

MINUTES
HISTORIC PRESERVATION COMMISSION
July 2, 2010

MEMBERS PRESENT: Jean Kessloff, Richard Grable, Tamara Pier, Shawn Krull, Duane Baumgartner

OTHERS PRESENT: David Ziebarth, Pam Lang, Brian Winckel, Michelle Dennis, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call To Order

Kessloff called the meeting to order at 7:35 a.m.

Approval of Meeting Agenda

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

1515 West Boulevard (10RS013)

Ziebarth presented the request to modify the front porch design to construct a single stairway with double wrought iron railings. Ziebarth indicated that during demolition of the existing porch it was discovered that the porch had been expanded by an additional two feet of concrete. Ziebarth indicated that the contractor has expressed concern that removal of the additional two feet of concrete could result in damage to the foundation. Ziebarth indicated that the wraparound design on the current concrete base would require removal of the sidewalk and a tree. Lang expressed concern that a wraparound porch utilizing the current concrete base would be oversized in relationship to the house.

In response to a question from Krull, Ziebarth addressed the age of the existing porch noting that a storage room is located in the area impacted by the front porch.

In response to a question from Kessloff, Lang indicated that the flower box proposal has been withdrawn as it would be out of scale with the house. Lang voiced her concern that there may be possible damage to the foundation with the removal of the additional concrete.

Krull moved, Grable seconded and carried unanimously to recommend a finding that the modified front porch design with a single front stairway and double wrought iron railings as presented on the property at 1515 West Boulevard will have no adverse effect on historic property.

Krull recommended that the applicant have a structural concrete firm inspect the porch to determine if the additional two feet could be removed without damaging the foundation. Discussion followed regarding the need to review any further changes to the front porch design.

Krull moved, Grable seconded and carried unanimously to reconsider the motion for 1515 West Boulevard.

Krull moved, Grable seconded and carried unanimously to recommend a finding that the modified porch design with a single front stairway and double wrought iron railings as presented on the property at 1515 West Boulevard will have no adverse effect on historic property with the understanding that the application can proceed without further review

should it be feasible to remove the additional two feet of concrete without damage to the foundation to allow restoration of the 1960 wraparound porch design.

725 St. Joseph Street (10CM023)

Winckel thanked the Commission for accepting the late submittal allowing his project to remain on schedule. Winckel indicated that he has submitted a Sidewalk Café request noting the intent to utilize a wrought iron barrier instead of the portable stanchions and chains.

In response to a question from Krull, Winckel indicated that the wrought iron barrier would be installed using anchors in the sidewalk noting that the barrier will be removable and will not be attached to the building.

In response to a question from Krull, Winckel indicated there would be a seven foot clearance from the curb to the barrier to allow for a pedestrian walkway and vehicle overhang.

Discussion followed regarding utilizing building design elements in the railing design, the adjacent buildings, the adjacent parking lots and the railing anchor design.

Krull moved, Grable seconded and carried unanimously to recommend a finding that the installation of a wrought iron railing for the patio café area on the property at 725 St Joseph Street will have no adverse effect on historic property with the stipulation that the wrought iron railing be removable.

Approval of Minutes

Baumgartner moved, Krull seconded and carried unanimously to approve the minutes of the June 18, 2010 meeting.

Treasurer's Report

Bulman identified the copier charges and presented the South Dakota State Historical Society Membership. **Baumgartner moved, Pier seconded and carried unanimously to approve payment of the \$45 membership fee to the South Dakota State Historical Society.**

Timesheet Report

Bulman indicated that the report is provided monthly and encouraged the members to submit their monthly timesheets as the volunteer hours are the in-kind match for the grant.

Dakota Middle School Liaison Subcommittee

Baumgartner indicated that the subcommittee members would be contacted when the final plans are ready for review. Elkins indicated that the plans should be ready in late August or early September.

Main Street Square Subcommittee

Krull indicated that he has met with the landscape architect and lead project architect noting their need for design input now. Krull outlined his research for guidelines on the construction of a new town square within a historic district noting that most of the information located addressed town squares that were in existence at the time the Districts were approved.

Krull addressed his concern with the placement of the large spires in the visual view shed of the Downtown Historic District noting that he would recommend that they be located behind the front setback of the building facades. Krull stated that he did not feel that the size of the

badlands sculpture would be adverse. Krull indicated that he recommended that design elements such as stone tapestry and bronze statues be added to tie the Square into the historic district. Krull indicated that he feels the placement stone spires interrupt the atmosphere of the downtown facades and would be an adverse impact.

In response to a question from Baumgartner, Krull indicated that the property owner's approval is required to move forward with the storefronts in the Sears Building.

Krull indicated that he has seen all the construction drawings and has requested that the stage elevations be provided to the Commission for review.

In response to a question from Kessloff, Dennis indicated that the Main Street Square would be addressed under the design standards for the development of open spaces. Dennis concurred that the view shed is a character defining feature of the Downtown Historic District noting that size, scale, mass and materials are also addressed under the design standards. Dennis addressed the need for continuity to tie the project to the Downtown Historic District. Dennis supported the presentation of the stage elevations to the Commission to allow evaluation of the visual impact of the spires and landscape plantings on the downtown facades. Dennis indicated that she would research the open spaces design standards and provide the information to the Commission.

Elkins recommended that the Commission provide the design team with photographs of what was originally located on the site to assist in clarifying the visual impact concerns. Dennis concurred and indicated that all buildings in the Downtown Historic District have a standard setback. Krull addressed the urgent need to provide input as the project is moving forward.

In response to a question from Kessloff, Elkins indicated that the subcommittee members are responsible for providing the input and direction to the design groups on behalf of the Commission. Elkins stated that the subcommittee members need to communicate the view shed concerns now to permit that concern to be addressed during the design stage.

Elkins indicated that she would contact Destination Downtown regarding presentation of a preliminary project review similar to the recent presentation made on the Rapid City High School Theater project. Discussion followed regarding the location, size and placement of the fountain and spires design elements.

In response to a question from Kessloff, Elkins recommended that concerns with the Main Street Square and Dakota Middle School projects be given to the subcommittee members to present to the project design teams. Discussion followed regarding the best way to provide input to the project design teams.

Buildings in Peril

Baumgartner indicated that the Aby's Feed and Seed building is again listed for sale. Discussion followed regarding the ownership of the building.

Salvaging of Historical Materials

Kessloff indicated that Erickson is working with her regarding the salvaging of the enamel panels from the structure at 1002 West Main Street. Kessloff indicated that she has been provided a South Dakota contact that can possibly salvage the panels and also assist in relocating the panels for reuse.

Other Business - Lincoln Academy Roof Replacement

Bulman addressed the roof failure at the Lincoln Academy noting that the property is a non-listed property in the environs of an individually listed property. Bulman indicated that the application for roof repair has been approved by the State Historic Preservation Office based on the emergency repair and the structure classification.

Adjourn

There being no further business, Baumgartner moved, Pier seconded and carried unanimously to adjourn the meeting at 8:32 a.m.