

MINUTES
HISTORIC PRESERVATION COMMISSION
September 17, 2010

MEMBERS PRESENT: Scott Sogge, Pat Roseland, Jean Kessloff, Richard Grable, Tamara Pier, Shawn Krull, Cynthia Matson, Duane Baumgartner, Michael Bender, Eric James, Bonny Petersen, Council Liaison

OTHERS PRESENT: James Van Nuys, Beth Palmer, Brian Bade, Eirik Heikes, Dan Senftner, Bob Fuchs, Rod Johnson, Alan Hanks, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call to Order

Roseland called the meeting to order at 7:30 a.m.

Approval of Meeting Agenda

The following item was added to the agenda:

- New Business – Goetzinger meeting

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

516 Sixth Street (10CM032)

Van Nuys indicated that the removal and replacement of the existing transom with clear glass will bring more natural light into the building interior noting that the existing transom is unattractive and a safety issue. Van Nuys indicated that should restoration of the transom be required, the project would be referred to the building owner. He expressed his concern with the possible requirement to protect an unattractive and inappropriate addition. Van Nuys presented a photograph to support his position that the original transom design was three clear glass windows.

Bade voiced his support for the Van Nuys proposal noting that the transom is unstable and a safety issue.

Pier and Krull entered the meeting at 7:33 a.m.

Bade stated that he felt the stained glass transom is not original to the building and that, as this is the last Italianate structure constructed in the area, installation of the clear glass transom would be more appropriate with the original appearance.

Kessloff presented her research of the project, noting that she has been unable to obtain a cost estimate to restore the stain glass at this time. Kessloff indicated that Viall has inspected the transom to determine what can be done to stabilize the structure.

James indicated that the applicant has provided acceptable photographic evidence that the existing transom is not original to the building. Kessloff indicated that, while the existing transom may not be original, it has gained historic significance in its own right.

Peterson entered the meeting at 7:35 a.m.

Baumgartner moved, James seconded and carried with Kessloff voting No to recommend a finding that the removal of the existing stain/leaded glass transom and

replacement with a three pane clear glass transom on the property located at 516 Sixth Street will have no adverse effect on historic property.

Bender entered the meeting at 7:38 a.m.

Main Street Square (10CM034)

Heikes presented the request to construct the Main Street Square at the northeast intersection of Main Street and Sixth Street. Heikes complemented and thanked the Historic Preservation Subcommittee for their assistance and input on the project.

Heikes provided a review of the site improvements including the expansion of the garden areas into the right-of-way, the addition of the Native American color wheel and waterfall. Heikes addressed the manner in which the Subcommittee's concerns with the size and mass of the garden areas have been addressed. Heikes indicated that the spire heights have been reduced to comply with the Secretary of Interior Standards height requirements noting that the materials for the garden-scapes will be provided from local quarries.

Heikes indicated that the improvements to the Parking Garage will reflect and complement the historic aspect of the structure noting that eight foot retractable canopies will be installed on the south side of the structure.

Krull complemented FourFront for the design work on the project.

Krull moved to recommend a finding that the construction of the Main Street Square and the remodel of the Parking Garage on the property located at the northeast corner of Main Street and Sixth Street will have no adverse effect on historic property. James seconded the motion.

Kessloff stated that the purpose of a Main Street Square has always been to create a City's own sense of place and history. Kessloff stated that the design focuses on the surrounding geographical features not on the history and development of the City itself noting that rocks and spires are not natural to the downtown area. Kessloff stated that she cannot support the design as it does not respect the City's history and the mass and scale of the project are not in compliance with the Secretary of the Interior Standards.

Roseland indicated that the design is appropriate noting the impact the Black Hills had on the development of both Rapid City and the surrounding communities. Krull indicated that due to the proximity to the Black Hills and the Badlands, tourism has been a prominent economic force in the development of Rapid City noting that the design addresses that influence.

In response to a question from Pier, Heikes indicated that the height of the spires is 10% lower than the Prairie Edge parapets in accordance with the Secretary of Interior Standards. Matson addressed the input provided by the Subcommittee and the manner in which the design group incorporated those recommendations into the final design of the Square. Grable commented on the volume of public input the project has received.

Heikes addressed the incorporation of the Lamphere's artistic input on the project. In response to a question from Pier, Heikes indicated that the garden walls are utilized to reduce the impact of sound on the Square and to provide privacy for visitors to the Square.

Bender indicated that during the project review he was not contacted by the Commission members regarding concerns with the project noting that if there were concerns they should have been voiced earlier in design phase.

James indicated that the Black Hills and Badlands are physical elements which have been present in the area much longer than Rapid City.

Peterson thanked Kessloff for her comments on the project. James requested clarification of the Commission's responsibilities with regard to the project. Bender indicated that the initial concerns focused on the size and scale of the spires and their impact on the historic view shed to and from the Square and complemented the efforts to reduce the overall impact of the spires. Bender indicated that the Subcommittee addressed the collaborative efforts between the Subcommittee and the design group on all aspects of the project noting that the adverse comments are unfair to the project designers.

Kessloff indicated that she had presented her concerns to the Subcommittee noting that in her opinion there was a lack of communication between the Commission and the Subcommittee. Kessloff recommended that the Commission refer to the Secretary of Interior Standards when making a final decision on the project.

The motion to recommend a finding that the construction of the Main Street Square and the remodel of the Parking Garage on the property located at the northeast corner of Main Street and Sixth Street will have no adverse effect on historic property carried with Kessloff voting No.

Matson left the meeting at 8:00 a.m.

