

# DRAFT

## Minutes of the November 5, 2010 Rapid City Historic Preservation Commission

Members Present: Pat Roseland, Tamara Pier, Duane Baumgartner, Eric James, Jean Kessloff, Michael Bender, Richard Grable, Cynthia Mattson and Shawn Krull.

Others Present: Karen Bulman, Marcia Elkins, Michelle Dennis, Dick Dempster, Kris Bjerke, Bonnie Peterson, Mike Kenton, Carol Merwin, Mason Thorson, Brad Dudley, Bill Kessloff, Susan Hixson, Darin William, Mayor Alan Hanks, Steve Morgan, Dave Kulish, Vince Braun, Bill Winter, Dick Schuelhe, Blaise Emerson, Sylvia Conrad, Wayne Gilbert, Stan Adelstein, Brad Saathoff, Larry Fuss, Gale Johnson, Kent Kennedy, Steve McCarthy and Jack Caudill.

Roseland called the meeting to order at 7:30 am.

Baumgartner moved to approve the agenda as presented. The motion was seconded by Mattson and approved unanimously.

### 601 Columbus Street (10CM042)

Dempster reviewed the project in detail noting that this is the first phase of the project. He explained that this phase addresses the theater room, an addition to the theater itself and the energy plant.

**J. Kessloff moved to delay the consideration of the request for a sufficient amount of time to allow for forums for input from the public. There was no second.**

**Mattson moved to recommend a finding of no adverse impact. The motion was seconded by James.**

In response to a question from Krull, Dempster reviewed the displacement air system proposed to be installed into the floor system.

In response to a question from Krull, Dempster reviewed the changes made to the layout of the seating and entry based on the need to create a control room, a cry room and a sound and light lock in a vestibule. He noted that there is not adequate depth in the balcony or adequate sight lines to accommodate the control room in the balcony. He indicated that the theater consultant had indicated that the best location for the control room is under the balcony. Dempster noted that the theatre consultant has indicated that the center aisle concept has not been used in theatre designs in decades due to the affect on performances. Dempster noted that the wooden seats would be retained on both sides in the balcony.

In response to a question from J. Kessloff, Dempster indicated that the actual seats have not been selected at this time.

J. Kessloff expressed her opinion that consideration should be given to locating the control booth in the balcony. Discussion continued regarding the location of the control room and the arrangement of the seats.

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In response to a question from Baumgartner, Dempster indicated that the architectural team has not heard anything back from the State Office of History staff following the conference call with the Historic Preservation Commission Subcommittee. Discussion followed.

Roseland asked for public comment.

Adelstein commented on the history of the theatre, the quality of the original construction as well as the proposed development. He commented on the existing seats noting that the seats installed currently are not the originals and have been replaced at least once. He indicated that the wooden seats do not lend themselves to the performance. Adelstein noted that he hopes the School District will maintain the structure while allowing the building to continue to function as a high quality performance facility.

Merwin asked that the Commission establish learning opportunities to allow the community to go into the theatre during a weeknight, weekend and at 4 pm during the week to tour the building and understand the proposed changes. She encouraged the Commission to involve the public.

Conrad commented on the desire to retain the beauty of the building.

Emerson commented on allowing the building to evolve while maintaining the core historic elements of the building.

B. Kessloff expressed his concern with the changes to the seats that have been proposed and commented on the need to follow the Secretary of Interior's Standards for Rehabilitation. Discussion followed.

Pier expressed her support for having at least one opportunity for the public to discuss the seating and other aspects of the project.

Discussion followed regarding the length of time that the conceptual drawings and the plans have been available to the public for comment.

Kenton indicated that the School District will open bids for the project on November 17, 2010. In response to a question, Dempster clarified that the seats are not part of the bid package. Discussion continued.

In response to a question from Roseland, Dempster indicated that the School District is seeking approval for the adaptive reuse of the theatre, the behind stage theatre support spaces and the energy plant. Discussion continued regarding the rehabilitation and adaptive reuse of the structure and the character defining features. Discussion continued regarding the seating and the seating arrangement and the location of the sound booth as well as handicap accessibility to all of the facilities.

**The motion to recommend a finding of no adverse impact was approved with Baumgartner, James, Roseland, Grable, Bender and Mattson voting yes, and Kessloff, Pier and Krull voting no.**

738 St. Joseph Street (10CM044)

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Johnson presented the request to demolish the non-contributing buildings at 514 and 516 Mt. Rushmore Road.

**Pier moved to recommend a finding that the demolition of the non-contributing buildings at 514 and 516 Mt. Rushmore Road will have no adverse impact. The motion was seconded by Krull and approved unanimously.**

## 312 Main Street (10CM044)

Thorson reviewed the request to remove the electrical and plumbing infrastructure and the ceiling, and to add temporary electrical services. He noted that the fire protection system will be retained.

**James moved to recommend a finding that the removal of the electrical and plumbing infrastructure and the ceiling and the addition of temporary electrical services will have no adverse impact. The motion was seconded by Mattson and approved unanimously.**

## 312 Main Street (10CM048)

Thovson reviewed the proposal to demolish the north 25 feet of the building. A brief discussion followed.

**Baumgartner moved to recommend a finding that the demolition of a portion of the contributing building would have no adverse impact noting that the owner has looked at all alternatives. The motion was seconded by Pier and approved unanimously.**

## 523 6<sup>th</sup> Street (10CM045)

Kennedy reviewed the proposed rehabilitation of the 10<sup>th</sup> Floor and mezzanine (11<sup>th</sup> Floor) of the Alex Johnson building.

**J. Kessloff moved to recommend a finding that the rehabilitation of the 10<sup>th</sup> Floor and Mezzanine to include the patios and increasing the height of the existing guard rail would have no adverse impact. The motion was seconded by Mattson.**

Discussion continued.

**The motion was approved unanimously.**

## 529 Main Street (10CM046)

Bulman indicated that Steve McCarthy had to leave earlier in the meeting and had requested that this item be continued to the next meeting.

**James moved to continue the request to remodel the interior and demolish all non-bearing interior walls in the contributing building located at 529 Main Street to next meeting. The motion was seconded by Mattson and carried unanimously.**

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## 1002 West Main Street (10CM047)

Steve Morgan presented the request to remove and relocate fuel dispensers including the underground piping on the property located within the environs of the West Boulevard District at 1002 West Main Street. A brief discussion followed.

**Pier moved to recommend a finding that the removal and relocation of the fuel dispensers including the underground piping on the property located at 1002 West Main Street will have no adverse impact. The motion was seconded by Grable and approved unanimously.**

## 701 South Street (10RS018)

Fuss reviewed the proposal to add four decks to the rear of the non-contributing buildings located within the environs of the West Boulevard District.

**Krull moved to recommend a finding that the addition of four decks to the rear of the non-contributing building located within the environs of the West Boulevard District will have no adverse impact. The motion was seconded by Baumgartner and carried unanimously.**

## Approval of the Minutes

**Mattson moved to approve the minutes of the September 28, 2010 Special Historic Preservation Commission meeting and the October 15, 2010 Historic Preservation Commission meeting. The motion was seconded by James and approved unanimously.**

## Adjournment

**Mattson moved to continue the balance of the agenda to the November 19, 2010 meeting and adjourn the meeting. The motion was seconded by James and carried unanimously.**