

MINUTES  
HISTORIC PRESERVATION COMMISSION  
January 5, 2010

MEMBERS PRESENT: Scott Sogge, Pat Roseland, Jean Kessloff, Richard Grable, Tamara Pier, Shawn Krull, Cynthia Matson, Duane Baumgartner, John Wagner

OTHERS PRESENT: Danny Wegner, Sheryl Coley, Rich Dunkelberger, Kent Kennedy, Michelle Dennis, Alan Hanks, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call To Order

Roseland called the meeting to order at 7:30 a.m. with each member providing a brief introduction.

Approval of Meeting Agenda

Kessloff requested the addition of Web Site and Education discussion items. **Baumgartner moved, Pier seconded and carried unanimously to approve the meeting agenda as amended.**

Grable entered the meeting at this time 7:35 a.m. and introduced himself.

530 6<sup>th</sup> Street (10CM001)

Wegner presented the request to demolish the existing interior restaurant, kitchen and restroom area at 530 6<sup>th</sup> Street. Wegner addressed the remodel of the interior area including new kitchen equipment and the addition of an exit door on the south façade of the building. Wegner clarified that the design of the new single access door would be identical to the existing double doors located to the east.

**Krull moved, Grable seconded and carried unanimously to open discussion on the 530 6<sup>th</sup> Street 11.1 Review.**

In response to a question from Krull, Wegner indicated that the existing drop ceiling will be removed noting that he anticipates the underlying ceiling material to be sheetrock. In response to a question from Krull, Wegner indicated that the entrance door to the adjoining business will be closed and covered to show no access.

Kessloff stated that a south façade exit door had been present in the original structure noting its location in a historic photograph. Wegner addressed the location of the new exit door noting that the door will be of the same design as the existing door to the east. In response to a question from Sogge, Wegner indicated that the second exit is required by the Fire Code.

Kessloff indicated that the structure is the best example of Chicago style architecture in the area. Krull encouraged the use of interior Chicago style lighting to complement the building architecture. Discussion followed regarding access requirements and the retention of the door to the adjoining business.

Elkins briefly addressed the Commission's responsibility regarding recommending a finding of non-adverse or adverse effect on historic property. Elkins indicated that the Commission's recommendation is then remitted to the State Historic Preservation Office for action.

**Matson moved to recommend a finding that the demolition and remodel of the interior area and the addition of a new exit door on the south façade on the property located at 530 6<sup>th</sup> Street will have no adverse effect on historic property. Sogge seconded the motion.**

In response to a request by Kessloff, Matson indicated that the door design is adequately addressed in the application materials and declined to modify the motion. Pier indicated that the minutes will reflect that the new door will be of the same design as the existing door to the east.

Elkins recommended that should the motion be amended, specific direction needs to be provided with regard to the door design.

**Kessloff moved a substitute motion to recommend a finding that the demolition and remodel of the interior area and the addition of a new exit door on the south façade on the property located at 530 6<sup>th</sup> Street will have no adverse effect on historic property with the stipulation that the design of the south façade exit door be sensitive to the Chicago style architecture.** There being no second to the motion, the motion failed.

**Wagner moved to amend the main motion to recommend a finding that the demolition and remodel of the interior area and the addition of a new exit door on the south façade on the property located at 530 6<sup>th</sup> Street will have no adverse effect on historic property with the stipulation that the design of the south façade exit door be sensitive to the Chicago style architecture.** There being no second to the motion, the motion failed.

**The motion to recommend a finding that the demolition and remodel of the interior area and the addition of a new exit door on the south façade on the property located at 530 6<sup>th</sup> Street will have no adverse effect on historic property carried with Kessloff voting No.**

523 6<sup>th</sup> Street (10CM002)

Kennedy presented the request for an interior tenant improvement to the restaurant area. Kennedy indicated that the tenant has prepared the site plan noting that the new restaurant will utilize the same space with the only structural change being the addition of the Americans with Disabilities Act ramp to the upper level seating area. Kennedy stated that the gas fireplace exhaust vent will be the only exterior alteration.

