

MINUTES  
HISTORIC PRESERVATION COMMISSION  
March 5, 2010

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

OTHERS PRESENT: Jason Koppmann, Les Odegaard, Frank Morrison, John Morrison, Bill Kessloff, Michelle Dennis, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call To Order

Roseland called the meeting to order at 7:32 a.m.

Approval of Meeting Agenda

The following item was added to the agenda:

- Green Cities Interface

**Sogge moved, Krull seconded and carried unanimously to approve the agenda as amended.**

413 Sixth Street (10CM009)

Koppmann presented the request to replace the front façade windows noting that the new windows would reflect the original window design. Koppmann indicated that the in-fill wood is deteriorated and would be removed and replaced with steel framed, bronze tinted glass windows. Koppmann stated that the second floor windows will be sliders noting that the first floor windows will be stationary for security purposes.

In response to a question from Wagner, Koppmann indicated that they have owned the building for 77 years noting that the color of the steel frame will match the original wood color. Koppman indicated that the first floor windows will have the top dividers but will be stationary for security purposes noting that the goal is to restore the look of the original windows.

J. Kessloff expressed concern with the utilization of a metal frame noting that it would not present the same frame width as a wood frame. Koppmann indicated that a wood frame is not financially feasible noting the various downtown buildings that utilize steel framed windows. Discussion followed regarding the framing design of the new windows.

In response to a question from J. Kessloff, Koppmann indicated that the steel framing was selected for its durability noting that wood was not financially feasible. J. Kessloff presented information on the Deadwood grant and the Federal tax moratorium programs.

Discussion followed regarding the original window design as depicted in the Rapid City Historic Downtown Architecture book. Koppmann indicated that the design of the windows will replicate the window design depicted in the photograph. J. Kessloff encouraged Koppmann to inspect the Winsor Block windows and investigate the availability of Deadwood grant funding.

**Wagner moved to recommend a finding that the replacement of the front façade windows with a 2 over 2 design as reflected in the photograph in the Rapid City Historic Downtown Architecture on the property located at 413 Sixth Street will have no adverse effect on historic property. Matson seconded the motion.**

Elkins clarified that the motion as stated does not correspond with the window design materials presented with the application.

**The motion to recommend a finding that the replacement of the front façade windows with a 2 over 2 design as reflected in the photograph in the Rapid City Historic Downtown Architecture on the property located at 413 Sixth Street will have no adverse effect on historic property carried with Sogge, Roseland, Grable, Pier, Krull, Matson, Baumgartner, Wagner voting Yes and J. Kessloff voting No.**

In response to a question from Wagner, Koppmann indicated that the window air conditioners would be removed with the window replacement project noting that the air conditioning needs would be addressed at a future date. Koppmann stated that he would clarify the 2 over 2 window design with Hagen Glass and provide revised design drawings.

1011 St Joseph Street (10RS002)

Odegaard presented the request to demolish the shed structure located at the rear of the property. Odegaard addressed the dilapidated and damaged condition of the structure noting it lacked a proper foundation. Odegaard indicated that the City Building Inspector has determined the structure to have inadequate support. Odegaard stated he has been advised by an independent contractor that the structure is not repairable and would require reconstruction from the ground up.

In response to a question from Sogge, Odegaard indicated that there are no plans at this time to replace the structure.

In response to a question from Roseland, Baumgartner indicated that the demolition of a contributing structure requires a finding of adverse effect noting that the Commission can also find that the applicant has pursued all feasible and prudent alternatives to the demolition.

Wagner expressed concern with the loss of a contributing structure and encouraged the applicant to further research the rehabilitation of the structure. In response to a question from Krull, Odegaard identified his three rental properties. J. Kessloff indicated that the structure is an element of the historic streetscape.

Sogge indicated that the structure has met its life span noting that by design the structure was not intended to be permanent. Sogge stated that the removal of the structure will benefit the neighborhood. J. Kessloff indicated that this is an example of demolition by neglect.

