

MINUTES OF THE JANUARY 7, 2011
RAPID CITY HISTORIC PRESERVATION COMMISSION

Members Present: Duane Baumgartner, Jean Kessloff, Pat Roseland, Scott Sogge, Cynthia Mattson, Eric James, Shawn Krull, Rich Grable

Others Present: Marcia Elkins, Karen Bulman, Frank Morrison, Michelle Dennis, Bonnie Peterson, Anthony Demaro, Jake Boerge, Scott Vincent, Barbara Soderlin, Janelle Fink, Dan Senftner, Dan Tribby, Eric Monroe, Bob Brandt, Brad Burns.

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

James moved to approve the agenda with the addition of "Tour of Rapid City High School" under New Business. The motion was seconded by Sogge and approved unanimously.

11.1 Review - 1424 Mt. Rushmore Road (11CM001)

Janelle Fink reviewed the proposal to remove the existing non-contributing structure located on the site due to the condition of the building and construct a parking lot.

Grable and Peterson entered the meeting at this point in time.

Mattson moved to recommend a finding that the demolition of the structure and the construction of the parking lot on the property located at 1424 Mt. Rushmore Road will have no adverse impact. Sogge seconded the motion.

In response to a question from Krull, Fink indicated that the existing dwelling on the adjacent lot will be removed; however, that property is located outside of the environs.

The motion was approved unanimously.

In response to a question, Fink indicated that the new building will also be located outside the environs.

11.1 Review - 512 Main Street (11CM002)

Dennis reviewed the proposed changes to the south elevation of the structure including the installation of a vertical sign and removal of the reflective film from the windows. She described the changes to the rear of the building including the installation of a double hung window and the installation of another vertical building. Dennis indicated that there would be no changes to the east elevation. She described the description of the changes to the west elevation building noting that the adjacent building was likely removed in the 1960's. She reviewed the storefront elevations proposed for the wall including the

awnings, doors, and windows on both the first and second floors. Dennis reviewed the changes in the floor plan including the removal and relocation of the existing partition walls. She identified that an additional stairwell will be installed providing access from the first floor to the basement level. She noted that the proposal is to remove all of the non-structural partition walls in the basement.

Monroe described in more detail the changes to the basement and the materials that will be used including the reuse of the existing bricks that are being removed from the new building openings.

Dennis noted that the ghosting on the west elevation from the original adjacent structure will remain to reflect the history of the building. She also noted that the knee walls that appear in the elevation drawings are part of the previously approved Main Street Square building.

Discussion continued.

Krull moved to recommend a finding that the renovations of the exterior of the building including the installation of the double hung aluminum clad windows in the north elevation; the installation of fixed pane display windows with aluminum framing to match the windows on Main Street, with narrow operable awning windows above, the precast concrete beneath the windows (similar to the stone on Main Street), the installation of single storefront doors, the installation of retractable canvas awnings over storefronts and entries all on the west elevation first floor; and, the installation of double-hung aluminum clad windows in groups of three per bay with pre-cast concrete sills on the west elevation second will have no adverse impact. James seconded the motion.

Discussion followed.

Baumgartner asked that the record reflect that Crown Clothing and other wood structures had been located on that site. He noted that the structures and a tree were removed to accommodate the parking lot.

The motion was approved unanimously.

James moved to recommend a finding that the interior renovations including the removal of the existing partition walls on the first floor and basement as well as the installation of one or two new stairways will have no adverse impact. The motion was seconded by Mattson.

In response to a question from Krull, Tribby indicated that the tenant finishes will be addressed as the areas are leased out. Tribby indicated that owner will insure coordination and flow throughout the building and the block.

The motion was approved unanimously.

11-1 Review - 510 9th Street (11CM003)

Boerge indicated that they are requesting to demolish the interior sheet rock walls, fixtures and ceilings and demolish the patio roof. He indicated that they wish to expose the original rock walls noting that they would retain the two pillars.

Demaro indicated that the work they are doing now is exploratory and they have retained Fred Thurston to assist them once they have uncovered the underlying materials.

Sogge move to recommend a finding that the demolition of the interior sheet rock walls, fixtures and ceilings, and the demolition of the patio roof will have no adverse impact. The motion was seconded by James.

Discussion continued on the history of the building, the availability of plans from the early 1980's and the exploratory nature of the work.

The motion was approved unanimously.

11.1 Review - 819 Main Street (11CM004)

Brandt presented the proposal to rebuild the front of the building that was damaged the previous week as a result of an automobile accident. He described the replacement of the exterior brick and installation of double pane windows and aluminum frame and the addition of a door. He noted that the owner is proposing to leave the wood frame in place and insert the aluminum frame. He described the installation of the door on the east end matching the existing doors with the required recess. He noted that they will be matching the size of the existing one foot bricks; however, the colors will not match as the materials are not available. Discussion followed.

Mattson moved to recommend a finding that the replacement of the exterior brick wall, installation of the double pane windows and aluminum frame including all of the windows (both east and west), and the addition of the door will have no adverse impact. The motion was seconded by Sogge and approved unanimously.

Approval of the Minutes

Krull moved to approve the minutes of the December 17, 2010 Commission meeting. The motion was seconded by James and approved unanimously.

Election of Officers

Baumgartner moved to retain Roseland and Sogge as Chairperson and Vice-Chairperson. Grable seconded the motion and it carried unanimously.

Sogge moved to elect James as Secretary. The motion was seconded by Mattson and approved unanimously.

Tour of Rapid City High School

Elkins indicated that Kris Bjerke has arranged for the Commission to tour the Rapid City High School Theatre Construction on Monday, January 10, 2011 at 3:30 pm.

Commissioners' Time Sheets

Bulman reminded the Commission members to submit their time sheets so they can be submitted for grant reimbursement.

Recess

James moved to recess the meeting to 3:30 pm on Monday, January 10, 2011 at the Rapid City High School for the tour of the building. The motion was seconded by Sogge and approved unanimously.