

MINUTES  
HISTORIC PRESERVATION COMMISSION  
November 7, 2008

MEMBERS PRESENT: Duane Baumgartner, Mike Bender, Jean Kessloff, Ken Loeschke, Pat Roseland, John Wagner

OTHERS PRESENT: Kelly Lane, Becky Lane, Rose Stewart, Jim Letner, Lee Geiger, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:42 a.m. noting that Baumgartner was participating by speaker phone.

**613 Main Street (08CM023)**

Geiger provided a brief description of the awning and pedestrian signs at 613 Main Street noting that the signs have received approval of the Downtown Historic Sign Board. Geiger addressed the efforts to replace the first floor metal façade with stone tile noting that a 2 inch by 4 inch frame exists underneath the metal.

**Bender moved to recommend a finding that the addition of two awnings and two pedestrian signs on the property located at 613 Main Street will have no adverse affect on historic property. Roseland seconded the motion.**

Discussion continued regarding the materials to be utilized for the awning. In response to a question from Kessloff, Geiger addressed the history of the structure noting that the second floor is not original to the building. Geiger indicated that there is insufficient space to utilize a full depth stone on the first floor façade.

In response to a question from Loeschke, Bulman indicated that the signage has been approved. Geiger indicated that the awning will remain until replaced by and appropriate and acceptable stone tile.

**The motion to recommend a finding that the addition of two awnings and two pedestrian signs on the property located at 613 Main Street will have no adverse affect on historic property carried unanimously.**

**1107 Mt Rushmore Road (08CM024)**

K. Lane presented the request to reconstruct the damage to the building front at 1107 Mt Rushmore Road noting that the structure is in the District environs. K. Lane indicated that emergency repairs have been completed noting the need to complete the permanent repairs.

**Bender moved, Roseland seconded and carried unanimously to recommend a finding that the reconstruction and repair of the vehicle damage to the building front of the property located at 1107 Mt Rushmore Road will have no adverse affect on historic property.**

**1123 South Street (08RS020)**

Bulman presented the request to repair the rafter supports and reroof the garage structure at 1123 South Street.

**Wagner moved, Roseland seconded and carried unanimously to recommend a finding that the strengthening of the garage rafter supports and reroofing the entire garage of the property located at 1123 South Street will have no adverse affect on historic property.**

**1330 West Boulevard (08RS021)**

Stewart presented the request to construct a 9 foot by 18 foot addition to the rear of the existing residential structure in order to relocate the laundry room to the main floor.

**Bender moved to recommend a finding that the construction of the new 9 foot by 18 foot addition to the property located at 1330 West Boulevard will have no adverse affect on historic property. Roseland seconded the motion.**

In response to a question from Wagner, Stewart indicated that the addition will not be attached to the garage noting that the garage is a non-contributing structure. Letner indicated that an eight foot foundation will support the nine foot cantilever addition.

In response to a question from Bender, Stewart indicated that the fire rating requirements for the addition wall adjacent to the garage will be installed as required by the Building Inspections Department. In response to a question from Wagner, Stewart addressed the setback requirements for the new addition. Discussion followed regarding the impact of the current setback requirements on properties in the Historic District.

In response to a question from Kessloff, Stewart indicated that the two addition windows will be one over one wood design to match the existing windows.

**The motion to recommend a finding that the construction of the new 9 foot by 18 foot addition to the property located at 1330 West Boulevard will have no adverse affect on historic property carried unanimously.**

Approve Minutes

**Roseland moved, Baumgartner seconded and carried unanimously to approve the minutes of the October 17, 2008 meeting.**

Treasurer's Report

Kessloff indicated that she did not attend the West River History Conference. Wagner indicated he would not submit a reimbursement request as the conference was not related to historic preservation issues.

**Roseland moved, Wagner seconded and carried with Kessloff abstaining to approve the payment to Jean Kessloff in the amount of \$19.99 for the Downtown Historic Architecture book.**

2009 Black Hills Home Show

Bulman presented the LaCroix Hall booth layout noting the location of the Historic Preservation and Growth Management booths.

**Wagner moved, Bender seconded and carried unanimously to approve the payment to the Black Hills Home Builders in the amount of \$890.00 for the rental of booths L276 and L277 at the 2009 Home Show and to direct staff to invoice the State Office of History for reimbursement of \$445.00 of the booth rental cost.**

#### Hillcrest Area Survey Boundary

Bulman recommended utilizing the survey grant funding to complete a reconnaissance survey of the immediate Hillcrest area, update the Comprehensive Preservation Plan and provide a goal training session for the Commission. Bulman indicated that she would present the work proposal to the State Office of History for their consideration.

Bender recommended reviewing all areas of town to insure all historic structures, such as the Canyon Lake area Quonset huts, are identified. Discussion followed regarding the history of the Quonset hut housing. Bender indicated that the use of the Quonset hut as housing is rare noting that four such housing units exist in Rapid City.

**Bender moved, Roseland seconded and carried unanimously to recommend that the survey grant funding be utilized to complete a reconnaissance survey of the immediate Hillcrest area, update the Comprehensive Preservation Plan and provide a goal training session for the Commission.**

#### Subcommittees

Loeschke requested that the West Boulevard Study Committee be added to the list of Subcommittees. Bulman provided a brief review of the issues addressed at the first meeting noting that the next meeting would be November 18, 2008.

#### Historic District Tree Replacement Master Plan

Bender provided a brief review of the initial meeting with the City Parks Department staff noting that the City is in the process of hiring a City Forester and developing a City wide Urban Forestry Master Plan. Bender indicated that the tree replacement plan would be incorporated into the Master Plan. Discussion followed regarding the City's current Dutch Elm Disease maintenance program and the replanting of the disease resistant Elm. Bender indicated that he would donate his time to do the Historic District Tree Replacement Master Plan.

Discussion followed regarding funding resources for the replacement trees. Baumgartner recommended that the Commission present the funding request to the Beautification Committee.

#### Other Business

Bender suggested that the Commission tour the Senftner building prior to the completion of the restoration project.

Kessloff commented on the Haines Block article in the current edition of the Weekly News.

Discussion followed regarding the proposal to reconstruct the 613 Main Street first floor façade.

#### Adjourn

There being no further business the meeting was adjourned at 8:33 a.m.