

MINUTES
HISTORIC PRESERVATION COMMISSION
February 6, 2009

MEMBERS PRESENT: Scott Sogge, Jean Kessloff, Richard Baumann, David Viall, Ken Loeschke, Duane Baumgartner, Mike Bender, John Wagner

OTHERS PRESENT: Jason Koppmann, Fred Thurston, Michelle Dennis, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:32 a.m.

413 6th Street (09CM003)

Koppmann provided a brief description of the insulation work required in the second floor freezer area. Koppmann indicated that longevity issues required the use of steel panels in place of sheetrock. In response to a question from Wagner, Koppmann indicated that the area is rented out for commercial freezer storage.

Baumann moved, Wagner seconded and carried unanimously to recommend a finding that the steel paneling and insulating of the freezer area in 413 6th Street will have no adverse impact on historic property.

402 St Joseph Street (09CM004)

Thurston presented the request to complete masonry repairs to the building façade noting that the property owner will be restoring the entire building to the LEED Platinum standard. Thurston clarified that the platinum standard is the highest sustainable rating in the Leadership Energy and Environmental Design program.

Thurston outlined the masonry and roofing repairs required to protect the structure from further deterioration noting that asbestos testing is being completed on the roofing. Thurston indicated that the barrel vault roofing will eventually be replaced and that solar collectors are being considered. Thurston stated that the roof improvements would not be visible from the street.

Thurston requested approval of the masonry repairs and emergency roofing repairs at this time. Discussion followed regarding restoration of the single pane, brass framed windows.

In response to a question from Sogge, Thurston indicated that the final use of the building is unknown at this time noting that the property owner's intent is to save and restore the building, to make it a sustainable building and develop a use that supports the downtown area. Thurston indicated that the adjacent property will be landscaped into a pedestrian plaza.

Wagner moved, Baumann seconded and carried unanimously to recommend a finding that the masonry repair and the emergency roof repair for protection against further weather damage at 402 St Joseph Street will have no adverse impact on historic property.

Sweeney Building Information Report

Thurston addressed the full exterior and interior restoration of the Sweeney building. Thurston indicated that the plaster walls will be removed and replaced with sheetrock to permit the upgrade of the electrical and plumbing services.

Discussion followed regarding removal of all the plaster walls. Kessloff voiced support for retaining a representation of the original plaster walls. In response to Thurston's invitation, Kessloff volunteered to assist in determining if any of the plaster walls were structurally sound enough to be retained.

In response to a question from Sogge, Thurston indicated that the annex will eventually be restored to a carriage house representation noting that it is currently being utilized as a rental. Discussion continued regarding the restoration project, the history of the home and local resources that could provide historical assistance with the project.

Minutes

Viall moved, Baumann seconded and carried unanimously to approve the minutes of the January 16, 2009 meeting.

Treasurer's Report

Bulman requested authorization to pay the Hillside Request for Proposal display ad. **Baumgartner moved, Viall seconded and carried unanimously to authorize payment to the Rapid City Journal in the amount of \$146.16 for the Hillside Request for Proposal display ad.**

Viall moved, Baumgartner seconded and carried unanimously to approve the Treasurer's Report as presented.

Preservation Leadership Training

Kessloff volunteered to attend the Preservation Leadership Training in Deadwood, SD, June 20-27, 2009. Loeschke indicated that the available grant funding will support two members attending the training noting the March 31, 2009 application deadline.

Hilltop Reconnaissance Survey Interview Committee

Bulman indicated that the Request for Proposals has been sent out noting the February 16, 2009 submission deadline. In response to a request from Bulman, Bender and Viall volunteered to assist with the consultant interviews.

South Dakota Local Preservation Handbook

Bulman indicated that the handbooks have been distributed to the members noting that the manual can also be accessed on the Commission website.

Commission Appointments

In response to a question from Loeschke, Bulman indicated that the appointments have not come forward at this time noting that staff is working with the Mayor's Office.

South Dakota Archaeological Research Center

Loeschke requested recommendations from the members regarding the proposal to close the State Archaeological Research Center. Bender encouraged all members to submit letters supporting the continued funding of the Research Center. Discussion continued regarding submitting letters and emails both individually and as the Commission to the Governor and all local representatives regarding support for the retention of the Research Center funding.

Discussion Items

Bulman presented the draft 2008 Annual Report for review. Bulman requested that corrections and additions be presented at the February 20, 2009 meeting to allow the report to be finalized and submitted to the State.

Buildings In Peril

Viall suggested that the Commission become more proactive in saving the identified buildings. In response to a question, Bender indicated that the criteria for the "in peril" classification include threatened by development, degradation, and loss of historic fabric or alteration. Discussion followed regarding developing information packets on each structure that would include the property history and financial information on the benefits of restoration.

Kessloff recommended that each member assume responsibility for a building and prepare the corresponding education packet.

Loeschke	Buell Building
Baumgartner	Aby's Feed & Seed Elevator
Sogge	1000 Block of Saint Joseph Street
Bender	416-426 Omaha Street (Tri-State Milling Complex)
Viall/Roseland	808 Saint Joseph Street (Old Business College)
Viall/Roseland	812 Saint Joseph Street (Old Lakota Lodge)
Kessloff	615 Kansas City Street (Kegaries-Dawley Clinic)
In Process	Alex Johnson Hotel
In Process	Sweeney House
Wagner	Soo San Hospital Complex
Baumann	Rock guardrails on south end of Skyline Drive

Loeschke requested that members bring their education packet materials to the February 20, 2009 meeting for discussion.

Adjourn

There being no further business the meeting was adjourned at 8:32 a.m.