

MINUTES
HISTORIC PRESERVATION COMMISSION
October 16, 2009

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

OTHERS PRESENT: Dorothy Wilson, Patsy Horton, William White, Loran White, Rob Schlimgen, Barbara Chapman, Bill Peniston, Bob Stevens, Karen Bulman, Sharlene Mitchell

Call to Order

Loeschke called the meeting to order at 7:35 a.m.

Approval of Meeting Agenda

Sogge requested the addition of a general business discussion item. **Baumgartner moved, Roseland seconded and carried unanimously to approve the Meeting Agenda as amended.**

809 St Andrew Street (09RS020)

Wilson presented the request to install egress windows in the basement to accommodate a family room and bedroom. Wilson addressed the recent plumbing and heating upgrades to the property.

In response to a question from Viall, Wilson indicated that the bedroom is located on the north façade noting that new landscaping will be installed in the spring to obscure the egress window. Wilson indicated that the family room is located on the east façade. Discussion followed regarding the design and dimensions of the new egress windows.

Roseland moved to recommend a finding that the replacement of the east façade and north façade basement windows with new egress windows on the property located at 809 Andrew Street will have no adverse effect on historic property. Sogge seconded the motion.

Discussion continued regarding the height of the north façade window. Kessloff offered a friendly amendment to the motion to stipulate that the exposure of the north façade window be kept as low as possible; Roseland and Sogge accepted the friendly amendment.

The motion to recommended a finding that the replacement of the east façade basement window with a new egress window and the installation of a new egress window on the north façade, with the stipulation that the north façade above grade window exposure be kept as low as possible, on the property located at 809 Andrew Street will have no adverse effect on historic property carried unanimously.

1017 Fulton Street (09RS021)

Horton presented the request to install a vent on the southeast side of the property to support the installation of a pellet stove. In response to a question, Horton indicated that the free standing pellet stove would be installed in the basement area.

Viall moved, Roseland seconded and carried unanimously to recommend a finding that the installation of a pellet stove vent on the southeast corner (rear façade) of the property located at 1017 Fulton Street will have no adverse effect on historic property.

1502 West Boulevard (09RS022)

Schlimgen presented the request to construct a 30' by 30' two story detached garage on the property at 1502 West Boulevard. Schlimgen indicated that while the property is classified as non-contributing the property owner's intent is to design and construct a structure that will not adversely impact the surrounding area.

Schlimgen provided a detailed review of the site and the proposed structure noting that the intent was not to emulate the residential structure but to contrast with the house and neighborhood to clarify that the garage was not historical but added on in a historical manner.

Schlimgen presented information regarding the location and canopy size of the numerous trees on the property. L. White addressed the evaluation provided by an arborist regarding the remaining life of the tree impacted by the garage project noting the damage to the trees resulting from recent storms.

Schlimgen addressed the impact of the proposed garage in relationship to the residential structure noting the limited visual impact to the St. Cloud Street and West Boulevard streetscapes. Schlimgen indicated that the proposed garage will also provide storage and gardening space with the loft area providing hobby and studio area.

In response to a question from Peniston, Schlimgen addressed the height differences between the residential structure and the proposed garage noting that a side yard setback has been requested to retain the courtyard area. Discussion followed regarding the method utilized to determine the one or two story classification of a structure. Schlimgen indicated that siding, shingles and windows will be in the same character of the house. Discussion followed regarding the visual impact of the proposed garage on the streetscapes.

Peniston expressed his concern with the size of the proposed garage noting that approving this request will establish a precedent for approving future two story large garages in the historic district. Peniston indicated that the proposed garage is inconsistent with the existing neighborhood garages noting that his objection is to the size of the proposed garage.

Stevens indicated that he does not object to the need for the garage just the size of the proposed garage and its impact on the neighborhood noting the impact the structure will have on his view. Stevens indicated that his concern is the impact the structure will have on the neighborhood and his property.

Chapman expressed concern that the applicant's presentation failed to address the impact of the structure on the neighborhood and neighbors. Chapman indicated their effort to make certain that improvements on their property do not create a negative impact on the neighborhood and their property. Chapman addressed the property owner responsibilities that are inherent with historic district properties.