**J. Kessloff moved to recommend a finding of adverse effect. Wagner seconded the motion.**

In response to a question from Roseland, Elkins clarified that the Commission must make a finding of adverse effect for a demolition request noting that the Commission can include comments or recommendations to their finding for the State review.

Roseland encouraged the applicant to provide the City inspection report and the independent contractor report regarding the potential to rehabilitate the structure.

**Baumgartner moved a substitute motion to recommend a finding that the demolition of the contributing shed structure located at 710 Kansas City Street will have an adverse**

**effect on historic property with the understanding that the applicant has explored all feasible and prudent alternatives to the demolition. Grable seconded the motion.**

Bulman recommended that the applicant submit the inspections and contractor reports to provide evidence to the State Historic Preservation Office of due diligence.

J. Kessloff stated that she could not support a feasible and prudent recommendation without having the reports presented for review. Discussion followed regarding the cost to demolish or rehabilitate the structure.

**The substitute motion to recommend a finding that the demolition of the contributing shed structure located at 710 Kansas City Street will have an adverse effect on historic property with the understanding that the applicant has explored all feasible and prudent alternatives to the demolition carried with Sogge, Roseland, Grable, Pier, Krull, Matson, Baumgartner voting Yes and J. Kessloff, Pier, Wagner voting No.**

Odegaard indicated that he would provide the inspector and contractor reports.

819 Main Street (10CM010)

F. Morrison presented the request to develop an outdoor garden dining area in the vacant lot adjacent to the west of the building. F. Morrison reviewed the design of the dining area noting that landscaping will be included to give it a more park like open air design.

In response to a question from Sogge, F. Morrison indicated that the area has been used for outdoor seating noting that the proposed design will provide a more aesthetic and enjoyable dining area. F. Morrison indicated that the asphalt will be removed and replaced with brick pavers. Discussion followed regarding the historical use of the property.

**Krull moved to recommend a finding that the construction of an outdoor garden dining area on the property located at 710 Kansas City Street will have no adverse effect on historic property. Sogge seconded the motion.**

In response to a question from Roseland, F. Morrison addressed the alterations to the single door entrance to provide a double door entrance noting the alterations required to the interior landing area.

**Krull moved to amend the main motion to recommend a finding that the construction of an outdoor garden dining area and the expansion of the single door entrance to a double door entrance from the building interior to the garden dining area with the interior landing constructed in compliance with City code on the property located at 710 Kansas City Street will have no adverse effect on historic property. Sogge seconded the amended motion.**

J. Kessloff voiced concern with the Commission voting on the double door request without the applicant having provided the required design materials. Elkins indicated that the property classification is environs, non-contributing.

**The motion to recommend a finding that the construction of an outdoor garden dining area and the expansion of the single door entrance to a double door entrance from the building interior to the garden dining area with the interior landing constructed in**

**compliance with City code on the property located at 710 Kansas City Street will have no adverse effect on historic property carried with Wagner abstaining.**

Approve Minutes

**Baumgartner moved, Krull seconded and carried unanimously to approve the minutes of the February 15, 2010 meeting.**

**Baumgartner moved, Krull seconded and carried unanimously to approve the minutes of the February 19, 2010 meeting.**

Treasurer's Report

Bulman briefly reviewed the current status of the 2009-2010 grant funds. Bulman addressed the proposed reallocation of the Nomination project funds to the Workshop project noting the available funding in the Downtown Sign maintenance fund.

Amendment of the 2009-2010 Award of Allocation

Elkins addressed the reallocation of the Nomination funding to the Workshop line item and recommended that the Commission consider reallocation of the Ordinance funding due to the lack of progress on the project.

In response to a question from Krull, Elkins indicated that the line item can be amended to Public Education to insure that the funding is available for promotional events as well as speakers and workshops. In response to a question from Matson, Bulman indicated that the Ordinance funding allocation is \$2,500. Matson recommended that these funds also be reallocated to the Public Education line item.

**Krull moved to reallocate the National Register project funding in the amount of \$4,000 and the Ordinance project funding in the amount of \$2,500 to the Public Education line item. Pier seconded the motion.**

In response to a request from Dennis, Baumgartner indicated that he would contact the Pennington County Fair Board and advise them that due to the lack of time the nomination project would not be addressed at this time.

