

MINUTES  
HISTORIC PRESERVATION COMMISSION  
June 18, 2010

MEMBERS PRESENT: Scott Sogge, Pat Roseland, Jean Kessloff, Richard Grable, Tamara Pier, Cynthia Matson, Duane Baumgartner, Michael Bender

OTHERS PRESENT: Lee Geiger, Saun Jones, Crystal Jones, Bob Brandt, Fred Thurston, Steve Jastrom, Kris Bjerke, Ron Reed, Michael Kenton, Alan Hanks, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call To Order

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

Approval of Meeting Agenda

**Baumgartner moved, Sogge seconded and carried unanimously to approve the Meeting Agenda as presented.**

333 Sixth Street (10CM022)

Geiger presented the request to revise the traffic and pedestrian flows with the installation of a passenger transfer island. Geiger indicated that a free standing canopy would be installed over the transfer island. In response to a question, Geiger addressed the redesign of the adjacent parking areas.

**Bender moved, Matson seconded and carried unanimously to recommend a finding that the revision of transit traffic flows, installation of a passenger transfer island with raised canopy and redesign of the adjacent parking areas on the property at 333 Sixth Street will have no adverse effect on historic property.**

1323 9<sup>th</sup> Street (10RS013)

S. Jones presented the request to replace the front porch roof noting the instability of the current roof. Kessloff indicated that the front porch roof provides the only avenue to move furniture in and out of the upper floor noting that the instability of the current roof is a safety issue and does require replacement.

In response to a question, S. Jones indicated that the bead board porch ceiling will be replaced noting that the porch deck is in good repair and does not require replacement. In response to a question from Bender, S. Jones indicated that the current 4/12 roof pitch will be retained.

In response to a recommendation from Kessloff, S. Jones indicated that it would be possible to reinstall the original bead board ceiling.

**Baumgartner moved, Pier seconded and carried unanimously to recommend a finding that the reconstruction of the front porch roof on the property at 333 Sixth Street will have no adverse effect on historic property with the stipulation that the original bead board porch ceiling be reinstalled.**

1103 West Boulevard (10RS010)

Brandt presented the revised elevations for the new addition noting that string lines have been installed on-site to reflect the location and impact of the new roof lines on the existing house and garage. Brandt indicated that the addition roof line will be fourteen inches lower than the garage

roof line. In response to a question, Brandt addressed the size and location of the window that will replace the top floor porch door. Brandt indicated that the existing window to be removed is located in the original butler's pantry, noting that windows were not normally provided in this area. Brandt indicated that two new windows would be installed in the new addition.

**Matson moved, Pier seconded and carried unanimously to recommend a finding that:**

- 1. That the construction of a 20 foot by 20 foot 10 inch addition with an additional 6 foot by 10 foot side extension connected to the garage;**
- 2. That the addition be delineated by a roofline 14 inches lower than the garage roofline;**
- 3. That the demolition of the top floor porch and replacement of the porch door with a window;**
- 4. That the removal of the window from the butler pantry; and,**
- 5. That the construction of a covered patio**

**on the property at 1103 West Boulevard will have no adverse effect on historic property.**

#### Dakota Middle School Theater Project

Jastrom presented information regarding the theater project noting the inability to locate the original building blueprints. Jastrom assured the members that the interior character of the building would be retained noting that the ticket windows, main entrance and lobby ceilings would be restored.

Jastrom indicated that the stage façade will be restored and retained, noting that the stage will be extended further into the audience area. Jastrom indicated that the southeast corner addition will provide support services for the auditorium including scenery, rehearsal, dressing and equipment rooms noting that the new addition connecting the main building and vocational school will house the new mechanical equipment.

Jastrom indicated that the project will be completed in phases noting that the auditorium remodel will be phase one of the project. Jastrom addressed the new ventilation design, seating, theatre lighting, control room and the integration of the HVAC system to all facilities including the alternative High School. Jastrom indicated that the air conditioning system will be presented at the next subcommittee review meeting.

In response to a question from Baumgartner, Jastrom indicated that the missing and broken plaster decorative features will be replaced. Jastrom indicated that a sprinkler system will be installed noting that recessed heads will be used to conceal the system.

Hanks expressed his appreciation for all interested parties working together on the project noting that the community will benefit from the project.

In response to a question, Jastrom addressed the remodel and upgrade of the first and second floor public use restrooms noting that the remodeled facilities would meet ADA standards.

In response to a question, Jastrom addressed the accent features that will be incorporated in the design of the new addition. Discussion followed regarding conversion of the playground to a parking lot to provide adequate parking for the theatre. Jastrom addressed the creation of a pedestrian plaza to connect the parking lot and High School to the 6<sup>th</sup> Street Corridor. In response to a question, Bender indicated his comfort with the direction of the project.

