

MINUTES
HISTORIC PRESERVATION COMMISSION
September 18, 2009

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

OTHERS PRESENT: Lee Geiger, Rod Johnson, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:31 a.m.

Approval of Meeting Agenda

Loeschke noted the following amendments to the Meeting Agenda:

1. Withdrawal of the 11.1 Review for 523 6th Street;
2. Addition of the 11.1 Review for 333 6th Street; and,
3. Addition of Dakota Junior High School as Item 3 under Old Business

Viall moved, Bender seconded and carried unanimously to approve the Meeting Agenda as amended.

St. Joseph Street Landscaping (09CM022)

Johnson presented the request to install landscaping along the St. Joseph Street corridor from 1st Street to 5th Street noting that the project is being funded under the Transportation Enhancement program and a Stearns Foundation grant. Johnson indicated that the project would include ADA and landscaping improvements at all intersections. In response to a question, Johnson indicated that the project does not include any traffic control alterations.

In response to a question from Bender, Johnson indicated that the design plan will be submitted to the State Department of Transportation for review noting that the project should be placed for bid by year end. Johnson continued stating that the project construction is anticipated to begin in the spring of 2010.

In response to a question from Bender, Johnson indicated that the Urban Forester assisted with the tree selection. Discussion followed regarding the carrying capacity of the irrigation system to the new landscape nodes.

In response to a question from Kessloff, Bender indicated that bollards were not installed on the Kansas City Street project due to the different street atmosphere. Discussion followed regarding the purpose of the bollards to provide a delineation between pedestrian and vehicle traffic and provide a barrier to keep vehicle traffic outside of the landscaped areas.

Bender move, Viall seconded and carried unanimously to recommend a finding that the St. Joseph Street Landscaping extending from 1st Street to 5th Street will have no adverse effect on historic property.

333 Sixth Street (09CM023)

Johnson presented the Barber Transportation project noting that Phase One will address internal and external renovations to the building and Phase Two will address renovations to the layout of the bus parking and traffic flow.

Johnson expressed his appreciation to the Commission for accepting the late submittal noting that phase one of the project has been awarded and work has begun on the interior renovations that will address ADA renovations to the restrooms and counter tops.

Johnson provided a review of the exterior project to replace the existing cedar siding with hardy plank lap siding noting the approximate exposure that will be provided by the lap siding. Johnson indicated that the existing cedar siding is a soft wood with some areas of disrepair noting that the design contributes to the leakage problem experienced throughout the structure. Johnson indicated that the siding color was selected to complement the adjacent Rapid City Fruit Company building and the City/School Administration Complex building.

In response to a question from Loeschke, Johnson indicated that the project has been bid noting that the contractor is ready to begin working.

In response to a question from Loeschke, Johnson indicated that the Kalwall over the old restaurant space will be replaced with a standing seam roof. Johnson stated that the space has been remodeled for offices noting that the existing design is not conducive to the existing use. In response to a question, Johnson indicated that the roof top Kalwall will be replaced with in-kind materials.

In response to a question from Bender, Elkins clarified that the Memorandum of Agreement specifies that the interior construction on non-contributing buildings within Historic Districts or environs will have no adverse effect on Historic Properties noting that the interior portion of the Barber Transportation project is not subject to the 11.1 Review process. Elkins indicated that the Memorandum of Agreement was amended in 2007 as a result of the Tuscany Square project.

In response to a question from Bender, Geiger indicated that the Barber Transportation building was designed in 1985 by TSP.

Loeschke recommended that the application be amended to include the main floor and roof top Kalwall projects, the window resealing and new HVAC unit.

Bender moved to recommend a finding that the replacement of the siding, resealing of windows as required with in-kind materials, replacement of the main floor Kalwall with a standing seam roof, in-kind replacement of the upper floor Kalwall, and replacement of the roof-top HVAC unit with a smaller unit on the property located at 333 Sixth Street will have no adverse effect on historic property. Viall seconded the motion.

Kessloff expressed concern with the proposed alteration to the existing exterior siding design. Geiger addressed the structural and budget constraints of the original construction project resulting in the use of siding on the structure. Geiger indicated that the original siding color was similar to the proposed color selection noting the positive impact the proposed siding will have on the maintenance requirements for the structure. Elkins indicated that the lap siding will assist in addressing the moisture penetration issues.

Kessloff presented the concerns expressed by the Commission during the 2002 11.1 Review of the Barber Transportation building with regard to the historic appropriateness of lap siding. Discussion followed regarding the impact the proposed lap siding will have on historic properties.

The motion to recommend a finding that the replacement of the siding, resealing of windows as required with in-kind materials, replacement of the main floor Kalwall with a standing seam roof, in-kind replacement of the upper floor Kalwall, and replacement of the roof-top HVAC unit with a smaller unit on the property located at 333 Sixth Street will have no adverse effect on historic property carried unanimously.

Treasurer's Report

Bulman presented the National Trust for Historic Preservation annual subscription for payment. **Kessloff moved, Viall seconded and carried unanimously to approve payment of the National Trust for Historic Preservation annual subscription in the amount of \$20.00.**

Old Business

Bender recommended that the Public Education item be moved to "Other Business" on the agenda. Kessloff presented the information from Midcontinent regarding the value of the Public Service Announcement that aired during the May 2009 Historic Preservation Month.

Discussion followed regarding securing sufficient storage space for salvaged or donated historic materials.

Monthly Timesheets

Loeschke reminded the members to submit their monthly timesheets.

Dakota Junior High School

Baumgartner indicated that a Memorandum of Agreement has been prepared insuring retention of the historic integrity of the Dakota Junior High School noting that Roseland has been recommended for appointment as the Historic Preservation Commission liaison to the oversight committee. Discussion followed regarding the entities that will be party to the Memorandum of Agreement and the status of the renovation project.

Kessloff recommended that the Commission insure that Roseland is willing to serve as the Commission's liaison prior to taking formal action on the appointment.

Hangman's Hill Committee

Bulman indicated that the plaque design has received final approval thereby completing the Committee's work. Loeschke recommended that the Hangman's Hill Committee be removed from the Subcommittees agenda listing. Elkins clarified that the public presentation of the final plaque is pending direction from the Mayor.

Adjourn

There being no further business the meeting was adjourned at 8:12 a.m.