009**

Project: **Sir Charles Apartments**
118 W 3rd Street
Yankton, SD 57078-4321

City of Yankton
416 Walnut Street
PO Box 176
Yankton, SD 57078
Phone: (605) 668-5251

Attn: **Dave Mingo, Community Development Director**
[email:dmingo@cityofyankton.org](mailto:dmingo@cityofyankton.org)

Dear Mr. Mingo;

The Sir Charles Apartment building is the result of a remodel and combination of four structures in 1982-83. The primary building was originally constructed in 1857 and is listed on the National Register of Historic Places. The project is a historic group of buildings in a state historic district. The historic nature of the building is a paramount consideration in rehabilitating the structure. A review of the building in June of 2008 was undertaken to develop a list of specific items that needed to be done to conform to historic requirements.

These items were developed from two meetings. The first meeting was at the site and was with Kate Nelson and Mike Vogel of the State of South Dakota Historic Preservation Office, and included the future owner's representative Dr. Tom Stanage and Ken Jones, the development coordinator's representatives Bill Podhradsky and Hoby Abernathy, and myself. The second meeting was with the Historic Yankton, Inc. represented by Lois Varvel, and the representatives of the future owner and the development coordinator, and myself.

Those meetings generated the following which is a copy of the notes on the construction documents that relate to the historic requirements for the exterior of the Sir Charles Apartments. It should be noted that these notes are part of the contract and they specifically require that these historic items and require that exterior colors be approved by the Historic Yankton, Inc.. The notes in red are additional information obtained from the Historic Yankton, Inc. subsequent to the publishing of those documents.

General Notes **Exterior**

All work concerning the building masonry shall be done by a subcontractor experienced in renovation of historic masonry. Provide a list of projects completed by the masonry contractor and a resume of the masonry supervisor for review by the architect, the owner, and the State Historic Preservation Office.

Renovate the exterior brick by repointing the masonry, replace deteriorating grout and heal cracks in the masonry. The type of grout used shall complement the type of masonry units and/or bricks in the wall. Replace grout that is inconsistent with its use in an historic wall.

RegROUT the concrete masonry units throughout the elevator chase and tower.

Remove the paint/coating on the exterior masonry on the north side of the building. Use a method of removal that minimizes the damage to the masonry units and the grout. After the paint has been removed, confer with the architect, the owner, and the State Historic Preservation Office representative concerning the maintaining or removal of the stucco areas.

Remove and replace all gutters and downspouts.

Restore parapet caps and maintain drainage slopes of cap flashing. Joints shall be checked and repaired. Damaged sections shall be replaced.

Repair existing roof over balcony area/ entry and install roof area drain that drains to interior. Down spouts will not be allowed on the East and South of the building.

Repaint all exterior trim and flashing. All colors will be established by the local historic society. **The color for the exterior trim shall be Sherman-Williams Victorian Palate color designation Rookwood dark green #SW2816.**

The elevator tower shall be stained or painted in accordance with the color established by the local historic society. **The elevator shall be painted to match the color of the brick. A color sample will be submitted for approval by the Yankton County Historical Society prior to its application.**

Replace all existing exterior windows, jambs, and hardware.

The windows are within the jurisdiction of the South Dakota State Historic Preservation Office. The replacement windows need to be constructed with wood. The local Historic Society has noted that the six current round top windows on the east side of the building were incorrectly replaced with rectangular windows with wood filler in the rounded top area. These new windows need to conform to the original windows with round top glazing. Replace the windows to the basement commercial space with muller windows. The color of the windows and jambs shall conform to historic color palettes. **The exterior color for the windows shall be Sherman-Williams Victorian Palate color designation Rookwood dark green #SW2816.**

The State of South Dakota Historic Preservation Office, for their part, has approved the project as designed. A letter to that effect is attached.

Sincerely,





August 13, 2009



SECTION 106 CONSULTATION
Concurrence of the State Historic Preservation Office does not require the federal agency official from consulting with other appropriate parties, as described in 36 CFR Part 800.2(c).

Section 106 Review and Compliance
State Historic Society
Historic Preservation Office 900 Governors Dr
Pierre SD 57501

RE: Environmental Review for Sir Charles Apartments

Dear Section 106 Review and Compliance:

SECTION 106 DETERMINATION
Based upon the information provided to the South Dakota State Historic Preservation Office on 08-19-09; 08-19-09 we concur with your agency's determination of "No Adverse Effect" for this undertaking.
By: Pat Nelson State Historic Preservation Officer (SHPO)
Date: 08-19-09 090514004F SHPO Project #

An applicant has applied for HOME funds from the US Department of Housing and Urban Development (HUD).

The project is located at 118 W. 3rd St., Yankton, SD. This existing project consists of (34) units in one building. The project will include the rehabilitation of all units.

The approximate legal description is: SW ¼ of Section 18; T93N, R55W of 5th PM, Yankton County, South Dakota.

As required by 24 CFR Part 58, HUD has delegated the responsibility for compliance with the requirements of Section 106 to fund recipients. As a fund recipient, we have made a reasonable and good faith effort to review historical documentation available regarding any historical significance on this project. We reviewed the following documentation:

- 1) Researched the National Historical Register of Historic Places (check the website www.cr.nps.gov/nr/). This is a Historical building, (Charles Gurney Hotel).
- 2) Our onsite review of this project revealed: This property is in an existing commercial area. Please see the attached Site Specific Checklist.
- 3) Please find enclosed photos of the property. This existing development is in need of the proposed rehab work. Please see the attached 'Scope of Work' that outlines the work that is proposed for this project. Please note that there is an effort to return some elements back to their original condition, (Round top windows in the entry). Also, the local historical society has provided and will continue to have input on the historically sensitive elements of this project.

Based on the above information, we have determined:

There are no historical properties affected, (36 CFR part 800.4 (d)(1) for this project. We will continue with this project unless you notify us of additional information that would prevent work on this project.

There are no adverse effects, (36 CFR part 800.5(b) for this project. We will continue with this project unless you notify us of additional information that would prevent work on this project.

This project may occur in an area with some adverse effect, (36 CFR part 800.5(a)(1). To mitigate any impact, we plan the following actions.



A project location map along with the Site Specific Checklist is enclosed for your reference. Your earliest response will be greatly appreciated. Thank you for your assistance.

Sincerely,



Steve Hughes
Coordinator of Construction and Physical Review

Enclosure

Pursuant to 38 CFR part 800.13, if historic properties are discovered or unanticipated effects on historic properties found after the agency official has completed the Section 106 process, the agency official shall avoid, minimize or mitigate the adverse effects to such properties and notify the SHPO/THPO, and Indian tribes that might attach religious and cultural significance to the affected property within 48 hours of the discovery.