**Kessloff moved to recommend a finding that the renovation of the former Landmark Restaurant area on the property located at 523 6<sup>th</sup> Street will have no adverse effect on historic property. Baumgartner seconded the motion.**

Kessloff requested that consideration be given to the restoration or retention of the original ceiling and cobblestone flooring that remains in the entryway from the lobby to the restaurant area. Discussion followed regarding the impact the main water service lines and duct work will have on the entryway area. In response to a question, Kennedy indicated that the second floor is concrete requiring all mechanical improvements to be installed under the first floor concrete beams. Discussion followed regarding the tenant design requirements and flooring materials for the restaurant area. Dennis recommended that if the entryway ceiling area cannot be left open that it be left undisturbed to allow future restoration if desired.

Krull questioned the historic quality of the proposed travertine tile flooring and suggested utilization of a terrazzo tile flooring for a more historic feel. Discussion followed regarding the flooring materials.

In response to a question from Wagner, Dunkelberger addressed the changes that are proposed for the awning signage.

In response to a question from Kessloff, Elkins suggested that the entryway finish be continued to the next meeting and that the balance of the project be approved at this time.

**Wagner moved to amend the main motion to recommend a finding that the renovation of the former Landmark Restaurant area on the property located at 523 6<sup>th</sup> Street will have no adverse effect on historic property with the exception to continue the finish of the lobby entrance area to the January 15, 2010 meeting to allow additional review and discussion.** There being no second to the motion, the motion failed.

**Kessloff withdrew the main motion to recommend a finding that the renovation of the former Landmark Restaurant area on the property located at 523 6<sup>th</sup> Street will have no adverse effect on historic property. Baumgartner concurred.**

Discussion followed regarding methods to protect and retain the historic fabric of the entryway. Dunkelberger indicated that the new travertine tile flooring will match the original tile. Discussion continued.

**Matson moved, Krull seconded and carried unanimously to recommend a finding that the renovation of the former Landmark Restaurant area including the exterior fireplace exhaust fan on the property located at 523 6<sup>th</sup> Street will have no adverse effect on historic property with the exception of the lobby entrance area which is continued to the January 15, 2010 meeting to allow the applicant to present options to preserve or protect the historic ceiling and tile in the entrance area.**

#### Approve Minutes

**Kessloff moved, Baumgartner seconded and carried unanimously to approve the minutes of the December 18, 2009 meeting.**

#### Treasurer's Report

Mitchell presented the Treasurer's Report.

#### Slide Show Presentation

Wagner indicated that the State Historic Preservation Office slide show presentation would be beneficial as an orientation session for the new members.

Elkins suggested that staff work with the Commission regarding orientation topics and would provide the Commission with a proposed training schedule.

#### Individual Nomination Project

Roseland indicated that the recommendation is to nominate the alfalfa palace at the fairgrounds. Roseland indicated that the Pennington County Fairgrounds will be contacted regarding the nomination project.

#### Electronic Agenda Packets

In response to a request from Mitchell, the Commission agreed to eliminate the hard copy agenda packet to the Commission members with the exception of Baumgartner.

#### Timesheets

Roseland reminded the Commission members to turn their completed timesheets into staff monthly. Elkins addressed the items to be tracked on the monthly timesheets noting that the volunteer hours provided by the Commission are required for grant match purposes.

#### Web Site

In response to a question from Kessloff, Elkins indicated that the Growth Management pages have been updated to include a separate tab to the Historic Preservation home page. Kessloff requested that the links to the new Comprehensive Plan and the Secretary of Interior Standards be provided on the Historic Preservation home page.

Pier suggested that, given its tie to tourism, a direct link be provided from the City home page to the Historic Preservation home page. Discussion followed regarding the demands for links on the City home page, the Home Page use policy, update of the search results and providing links from other sources.

#### Election of Officers

Hanks briefly explained the nomination process.

**Matson moved, Grable seconded and carried unanimously to nominate Roseland for Chairperson. Kessloff moved, Krull seconded and carried unanimously to nominate Sogge for Vice Chairperson. Baumgartner moved, Matson seconded and carried unanimously to nominate Kessloff for Secretary.**

Hanks extended his thanks to the new members for volunteering to serve on the Historic Preservation Commission.

#### Adjourn

There being no further business the meeting was adjourned at 8:42 a.m.