Discussion followed regarding the two story garage design.

In response to a question from Viall, Bulman indicated that the variance request would address the setback and height issues. Bulman indicated that the Variance Board has continued the request as the plans provided with the application were not the final design of the structure. In response to a question from Viall, Bulman indicated that the Commission's action does not impact the variance request noting that the Commission's action addresses the effect of the structure on the Historic District.

Schlimgen addressed the manner in which the application was presented to the Variance Board and the Historic Preservation Commission. Schlimgen indicated that building an attached garage as opposed to a detached garage would eliminate the need for the variance noting that the applicant feels the detached garage is more appropriate to the neighborhood.

Peniston called attention to the numerous letters submitted in opposition to the proposed two story detached garage.

L. White requested direction from the Commission regarding the design of the garage.

Loeschke recommended that the discussion focus on the garage elevation. Roseland expressed concern with the size of the garage suggesting that the porch be enclosed for the studio area. Peniston expressed his objection to the two story structure. Kessloff suggested that the home may not have been listed as contributing as it did not meet the age requirement when the District was expanded. Kessloff stated that the proposed structure is not consistent with the ranch style home and presented photographs of new area garages that are more consistent with the home and neighborhood. Kessloff stated that the size and mass of the proposed two story garage is not appropriate for the neighborhood. Johnson stated that there is a need for the garage noting that a one story structure would be more appropriate. Baumgartner stated that the two story garage would be inappropriate for the ranch style home noting previous two story garages that the Commission denied. Roseland stated and Sogge concurred that the proposed garage is inappropriate for the neighborhood. Viall stated that a small size structure would be more appropriate for the neighborhood.

Discussion followed regarding the design features of a single story garage with a 6/12 pitch roof line and the size of the garage. Schlimgen indicated that if the garage size is reduced to 24' by 24' the applicant may need to add a free standing shed to the backyard area. Discussion continued.

L. White indicated that while they understand the issues and want to be good neighbors they still need a structure that addresses all their needs.

Baumgartner moved to recommend that the construction of a 30' by 30' two story garage on the property at 1502 West Boulevard would have an adverse effect on historic property. Kessloff seconded the motion.

Roseland encouraged the applicant to develop a plan that is more cohesive to the neighborhood while meeting the needs of the property owner. Discussion followed regarding setback requirements and building permit requirements for the addition of a free standing shed.

At the applicant's request Baumgartner and Kessloff withdrew their motion.

Johnson moved, Viall seconded and carried unanimously to continue the 1502 West Boulevard application at the applicant's request.

621 Main Street

Kessloff moved, Viall seconded and carried unanimously to continue the 621 Main Street discussion to the November 6, 2009 agenda.

Sogge left the meeting at this time 9:12 a.m.

Dakota Middle School National Register Nomination

Kessloff presented copies of the Dakota Middle School National Register Nomination application. Bulman indicated that the application is in preliminary review at the State Historic Preservation Office noting securing the support of the Rapid City School District for the nomination would benefit the process.

Kessloff indicated that Pierre has thirty days in which to review the application at which time the Rapid City School District will be advised of the nomination and provided the opportunity to comment on the request. Bulman clarified that the State would appreciate acknowledgement from the Rapid City School District's position with regard to the application at this time.

Roseland addressed the need to work to build a consensus with the property owner prior to moving any nomination forward. Viall indicated that the Dakota Middle School is historic regardless of the nomination status and that parties need to work with each other. Viall expressed concern that the School may move forward with their project without taking the Commission review into consideration. Viall indicated that Elkins did present the nomination proposal to the Rapid City School Board. Bulman indicated that the State would prefer that all parties have the opportunity to comment on the nomination proposal.

In response to a question, Kessloff indicated that Pierre will take action on December 7, 2009 and the application will then be forwarded to Washington D.C. for final action.

Other Business

Kessloff requested an update on the ordinance process noting the proliferation of homes installing secondary siding in the West Boulevard Historic District. Roseland commented on the Ordinance Committee meeting schedule.

Adjourn

There being no further business the meeting was adjourned at 9:22 a.m.