**The motion to reallocate the National Register project funding in the amount of \$4,000 and the Ordinance project funding in the amount of \$2,500 to the Public Education line item carried unanimously.**

Dakota Middle School Nomination Report

Elkins recommended that the Commission determine their process for accepting public input as provided for in the Nomination Report. Pier recommended placing a public notice advertisement requesting comments from the general public on the nomination action. Grable expressed concern that a public notice advertisement would not provide sufficient effort in securing the public comment required for this important nomination. Discussion followed regarding the advantages of the public notice advertisement and public meeting options.

J. Kessloff commented on the number of signatures she has already received in support of the nomination. Elkins suggested that public comment could be taken during the Home Show event.

**Krull moved to accept public comment on the Dakota Middle School nomination using a public notice advertisement and providing comment forms at the Home Show event. Grable seconded the motion.**

Baumgartner requested that the public notice advertisement clarify that the Dakota Middle School was originally known as the Rapid City High School.

**The motion to accept public comment on the Rapid City High School (Dakota Middle School) nomination using a public notice advertisement and providing comment forms at the Home Show event carried unanimously.**

Census Speaker presentation schedule

Bulman presented the request by Pat Wright to speak to the Commission regarding the link between the census and genealogy noting that Wright would be available for the March 19, 2010 or April 6, 2010 meetings. J. Kessloff addressed the historical information available through the census records.

**Matson moved, J. Kessloff seconded and carried unanimously to place the Census-Genealogy presentation by Wright on the April 6, 2010 agenda.**

Historic Preservation Commission Bylaws

Elkins presented the proposed amendments to the bylaws noting that action will be taken at the meeting following presentation of the proposed amendments.

Discussion followed regarding the proposed amendments to the Commission process for handling nominations and the nomination process as outlined by the South Dakota Certified Local Governments Procedures document.

**Pier moved to have formal introduction of the Bylaw Amendments presented at the March 19, 2010 meeting with the formal action on the Bylaw Amendments taken at the April 6, 2010 meeting. Krull seconded the motion.**

Wagner encouraged the members to review the Commission requirements outlined in the South Dakota Certified Local Governments Procedures before taking formal action on the bylaw amendments.

**The motion to have formal introduction of the Bylaw Amendments presented at the March 19, 2010 meeting with the formal action on the Bylaw Amendments taken at the April 6, 2010 meeting carried unanimously.**

Green Cities Commission

Matson presented the Green Cities events scheduled for March 20, 2010 at the Dahl and the April 21, 2010 Earth Day event at Western Dakota VoTech and requested participation and involvement by the Commission.

**Krull moved to forward the Green Cities Commission request to the Public Relations Subcommittee meeting on Wednesday, March 10, 2010 for review with a recommendation to be presented at the March 19, 2010 meeting. Pier seconded the motion.**

Discussion followed regarding the Green Cities programs.

**The motion to forward the Green Cities Commission request to the Public Relations Subcommittee meeting on Wednesday, March 10, 2010 for review with a recommendation to be presented at the March 19, 2010 meeting carried unanimously.**

Acknowledge Abrahamson Letter of Appreciation.

Wagner complemented staff on the content of the letter of appreciation. **Wagner moved, Pier seconded and carried unanimously to authorize the Chairperson to sign the Abrahamson Letter of Appreciation.**

Education Speaker Presentation

Bulman presented the Bob Yapp information regarding the topics, costs and scheduling for review and consideration. Elkins indicated that Costello strongly encouraged the Commission to schedule the presentation for a Saturday. Discussion followed regarding the scheduling of the educational event.

**Krull moved, Matson seconded and carried unanimously to forward the Educational Speaker Presentation request to the Public Relations Subcommittee meeting on Wednesday, March 10, 2010 for review with a recommendation to be presented at the March 19, 2010 meeting.**

Adjourn

There being no further business the meeting was adjourned at 9:02 a.m.