

MINUTES
HISTORIC PRESERVATION COMMISSION
May 21, 2010

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

OTHERS PRESENT: Fred Thurston, Patri Riker, Aaron Costello, Michelle Dennis, Karen Bulman, Sharlene Mitchell

Call To Order

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

Approval of Meeting Agenda

The following items were added to the agenda:

- New Business – Rapid City High School Nomination letter by Hanks
- New Business – Liaison update from the Rapid City High School Committee

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

1021 Quincy Street (10RS009)

Thurston presented the request to reconstruct of the front porch to the design identified by the 1909 Sanborn map and to modify the southwest corner of the structure to permit the adaptive reuse of the home to modern standards. Thurston indicated that all reasonably intact and historic spaces would be restored or replaced with like materials. Thurston indicated that based on the foundation, the original structure was a four-square design with the exterior bays being later additions. Thurston indicated that restoration of the structure will be to the 1909 period and would include structural improvements to the first floor lean-to addition; removal of the second floor porch roof; and alterations to the kitchen layout.

Thurston requested that a Commission member be assigned to the 1021 Quincy Street project to review and approve minor project modifications on-site to allow the project to continually move forward. Thurston indicated that major project modifications would be submitted to the full Commission under the 11.1 Review process. Discussion followed regarding the current condition of the structure and the proposed interior alterations.

Baumgartner indicated that the demolition of the front porch is an automatic adverse effect and must be sent to the State Historic Preservation Office noting that the motion could include language clarifying and supporting the requested demolition.

Thurston indicated that the front porch would be demolished and rebuilt to the 1909 dimensions. Discussion followed regarding construction of the front porch and the April 2009 approval that would allow demolition and reconstruction of the front porch provided that the porch is an accurate restoration of the 1909 configuration as shown on the 1909 Sanborn map. Discussion continued regarding the porch configurations reflected on the 1909 and 1914 Sanborn maps.

Dennis indicated that photographic documentation is available for the 1914 porch configuration noting the Commission's requirement to apply the Secretary of the Interior's Standards when reviewing the application. Discussion followed regarding the 1909 and 1914 porch configuration and the impact the porch design would have on the structure's bay windows.

Costello left the meeting at this time 7:56 a.m.

In response to a question, Thurston clarified that the rear addition will be structurally fortified, not demolished. Thurston indicated that based on the floor design the second floor porch was originally uncovered. Thurston indicated that the current roof will be removed and the porch restored. Thurston addressed the photographic evidence supporting the restoration of the front bay eyebrow. Thurston indicated that the front porch design will be determined as demolition of the structure uncovers the original foundation.

Pier stated that the information provided is insufficient for the Commission to render an informed decision. Pier recommended that the item be continued to allow the applicant to provide additional documentation noting that a special meeting could be scheduled to assist in keeping the project moving forward. Pier indicated that the 11.1 Review decisions are a responsibility of the Commission as a whole and cannot be delegated to any one individual.

Thurston addressed the incorporation of the 1914 porch decorative features that will be incorporated into the 1909 front porch design. Kessloff stated that the mixing of decorative features from different eras is inappropriate. Discussion followed regarding the utilization of details from different eras in the porch design.

Wagner recommended that the meeting be adjourned or that a special meeting be scheduled at the site noting that this would allow the applicant to provide the additional information required to assist the Commission in making an informed decision.

Discussion followed regarding the proposed decorative features of the porch. Dennis indicated that the design presented reflects the 1914 porch noting that additional information is required to make an accurate decision. Dennis addressed the inappropriateness of creating a hybrid feature for appearance sake. Discussion followed regarding differences in the porch configurations as reflected on the 1909 and 1914 Sanborn maps and the impact the 1914 porch design would have on the visual appearance of the two story bay windows.

Mitchell left the meeting at this time 8:10 a.m.

Baumgartner commented on the importance of the Sweeny house and cautioned against compromising the elements of the restoration. Pier indicated that she felt the information provided was insufficient to make an informed decision and recommended continuing the application to a future meeting.

Discussion followed regarding the restoration project, the application of the Secretary of the Interior Standards and the action authorized by the April 2009 action with regard to the front porch design.

Thurston left the meeting at this time 8:15 a.m.

Discussion followed regarding the alterations to the rear of the property and the need to provide a clear delineation between the existing structures and proposed alterations.

Krull moved, Pier seconded and carried unanimously to recommend that the requested modifications to the southwest corner of the house at 1021 Quincy Street to:

1. **Expand the southwest corner of the second floor to permit expansion of the bathroom;**
2. **Modify the enclosed porch to create a second floor bathroom;**
3. **Extend the roof line to enclose the expanded area, including the enclosed porch; and,**
4. **Remove the large picture windows on the porch and add two double hung windows in the bathroom**

will have no adverse effect on historic property with the provision that a distinct delineation between the 1914 structure and the 2010 additions be provided including the roof line of the new addition and that the reinstalled windows are extruded and true to the character of the house or reused from the original structure.

Discussion followed regarding the requested modifications to the front porch. In response to a question, Dennis indicated that the structure contains additions from different eras noting that the design and decorative features used to restore those additions need to be representative of that specific era.

Discussion followed regarding the scheduling of an on-site visit. Pier cautioned the Commission to schedule their on-site visits noting that six or more members on-site at one time would constitute a quorum and require notification of a special meeting.

Wagner moved, Krull seconded and carried unanimously to continue the 11.1 Review for the front porch modifications at 1021 Quincy Street to the June 4, 2010 meeting.

Approval of Minutes

Baumgartner moved, Wagner seconded and carried unanimously to approve the minutes of the May 7, 2010 meeting.

Treasurer's Report

Pier moved, Kessloff seconded and carried unanimously to approve the Rapid City Window and Glass quote of \$1,175.00 for the new Downtown Signs Plexiglas covers to be paid from the non-grant fund account.

Wagner moved, Pier seconded and carried unanimously to approve the expenditure of \$60.00 for the rental of glassware for the Dinner in the Dining Car event to be paid from the non-grant fund account.

Baumgartner moved, Krull seconded and carried unanimously to approve expenditures for the Preservation Month and Dinner in the Dining Car events as follows:

1. **\$4,700.00 to Preservation Resources for Bop Yapp;**
2. **\$4.91 to the Rapid City Journal for the on-line business card advertisement;**
3. **\$218.01 to Dakota Business for copier charges for the Yapp mailers;**
4. **\$78.87 to Western Stationers for copy paper for the Yapp mailers;**
5. **\$18.44 to Jean Kessloff for copy paper for the Railroad Walking Tour flyers; and,**
6. **Reimbursement to Jean Kessloff in an amount not to exceed \$80.00 for ink cartridges.**

Pier moved, Baumgartner moved and carried unanimously to approve the Office Max expenditure of \$59.59 for postcards for the West Boulevard Study Committee mailing.

Proposed changes to the Memorandum of Joint Powers Agreement

Roseland requested that this item be continued to the June 4, 2010 meeting. Bulman reviewed the recommendation from the State Historic Preservation Office regarding changes to the Memorandum. **Pier moved, Baumgartner seconded and carried unanimously to continue the Memorandum of Joint Powers Agreement to the June 4, 2010 meeting.**

Rapid City High School Nomination Letter

Kessloff indicated that she would provide a copy of the Hanks letter to the Commission and staff for discussion at the June 4, 2010 meeting.

Liaison update from the Rapid City High School Committee

Roseland requested that this item be continued to the June 4, 2010 meeting.

Adjourn

There being no further business the meeting was adjourned at 8:40 a.m.