

Minutes of the November 19, 2010
Historic Preservation Commission Meeting

Members Present: Pat Roseland, Richard Grable, Shawn Krull, Cynthia Matson, Scott Sogge, Tamara Pier, Duane Baumgartner, Eric James

Others Present: Bonnie Peterson, Fred Thurston, Michelle Dennis, Steve McCarthy, Marcia Elkins and Karen Bulman

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

James moved to approve the agenda with the addition of “Potential Special Preservation Commission Meeting” to the agenda under new items. The motion was seconded by Krull and approved unanimously.

529 Main Street (10CM046)

McCarthy reviewed the proposed changes to the exterior of the building. McCarthy outlined the proposal to replace the 1982 windows with updated replacement windows with the same appearance. He stated that they are requesting to repair the glass covering the leaded glass panels, repair the bolt holes using a special product and overlay the east wall with stucco.

James moved to consider the interior and exterior changes separately. The motion was seconded by Matson and approved unanimously.

Matson moved to recommend a finding that the proposed changes to the exterior of the building at 529 Main Street including the installation of replacement windows, replacement/repair of the glass covering the leaded glass panels, repair of the exterior of the building including the bolt holes and the overlay of the east wall with a stucco material as described by the owner will have no adverse impact. The motion was seconded by James and approved unanimously.

McCarthy reviewed the proposed remodel of the interior of the building noting that the interior has been remodeled extensively on a number of occasions over the past 70 years. Discussion followed regarding the proposed work, the history of the building, the ceiling installed in the lobby approximately 70 years ago, the installation of the new electrical, new doors, new heating systems, new ceilings (except in the lobby area), the flooring materials and trim and millwork to be utilized throughout the building.

Matson moved to recommend a finding that the demolition of all of the non-bearing interior walls and the interior remodel at 529 Main Street would have no adverse impact. The motion was seconded by Sogge.

Additional discussion followed regarding the window sills, the mill work and other finish work. In response to a question, McCarthy indicated that the demolition is scheduled to begin after Thanksgiving and that the interior plans should be completed after the first of the year.

James suggested that the Commission consider the request for the demolition of all of the non-bearing walls and that the interior finish work be resubmitted when plans are completed. Discussion followed.

Matson accepted a friendly amendment to recommend a finding that the demolition of all of the non-bearing interior walls for the property at 529 Main Street will have no adverse impact and that the request for approval of the interior remodel be submitted when the plans are available. Sogge concurred with the friendly amendment. The motion as amended was approved unanimously.

Roseland turned the gavel over to Sogge.

1018 Fairview Street (10RS019)

Roseland, speaking as applicant and owner of the property, reviewed the photos of the exterior of the opening on the second floor noting that glass had been installed in the opening when an air conditioner was removed a number of years ago. He indicated that the opening would be covered with cedar or fir siding matching the rest of the wall.

Krull moved to recommend a finding that closing the window opening and installing cedar or fir siding to match the existing wall on the property at 1018 Fairview Street will have no adverse impact. The motion was seconded by Grable and carried unanimously.

Sogge turned the gavel back to Roseland.

507 Main Street (10CM049)

Headid presented the request for reroofing the Rapid City Journal Building located at 507 Main Street indicating that they will be replacing the existing roof with a white roof similar to the roof on the adjoining roof area, replacing the deteriorated tile coping with metal coping and replacing the existing shake shingle mansard façade with a standing seam metal roof.

Matson noted that the building is a non-contributing building located in the environs. Discussion followed.

Krull moved to recommend a finding that the reroofing, replacement of coping and installation of the metal roof on the property located at 507 Main Street will have no adverse impact. The motion was seconded by Matson and approved unanimously.

402 St. Joseph Street (10CM050)

Thurston reviewed the proposed changes to the Motor Service building located at 402 St. Joseph Street. He indicated that he is seeking approval of the concept of replacing one of the two window openings on the west wall with a doorway to facilitate the reuse of the building. Discussion followed.

James moved to recommend a finding that the installation of a door in the location of one of the two existing windows on the west wall on the property located at 402 St. Joseph Street will have no adverse impact. The motion was seconded by Sogge.

James clarified that the motion includes the installation of awnings and Sogge concurred.

In response to a question from Krull, Thurston clarified that the Motor Service Co. sign will be restored and the neon on the columns will also be restored.

