

MINUTES  
HISTORIC PRESERVATION COMMISSION  
June 19, 2009

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

OTHERS PRESENT: Tom Poloncic, Peter Anderson, James Wilson, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:22 a.m.

Approval of Meeting Agenda

Sogge requested the addition of Title Company Notification Process item. **Roseland moved, Baumgartner seconded and carried unanimously to approve the meeting agenda as amended.**

Minutes

**Baumgartner moved, Viall seconded and carried unanimously to approve the minutes of the June 5, 2009 meeting.**

Treasurer's Report

**Baumgartner moved, Viall seconded and carried with Kessloff abstaining to approve the following Preservation Week material expenditures: \$28.00 to Dan Senftner for Robert Flormann handout; \$25.00 to Linn Productions for upload Preservation PSA; and \$67.28 to Jean Kessloff for Robert Flormann handout and Certificates of Appreciation.**

Presentation of Comprehensive Plan to Planning Commission

Bulman stated that the Comprehensive Plan will be presented at the June 25, 2009 Rapid City Planning Commission meeting noting that the Planning Commission will set a hearing date for the adoption of the Comprehensive Plan at this time. Discussion followed regarding the public hearing process.

929 Kansas City Street (09CM011)

Anderson presented the request to add ADA restrooms, office spaces and update an existing office area. Anderson indicated that all the work being proposed will be in the non-contributing addition to the 929 Kansas City Street property.

**Loeschke moved to recommend a finding that the addition of two ADA restrooms, addition of three offices and addition of a sink and cabinets to the existing office area in the non-contributing addition to the property at 929 Kansas City Street will have no adverse effect on historic property. Sogge seconded the motion.**

In response to a question from Bender, Anderson indicated that there will be no work to the historic portion of the building or to the exterior of the building. Discussion followed regarding the occupancy use of the new space.

**The motion to recommend a finding that the addition of two ADA restrooms, addition of three offices and addition of a sink and cabinets to the existing office area in the non-**

**contributing addition to the property at 929 Kansas City Street will have no adverse effect on historic property carried unanimously.**

623 St Joseph Street (09CM010)

Poloncic presented the request to replace the alleyway stairs to the second floor of 623 St. Joseph Street. Poloncic addressed the stair redesign to comply with code requirements noting that the stairs will be constructed of the same material as utilized on the Plummer building.

**Roseland moved to recommend a finding that the replacement of the outside stairs to the second floor on the property at 623 St Joseph Street will have no adverse effect on historic property. Bender seconded the motion.**

Discussion followed regarding the contractor for the Plummer building stairs.

**The motion to recommend a finding that the replacement of the outside stairs to the second floor on the property at 623 St Joseph Street will have no adverse effect on historic property carried unanimously.**

726 South Street (09RS014)

Wilson presented the request to replace the rotten wood on the southeast corner of the wraparound porch. Wilson indicated that the affected wood would be removed and replaced with in-kind material, the downspout will be repaired to prevent further damage and a new pier support will be poured under the skirting. In response to a question, Wilson indicated that the affected wood would be removed to the extent necessary noting his intent to replace all the porch piers as time permitted. Discussion followed regarding the process to install the new piers.

**Roseland moved, Sogge seconded and carried unanimously to recommend a finding that the replacement and repair with in-kind materials of the rotten timbers and trim, installation of new footings and painting to match the existing porch with the option to replace all porch piers as needed on the property at 726 South Street will have no adverse effect on historic property.**

617-619 Main Street (09CM012)

Bulman indicated that the applicant, Welker, would not be in attendance and presented the request to update the second floor laundry facilities.

**Roseland moved to recommend a finding that the update of the second floor laundry facilities at 617-619 Main Street will have no adverse effect on historic property. Bender seconded the motion.**

Kessloff expressed concern that the application has been presented after the work has been started or possibly completed. Discussion followed regarding amendment of the 11.1 Review Procedure Sheet to notify an applicant that any alteration to the work approved under the current application requires the submission of a subsequent 11.1 Review Application prior to the start of the new work.

In response to a question from Kessloff, Mitchell indicated that the Building Inspections Department received a copy of the full application request, the Commission's recommendation on the request and the State Historical Preservation Office's final action on the request.

Discussion followed regarding the start of work on the 617-619 Main Street project prior to the submission of the 11.1 Review application.

**The motion to recommend a finding that the update of the second floor laundry facilities at 617-619 Main Street will have no adverse effect on historic property carried with Kessloff abstaining.**

**Bender moved, Kessloff seconded and carried unanimously to amend Item 4(a) of the 11.1 Review Procedure Sheet as follows: That the project meets the Department of Interior “Standards for Rehabilitation” or “Standards for New Construction and Additions” and will have no adverse impacts, and therefore may proceed. The Commission may add stipulations to allow the project to proceed as non-adverse. Any changes to the approved 11.1 Review plans submitted under this application including, but not inclusive of, materials, size of design elements, or changes to location, will require submission of a new 11.1 Review application and review by the Historic Preservation Commission prior to start of the work.**

Discussion followed regarding advising the City Council of the educational improvement the proposed change to the 11.1 Review Procedure Sheet will provide in clarifying and improving the understanding of the review requirements.

#### Title Company Notification Process

Sogge indicated that he has discussed providing a “Historic District notification” with Greg Wick of the Pennington County Title Company. Sogge stated that Wick is willing to make a presentation to the Commission regarding the “notification” process. The Commission requested that the item be placed on the July 17, 2009 agenda and requested that Sogge confirm with Wick that he could attend on that date.

Bender stated that although the Commission cannot provide a cash contribution to a restoration project the Commission does provide an in-kind financial contribution via their opinions, recommendations and design guidance.

Wagner entered at this time 8:00 a.m.

#### Public Education

The Commission requested that the Public Education item be continued to the July 2, 2009 meeting and that the Comprehensive Plan be utilized as a resource for creating a priority process to move the education process forward. The Commission requested that the Comprehensive Plan be included in the July 2, 2009 agenda packet.

#### Follow Up Items

The Commission requested that the 5<sup>th</sup> Street Tour/Survey be removed from the agenda.

#### Special Project Subcommittee

Roseland provided a status report on the project to install the Clock on the 7<sup>th</sup> Street Bank.

#### Photo Documentation Project

Discussion followed regarding the intent of the project to record the stages of restoration of historic buildings such as the Plummer Piano building.

Photo Archive Catalog Improvement

Bender volunteered to assume the catalog improvement project.

West Boulevard Photo Project

Kessloff indicated that there has been no progress on the project.

Historic Preservation Ordinance

Wagner provided a brief review of the notification processes being considered by the study group.

Mt Rushmore Road Corridor Study Committee

Discussion followed regarding the current status of the Mt Rushmore Road Study.

Historic District Tree Replacement Master Plan

Bender indicated that he has volunteered to assist the Parks Department with that area of the Master Plan that impacts the Historic Districts.

Pennington County Court House Preservation Committee

Kessloff recommended that this item be removed from the agenda.

Adjourn

There being no further business the meeting was adjourned at 8:18 a.m.