Kessloff recommended that copies of the National Register Nomination be provided to the project architect. In response to a question from Jastrom, Kessloff indicated that the structure has been placed on the State register and that the application has been forwarded to Washington D.C. for review and placement on the National register.

In response to a question from Kessloff, Kenton indicated that all school storage areas have been researched noting that the original blueprints have not been located.

In response to a question from Kessloff, Jastrom indicated that while the control box will obstruct the center door access to the auditorium, the doors will be retained and will be visible from the lobby interior.

In response to a question from Kessloff, Jastrom indicated that the construction documents would be completed by the end of August and would be presented to the School, City and Commission for review prior to the project being let for bid.

Baumgartner suggested that a plaque be placed on the building to acknowledge the National Register status and its use as a Summer White House. Discussion followed regarding the theatre seating. Baumgartner thanked Jastrom for the work to preserve the historic nature of the auditorium.

#### 1021 Quincy Street (10RS009)

Thurston thanked Kessloff for the 1919 Holiday Greetings photograph as it assisted the owner in determining to restore the structure to the 1919-1920 era. Thurston addressed the materials that had been revealed during demolition of the front porch that would assist in the restoration of the 1919 era porch. Thurston indicated that the bead board ceiling of the first floor porch would be restored utilizing materials from the original ceiling and the rear porch ceiling. Thurston indicated that the second floor porch roof would be removed and the handrail extended around the deck as reflected in the Holiday Greetings photograph. Thurston indicated that the second floor north bay eyebrow and haunches would be reinstalled similar to the west bay window.

Discussion followed regarding the stain glass windows located in the second floor bay windows and the extent of the west side porch.

In response to a question from Kessloff, Thurston indicated that the front porch columns will be reconstructed based on the existing materials noting the column bases that had been uncovered during demolition. In response to a question from Kessloff, Thurston indicated that the trim will be restored to the 1919 style noting that all newer era trim will be removed.

Discussion followed regarding the code requirements dictating the height of the second floor deck railing and the visual relief offered by the height and location of the railing. Kessloff indicated that while the rail height is required by code, it will obscure the character defining features of the west façade.

**Bender moved to recommend a finding that the restoration of the front porch to be consistent with the 1919-1920 “Holiday Greetings” photograph and the removal of the second floor porch roof with the installation of a 36 inch handrail to comply with current Code requirements and the installation of the eyebrow and haunches over the second floor north bay window similar in design to the west bay window on the property at 1021**

**Quincy Street will have no adverse effect on historic property. Sogge seconded the motion.**

In response to a question from Bender, Thurston indicated that there will be a difference in the design of the two second floor railings. Bender recommended that the higher rail be a simpler design to differentiate between the old and new. Discussion followed regarding the second floor railing and its impact on the character defining features. Bender indicated that the new railing would be placed on a secondary façade. Thurston indicated that a space will be retained between the two railings to provide additional differentiation. Kessloff expressed concern with focus being placed on retention of only the primary facades while allowing the side and rear facades to be altered on structures.

**The motion to recommend a finding that the restoration of the front porch to be consistent with the 1919-1920 “Holiday Greetings” photograph and the removal of the second floor porch roof with the installation of a 36 inch handrail to comply with current Code requirements and the installation of the eyebrow and haunches over the second floor north bay window similar in design to the west bay window on the property at 1021 Quincy Street will have no adverse effect on historic property carried with Kessloff voting No.**

Baumgartner recommended that an article be placed in the Rapid City Journal regarding the restoration of the Sweeney house given its importance to the West Boulevard Historic District.

#### Approval of Minutes

**Baumgartner moved, Sogge seconded and carried unanimously to approve the minutes of the June 4, 2010 meeting.**

#### Treasurer's Report

Bulman addressed the balance remaining in the non-grant funds noting that the 2009-2010 CLG grant has been closed out and the final draw submitted for payments. Bulman indicated that the current year grant has been received and will be presented to the City Council for final approval.

**Baumgartner moved, Grable seconded and carried unanimously to approve the Treasurer's Report.**

#### Other Business

Baumgartner requested that staff contact the new owners of the former Bully Blends building regarding the need for building permits.

Kessloff encouraged the members to read the Dakota Middle School nomination application to familiarize themselves with the building's historic fabric. Bender indicated that the architectural firm heading the project is one of the State's best historic architectural firms.

#### Subcommittees

Bender indicated that he has provided historic photographs of downtown Rapid City to the Main Street Square design group noting the effort to tie the City's history to the Square as opposed to the use of regional influences. Bender indicated that a meeting with the project designers has been scheduled for next week. Discussion followed regarding the focus of historic district plazas in other cities.

Salvaging of Historic Materials

Kessloff reminded the Commission of their request to salvage any of the enamel panels from the 1002 West Main Street gas station. Discussion followed regarding the Commission's inability to provide storage for historic materials that are donated or salvaged.

Adjourn

There being no further business the meeting was adjourned at 8:52 a.m.