622 Main Street (10CM035)

Fuchs presented the request to remodel the interior of the second floor suite of the 622 Main Street property noting that the interior of the west suite has been gutted by the former owner. Fuchs indicated that the existing carpeting will be removed and the existing oak flooring refinished, that a wainscot ceiling will be installed and the walls will be sheet rocked. Fuchs indicated that a future project will address improvements to the basement area.

Kessloff moved to recommend a finding that the remodel of the second floor suites including refurbishing the existing oak flooring and retention of the existing skylights and existing second floor railing on the property located at 622 Main Street will have no adverse effect on historic property. James seconded the motion.

Discussion followed regarding the refinishing of the oak flooring, the skylights and the second floor railing.

The motion to recommend a finding that the remodel of the second floor suites including refurbishing the existing oak flooring and retention of the existing skylights and existing second floor railing on the property located at 622 Main Street will have no adverse effect on historic property carried unanimously.

1701 Mt Rushmore Road (10CM036)

Johnson presented the request to reroof the Wilson Park gazebo. Johnson indicated that the gazebo was constructed during the 1990's and is not historic to the park. Johnson stated that an asphalt architectural shingle of the same color would be installed on the gazebo.

James moved to recommend a finding that the reroofing of the Wilson Park Gazebo with asphalt architectural shingles on the property located at 1701 Mt Rushmore Road (Wilson Park) will have no adverse effect on historic property. Baumgartner seconded the motion.

Discussion followed regarding the age of the gazebo. Sogge indicated that the site was vacant prior to the gazebo being constructed in the 1990's.

The motion to recommend a finding that the reroofing of the Wilson Park Gazebo with asphalt architectural shingles on the property located at 1701 Mt Rushmore Road (Wilson Park) will have no adverse effect on historic property carried unanimously.

Approval of Minutes

Pier moved, Bender seconded and carried unanimously to approve the minutes of the September 3, 2010 meeting.

Treasurer's Report

Baumgartner moved, James seconded and carried unanimously to approve the Rapid City Journal billing in the amount of \$10.82.

Goetzing Meeting

Roseland indicated that Goetzing would be available to meet with the Commission on the evening of either September 22 or September 28 to discuss the recommendations of the West Boulevard Study report. The Commission recommended that the meeting with Goetzing be scheduled for Wednesday, September 22 at 5:00 p.m.

Roseland indicated that Mike Stanley has agreed to facilitate a group discussion regarding implementation of the recommendations of the West Boulevard Study report. Discussion followed regarding scheduling of the facilitated group discussion. The Commission recommended that the facilitated group discussion be scheduled for Thursday, September 30 at 5:00 p.m.

Bulman provided the following options for amending the 2010-2011 CLG Grant to fund the development of the Design Guidelines:

Option #1

	<u>Existing</u>	<u>Changes</u>	<u>Proposed</u>
Supplies	1,500.00		1,500.00
Memberships	275.00		275.00
Workshop	225.00		225.00
Historic Street Signs	1,000.00	(1,000.00)	0
Commission Training/Speaker	5,000.00	(5,000.00)	0
Public Education/Home Show	2,000.00	(1,000.00)	1,000.00
Design Guidelines (Phase I)	0	7,000.00	7,000.00
Total	10,000.00	0	10,000.00

Option #2

	<u>Existing</u>	<u>Changes</u>	<u>Proposed</u>
Supplies	1,500.00		1,500.00
Memberships	275.00		275.00
Workshop	225.00	(225.00)	0
Historic Street Signs	1,000.00	(1,000.00)	0
Commission Training/Speaker	5,000.00	(5,000.00)	0
Public Education/Home Show	2,000.00	(2,000.00)	0
Design Guidelines (Phase I)	0	8,225.00	8,225.00
Total	10,000.00	0	10,000.00

Discussion followed regarding the proposed reallocation of grant funds. In response to a question, Elkins addressed the timeline required to reallocate the grant funding, prepare and publish the Request for Proposals, complete the consultant selection process and secure Council approval for the consultant. Elkins encouraged the Commission to move the project forward as soon as possible to insure completion of the project by the grant expiration date.

Kessloff suggested approaching the West Boulevard Association for financial assistance with the project. In response to a question, Elkins indicated that the Request for Proposals would require the consultant to outline the public input process.

Other Business

James requested clarification of the specific directions given to Subcommittees acting as liaison on special projects such as the Main Street Square project. Discussion followed regarding the responsibilities of a liaison group. Elkins clarified that the Commission cannot delegate approval authority but can empower the liaison group to make recommendations on a project.

James recommended the use of an amicus statement to provide clarification and insight into the Commission's recommendations. Kessloff encouraged the members to utilize the review form provided in the Commissioner manual when reviewing applications.

Pier left the meeting at 8:26 a.m.

Discussion followed regarding the review process. Bender stated that the Commission is a recommending body only, noting that the State Historic Preservation Office can support or overturn a recommendation of the Commission.

Krull commented on the quality of contact the Main Street Square Subcommittee was afforded, noting that the Dakota Middle School Subcommittee has not been afforded the same level of outreach. Elkins indicated that she would contact the Rapid City Schools to schedule a meeting with Subcommittee members Baumgartner, Roseland and Krull.

Commissioners Timesheet Report

Bulman encouraged the Commissioners to submit their timesheets on a monthly basis.

Other Business

Elkins announced that Mitchell has accepted a position with the City Finance Office and thanked Mitchell for her work with the Commission. In response to a question, Elkins indicated that she and Bulman would provide support to the Commission in the interim.

In response to a question from Baumgartner, Bulman indicated that she would review the Alex Johnson application to determine if the approval included the installation of an elevator and bar on the top floor.

Adjourn

There being no further business the meeting was adjourned at 8:33 a.m.