

MINUTES  
HISTORIC PRESERVATION COMMISSION  
May 15, 2009

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

OTHERS PRESENT: James Bialota, Chris Clark, Michelle Dennis, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:29 a.m.

1007 12<sup>th</sup> Street (09RS011)

Bialota presented the application to re-roof the property at 1007 12<sup>th</sup> Street using an architectural asphalt shingle. Bialota indicated that the new asphalt shingle would match the shingles installed on the shared garage. Bialota indicated that cedar shakes were not designed for this area noting that due to the lack of moisture the shingle dries out increasing the fire hazard and allows water penetration. In response to a question, Bialota indicated that the current roof design will be retained. In response to a question, Bialota indicated that a building permit is required to facilitate a change in composition of the roofing material.

**Wagner moved, Roseland seconded and carried unanimously to recommend a finding that the re-roofing from Cedar Shake to Architectural Asphalt Shingle on the property at 1007 12<sup>th</sup> Street will have no adverse effect on historic property.**

Approval of Hillcrest Reconnaissance Survey

Dennis presented the Hillcrest Reconnaissance Survey for the Commission's review and acceptance. Discussion followed regarding the lack of historic integrity to support either a Historic District designation or individual property nominations. Roseland thanked Dennis for her work on the survey project.

**Baumgartner moved, Viall seconded and carried unanimously to accept the Hillcrest Reconnaissance Survey.**

Comprehensive Preservation Plan

Dennis presented the Comprehensive Preservation Plan for the Commission's review and acceptance. Discussion followed regarding the adoption of the SDCL 1-19B as the local ordinance and adoption of the Comprehensive Preservation Plan to the City's master planning process.

**Wagner moved, Roseland seconded and carried unanimously to request that the Comprehensive Preservation Plan be adopted as an element of the City of Rapid City's master planning process.**

Discussion followed regarding the process for implementing future amendments to the document.

**Kessloff moved, Viall seconded and carried unanimously to accept the Comprehensive Preservation Plan.**

Approval of Invoice

**Roseland moved, Wagner seconded and carried unanimously to approve payment to Michelle Dennis for the Comprehensive Preservation Plan and Hillcrest Reconnaissance Survey project in the amount of \$9,750.00.**

Other Business - Dakota Middle School

Dennis indicated that she will be interviewed by KEVN regarding the historical significance of the Dakota Middle School building. Dennis indicated that interested individuals were welcome to participate in the interview. Dennis stated that she would provide information on the architectural significance of the building, the WPA funding utilized to construct a portion of the building and the use of the adjacent building by Coolidge as a summer White House. Dennis addressed the need to build public support for the protection of the building and auditorium. Discussion followed regarding individuals and groups that would provide support for the preservation of the building and auditorium.

Roseland and Kessloff volunteered to assist Dennis with the Dakota Middle School project.

Approval of Minutes

**Wagner moved, Baumgartner seconded and carried unanimously to approve the minutes of May 1, 2009 meeting.**

Other Business – 1819 West Boulevard

Wagner commented on the discussion at the Legal & Finance Committee meeting regarding methods to notify property owners of their “historic district” status. Wagner recommended that the Commission encourage the City to adopt an ordinance requiring a notification process.

Sogge indicated that he would discuss the notification process with the Title companies.

Loeschke recommended that a presentation regarding the importance of notification be given to the area realtors either through the association or to the individual businesses.

Treasurer's Report

**Baumgartner moved, Viall seconded and carried unanimously to authorize the payment of the annual Preserve South Dakota membership in the amount of \$50.00.**

Other Business - 1121 West Boulevard

Clark indicated that he was in the process of purchasing the property at 1121 West Boulevard and was seeking direction from the Commission regarding expansion of the existing single car garage to the west. Discussion followed regarding the garage project including the contributing status of the property, the garage siding and windows, and the pitch of the roof. Wagner cautioned Clark that project approval is based on the actual 11.1 Review Application noting that the suggestions offered today are not an indication of approval.

Discussion followed regarding methods to provide the general public with information regarding the various web sites dealing with the Rapid City Historic District properties.

Other Business – 2010 Meeting Dates

The Commission recommended that the January 1, 2010 meeting date be moved to January 5, 2010 and the April 2, 2010 meeting date be moved to April 6, 2010.

Other Business - 1515 West Boulevard

Bulman presented the request by the 1515 West Boulevard property owner to demolish a portion of the front porch to determine the condition of the original porch underneath noting the access and timing issues associated with the partial demolition. Discussion followed regarding removal of the existing porch and restoration of the original porch.

The Commission encouraged the property owner to proceed with exploratory discovery on the porch structure underneath the existing porch.

Other Business - 1818 West Boulevard

Sogge presented photos of the roof project at 1818 West Boulevard noting the apparent change in the height of the roof line. Discussion followed regarding the roof line height.

The Commission requested that the Building Inspections Department inspect the roof construction at 1818 West Boulevard to determine if a change in the height of the roof line has occurred and that the item be added to the June 5, 2009 agenda for further discussion.

Kessloff left the meeting at this time 9:00 a.m.

Other Business – 1819 West Boulevard

Bulman summarized the action taken at the May 13, 2009 Legal & Finance Committee meeting regarding the 1819 West Boulevard property noting the concerns and discussion voiced by the City Council regarding the request. Bulman indicated that the application has been continued to the May 27, 2009 Legal & Finance Committee meeting.

In response to a question from Wagner, Bulman clarified the action taken by the State Office of History noting that a case report has not been required. Loeschke recommended that the Commission provide a recommendation to the Legal & Finance Committee regarding an acceptable method to resolve the issue.

**Viall moved, Roseland seconded and carried with Wagner voting no to accept the proposal for 1819 West Boulevard as presented by the property owner to install permanently applied simulated interior and exterior divided lights on all the glass for all the replaced windows in the original house and/or on all the glass for all the windows to be replaced in the original house.**

Adjourn

There being no further business the meeting was adjourned at 9:21 a.m.