

MINUTES
HISTORIC PRESERVATION COMMISSION
April 6, 2010

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

OTHERS PRESENT: Richard Knecht, Max Wetz, Alan Hanks, David Viall, Michelle Dennis, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call To Order

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

Approval of Agenda

Sogge moved, Baumgartner seconded and carried unanimously to approve the meeting agenda.

1518 West Boulevard (10RS004)

Knecht stated that in his opinion the structure is a visual detriment to the neighborhood noting his intent to demolish and rebuild a more complementary 1930-1945 era residential structure. In response to a question, Knecht indicated that he would purchase the property only if approval for the demolition of the existing structure and reconstruction of the new infill structure is approved.

Roseland indicated that the structure is classified as a contributing structure and therefore requires an automatic recommendation of adverse effect. Wagner indicated that the Commission's recommendation will be sent to the State Historic Preservation Office for formal action.

Knecht requested that the Commission provide their comments on the proposal to demolish the structure. Wagner indicated that the West Boulevard Historic District developed over time noting that the structures within the District represent those different development periods. Wagner stated that the demolition of a contributing structure is an adverse effect on the entire District.

In response to a question from Roseland, Knecht addressed the preservation requirements of Aspen, CO which allow retention of a single wall portion of the original structure when constructing new infill. In response to a question from Sogge, Knecht indicated that the proposed infill structure would extend the full length of the lot. In response to a question from Krull, Knecht indicated that it appears the property has always been owner occupied. In response to a question from Roseland, Knecht stated that his only interest in the property is to demolish and rebuild noting that rehabilitation of the structure is not an option.

Matson expressed concern with the request to demolish a contributing structure. Sogge indicated that the structure has not been adequately maintained; however he expressed his opinion that the structure it can be rehabilitated. Dennis indicated that it would be unfortunate to lose a contributing structure.

Wagner moved, Matson seconded and carried unanimously to recommend a finding that the demolition of the existing contributing residential structure and the shed on the property located at 1518 West Boulevard will have an adverse effect on historic property.

Approve Minutes

Kessloff moved, Baumgartner seconded and carried unanimously to approve the minutes of the March 19, 2010 meeting.

Treasurer's Report

Krull moved, Baumgartner seconded and carried unanimously to approve the Home Show expenditures: \$20.00-Black Hills Home Builders wristbands, \$20.67-Cynthia Matson poster, and \$510.68-Jean Kessloff McGillycuddy photographs.

Census-Genealogy Presentation

Wetz requested assistance from the Commission in encouraging the general public to complete the census forms. Wetz indicated that the census creates a historical record of the community noting that the US Census web site provides links to genealogy and past census records. Wetz indicated that the census information is confidential for 72 years after which time the information is sent to the national archives and is available to the general public. Wetz indicated that the closest national archive is Denver, CO.

In response to a question, Wetz indicated that the first census was taken in 1790. Kessloff indicated that by researching the census information she was able to determine that the upstairs of the Windsor Block was utilized as a rooming house if the Commission wishes to take action.

Formal Action on Historic Preservation Commission Bylaws

Elkins advised that all changes to the Bylaws were presented at the March 19, 2010 meeting noting that final action on those changes can be taken today.

Hanks briefly reviewed the proposed changes to the Bylaws including the elimination of the ex officio members and the change to the attendance procedures.

Wagner presented the Commission with his written comments regarding the proposed changes to the Bylaws. Discussion followed regarding Wagner's comments. Wagner recommended that action on the Bylaws be continued to the next meeting to allow the Commission to review his comments. Hanks suggested that the City Attorney's Office also review Wagner's comments.

Wagner moved to continue Formal Action on Historic Preservation Commission Bylaws to the April 16, 2010 Historic Preservation Commission meeting.

Matson encouraged the members to review all information provided on the Bylaws to allow action to be finalized at the April 16, 2010 meeting.

In response to a question from Elkins, the Commission concurred that the Wagner comments are considered to be presented in writing at this time allowing formal action to be taken at the April 16, 2010 meeting.

Wagner commented on the need to clarify the language utilized in the Bylaws prior to taking final action.

The motion to continue Formal Action on Historic Preservation Commission Bylaws to the April 16, 2010 Historic Preservation Commission meeting carried unanimously.

Kessloff and Viall left the meeting at this time 8:09 a.m.

2010-2011 Certified Local Government Grant Application

Bulman presented the revised grant application in the amount of \$10,000 and reviewed the proposed projects. Bulman indicated that action by the Commission is required at this time to insure that the grant application is submitted to the State Historic Preservation Office by the end of April.

Discussion followed regarding the Street Sign project and the utilization of cooperative efforts with the West Boulevard Homeowners Association, the Downtown Business Owners Association and the Mt. Rushmore Road Group to fully fund the project.

In response to a question, Bulman indicated that the grant application amount was reduced to more accurately reflect the match hours generated by the Commission.

Baumgartner moved, Wagner seconded and carried unanimously to approve the 2010-2011 Certified Local Government Grant Application in the amount of \$10,000.

Approve 2009 Annual Report

Baumgartner moved, Wagner seconded and carried unanimously to approve the 2009 Annual Report.

Commissioner Timesheet Report

Bulman reviewed the report and encouraged the members to complete and submit their monthly timesheets noting that these hours provide the match required to support the annual grant.

Adjourn

There being no further business to come before the Commission the meeting was adjourned at 8:21 a.m.