

MINUTES
SPECIAL MEETING
HISTORIC PRESERVATION COMMISSION
April 7, 2009

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

OTHERS PRESENT: Michelle Dennis, Marcia Elkins, Karen Bulman

Call to Order

Loeschke called the meeting to order at 5:37 p.m.

Preservation Plan

Dennis provided an overview of the meeting agenda and the schedule for the remaining training sessions. The Committee scheduled the next Preservation Plan training session for Tuesday, April 14, 2009 at 5:30 p.m.

Dennis reviewed the preservation principles noting the on-going nature of the preservation process, the integration of the planning documents with the other planning processes, the need for public participation in the process and public accessibility to the final document. Dennis indicated that preservation planning is context based planning created around a specific theme, geographic limit or time period. Dennis presented the 1989 "Historic Context Planning" document prepared for Rapid City by Dakota Research Services. Dennis indicated that the State contexts have been expanded to include structures such as bridges, railroads, and churches and various time periods such as the New Deal and post World War II eras.

Dennis commented on the need to address both the buildings and the history in the plan. Dennis addressed the benefits of planning including providing focus for the Historic Preservation Commission and guiding decisions regarding activities, funding and priorities. Dennis indicated that the preservation plan will also assist with public relations and the integration of historic preservation with other planning activities.

Viall left the meeting at this time.

Dennis distributed the draft Comprehensive Preservation Plan Outline for discussion. The Commission identified the following stakeholders: building owners, adjacent building owners, Destination Rapid City, West Boulevard Association, Rapid City Council, realtors, contractors, Convention and Visitor's Bureau, the citizens of Rapid City, Chamber of Commerce, City Departments, financial institutions, Minnilusa Pioneer Museum, the Journey Museum, South Dakota School of Mines and Technology, State Historic Preservation Office, Black Hills Badlands and Lakes Association, Rapid City Library, the Dahl, Deadwood Preservation, other Certified Local Governments, area residents, State Departments, County Offices including the Director of Equalization, appraisers, architects/designers, building suppliers, developers, business owners, Church congregations, Public Schools, Economic Development Partnership, Ellsworth Air Force Base, South Dakota National Guard, South Dakota Department of Transportation, Bureau of Indian Affairs, and Railroad Authority.

The Commission identified the following threats: stakeholders, adjacent landowners, weather, time, uninformed property owners, sellers, realtors, development pressure, money, lack of enforcement, availability of materials, missed educational opportunities, lack of consistency and

cohesion by the Commission, cultural trends, perceived value, lack of appreciation for history, lack of knowledge of history, property owner investment, and lack of incentives.

The Commission identified the following opportunities: cooperation with other groups, grants, seminars, dissemination of information, architectural and historical resources in the community, youthful resources/save them now, preservation fundraisers, philanthropists and public education/next generation.

The Commission discussed the possible goals to be included in the plan including the review of the prior year's goals, the previous plan's goals and goals from other communities.

Viall re-entered the meeting at this time.

The Commission identified the following goals:

1. Continue Survey and Inventory Efforts;
2. Develop Public Support;
3. Create, strengthen and maintain the Protection of Historic Preservation Program;
4. Protect resources through the National Register and State and Local Listings;
5. Education; and,
6. Develop Incentives.

The Commission identified the following objectives under Continue Survey and Inventory Efforts:

1. Update historic contexts documents;
2. Update old surveys;
3. Identify and prioritize geographic areas to survey;
4. Identify and prioritize specific resource types to survey;
5. Secure funding to conduct surveys; and
6. Develop and implement evaluation standards for surveyed resources.

The Commission identified the following objectives for Developing Public Support:

1. Develop and implement strategic partnerships and networking to enhance existing preservation efforts;
2. Provide outreach to significant persons, organizations, and businesses that may have an interest in how Rapid City's historic resources contribute to the community's overall quality of life;
3. Increase visibility of the Historic Preservation Commission preservation-related activities;
4. Provide recognition for successful preservation efforts; and,
5. Develop and implement activities that emphasize the positive aspects of living or working in a historic district.

The Commission identified the following strategies for Protecting Historic Resources including:

1. Develop and implement preservation ordinances(s) for listed resources;
2. Develop design guidelines;
3. Improve design review processes;
4. Develop a facade protection ordinance;
5. Encourage transfer of historic easements; and,
6. Seek code modifications that would enhance preservation efforts.

The Commission identified the following strategies for Protecting Resources through National Register and State and Local Listings including:

1. Update existing districts as necessary;
2. Identify potentially eligible districts and individual resources;
3. Encourage and assist property owners in pursuing listings; and,
4. Secure funding to nominate districts or multiple property groups.

The Committee reviewed possible strategies for Developing and Offering Incentives to Property Owners Interested in Preserving Historic Resources and identified the following strategies including:

1. Encourage the use of Federal tax credits and South Dakota State tax moratorium programs, Preserve South Dakota's low interest loan and façade easement programs and the Deadwood grant program;
2. Investigate ways to develop local funding opportunities through grants and loans including the use of Community Development Block Grants for preservation related activities;
3. Develop and offer a directory of skilled craftsperson and consultants that can provide technical support and assistance in preparing National Register nominations and restoring or rehabilitating historic properties; and,
4. Identify potential sources and secure funding for on-going Historic Preservation Commission sponsored projects.

The Committee discussed possible education strategies including pure education, self education and outreach. The Committee discussed funding strategies for the individual goals.

Dennis discussed timeframes for reviewing and updating the action plans on an on-going basis. Dennis reviewed the alternatives for when and how priorities are established. The Commission agreed to include prioritization within the timeframes identified in the preservation plan.

Adjourn

There being no further business Loeschke adjourned the meeting at 7:47 pm.