The motion to recommend a finding that the installation of a door in the location of one of the two existing windows on the west wall and the installation of the window awnings

on the property located at 402 St. Joseph Street will have no adverse impact was approved unanimously.

415 Main Street (10CM051)

Thurston reviewed the proposed project to develop offices at the rear of the first floor, create access to the lower floor, make the back of the building the primary entrance and install an awning along the rear of the building along with a support column and hand rail. Thurston reviewed the floor plan and other possible improvements to the building. He noted that the owner will retain the 1 foot by 2 foot ceiling tiles, restore and retain the fluorescent light fixtures in the back and install 9 foot walls to reflect the original building. He noted that tenant space will be developed in the basement and a skylight will be installed in the old shaft. Thurston indicated that he is proposing to install windows on the west side of the building.

Extensive discussion followed.

Krull moved to recommend a finding that the development of the rear of the building in accordance with the elevations presented and the installation of the three skylights on the property located at 415 Main Street will have no adverse impact and to require that the request to install windows on the west wall be resubmitted when plans are available. The motion was seconded by James and approved unanimously.

Thurston reviewed the plans for the interior of the building. Discussion continued.

Matson moved to approve the interior remodel with the retention of the ceilings, the reuse of the existing lights as described and the installation of the offices at the rear of the building in accordance with the elevations that were submitted. The motion was seconded by Sogge and approved unanimously.

Approval of the Minutes

Pier moved to approve the minutes of the November 5, 2010 Commission meeting. The motion was seconded by James and approved unanimously.

Treasurer's Report

Baumgartner moved to approve the payment of the Commission's National Trust Membership dues. The motion was seconded by James and approved unanimously.

Elkins indicated that she had reviewed the procedure the Commission uses to approve the payment of bills prior to processing the payment with the City Attorney and determined that process is not required by City Ordinance or City policy for the budgeted items. She indicated that action will be required for the Commission's funds.

Pier moved to authorize staff to process the payments for budgeted items without requiring Commission review and approval. The motion was seconded by James and approved unanimously.

Contact with News Media

Krull reviewed concerns with how the media contacts are handled. Discussion followed regarding using a subcommittee to provide media contact information and the perception that statements made by individual members of the committee represent the opinions of the entire Commission. Pier suggested that the Commission develop a policy regarding media contacts. Discussion continued.

Pier agreed to assist in drafting a policy and bringing it back for review by the Committee. Discussion followed on how individuals can clarify that the comments they make are their individual opinions, how what the news media publishes is not controlled by the Commission or the individual and that the comments made during the meeting are not a condemnation of an individual but a concern with the way the media handles comments.

Matson moved to request Pier's assistance in drafting a policy on how the Commission members deal with the news media. The motion was seconded by James and approved unanimously.

Citizen Comments at Beginning of Meeting

Roseland proposed that the Commission take public comment at the beginning of the meeting similar to the manner used by the City Council. Pier expressed concern regarding the opportunity for relevant public comment to be made after the applicant presents the proposal. Discussion followed regarding the difficulty of commenting on a request prior to the information being submitted, concern with individuals using the time as a soapbox and the need and the desire to use the Commission's time more efficiently. Discussion continued.

Roseland requested that the Commission give consideration to the item and that the matter be included for further discussion at a future meeting.

Request for Proposals for Design Guidelines

Bulman reviewed the draft Request For Proposals and suggested that the item be continued to the next meeting to allow the Commission to review the document in more detail.

Matson requested that the Commission review the section on Training to see if it adequately describes the services that are required.

Baumgartner moved to continue the discussion of the Request for Proposals for Design Guidelines to the December 3, 2010 Commission meeting. The motion was seconded by Matson and approved unanimously.

Matson moved to hold a Special Historic Preservation Commission meeting to review the Abbreviated Case Report on the Dakota Middle School Theater project on Tuesday, November 30, 2010 at 5:30 pm. The motion was seconded by James and approved unanimously.

Bulman reminded the Commission to complete their time sheets for the grant match.

Roseland briefed the Commission on the Special Project on the Clock to be restored to the location at the southeast corner of 7th Street and Main Street. He indicated that the clock workings have been taken to Rosenbaum's Signs to be repaired with the work anticipated to be completed after the first of the year.

Pier moved to adjourn. The motion was seconded by Krull and approved unanimously.

Roseland adjourned the meeting.