

Minutes of the March 4, 2011  
Rapid City Historic Preservation Commission Meeting

Members Present: Pat Roseland, Eric James, Rich Grable, Duane Baumgartner, Scott Sogge, Jean Kessloff, Shawn Krull and Heather Knox

Members Not Present: Cynthia Matson, Tamara Pier

Others Present: Marcia Elkins, Karen Bulman, Michelle Dennis, Patri Riker, John Seward, Eirik Heikes, Fred Thurston, Dave Ziebarth, Pam Lang, Bonnie Peterson and Virginia Clark

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

Krull requested that "Discussion of Possible Changes to 502 Main Street" be added to the agenda.

**James moved to approve the agenda with the addition of "Discussion of Possible Changes to 502 Main Street" be added to the agenda. The motion was seconded by Baumgartner. The motion was approved unanimously.**

11.1 Reviews

6<sup>th</sup> and Main Street (11CM009)

Heikes presented the proposed improvements to the alley lying north of Main Street between 5<sup>th</sup> Street and 6<sup>th</sup> Street. He noted that the project included the relocation of overhead power lines underground, drainage improvements, installation of brick pavers, installation of light standards, installation of planters and bollards, installation of awnings, relocation of the approach to the parking ramp and the installation of a dumpster within the parking ramp.

**Krull moved to recommend a finding that the relocation of overhead power underground, the drainage improvements, the installation of brick pavers, the installation of light standards, the installation of planters and bollards, the installation of awnings, the relocation of the approach to the parking ramp and the installation of a dumpster within the parking ramp on the parking ramp and alley lying north of Main Street between 5<sup>th</sup> Street and 6<sup>th</sup> Street will have no adverse impact. The motion was seconded by Sogge.**

A brief discussion followed regarding the dumpster locations and improvements to the rear of the buildings located along the alley.

**James moved to amend the motion to allow the use of bollards similar to the existing bollards in the area. The amendment was seconded by Sogge.**

Discussion followed regarding the installation of brick pavers.

**The motion on the amendment to allow the use of bollards similar to the existing bollards in the area was approved unanimously.**

**The motion as amended to recommend a finding that the relocation of overhead power underground, the drainage improvements, the installation of brick pavers, the installation of light standards, the installation of planters and bollards (allowing the use of bollards similar to the existing bollards in the area), the installation of awnings, the relocation of the approach to the parking ramp and the installation of a dumpster within the parking ramp on the parking ramp and alley lying north of Main Street between 5<sup>th</sup> Street and 6<sup>th</sup> Street will have no adverse impact was approved unanimously.**

#### 1212 Columbus Street

Clark presented the proposal to remove the existing deck and replace it with a new deck and railings constructed of unpainted cedar.

**Krull moved to recommend a finding that the removal of the existing deck and the construction of a new deck and railings on the property at 1212 Columbus Street will have no adverse impact. The motion was seconded by James.**

Discussion followed on the use of painted material, the maintenance of painted material versus unpainted materials as well as the use of 1 inch by 4 inch pickets with a bottom railing and open space for removal of snow.

**Sogge made a substitute motion to recommend a finding that the removal of the existing deck and the construction of a new deck and railings using 1 inch by 4 inch pickets spaced approximately 4 inch off the bottom of the deck on the property located at 1212 Columbus Street will have no adverse impact. Krull seconded the motion.**

Discussion continued on the use of maintenance free materials, use of painted or integral colored material, the future paint color of the house, the use of white stain, and maintenance of the property.

In response to a question from Roseland, Clark indicated that she was in agreement with the substitute motion.

**The substitute motion to recommend a finding that the removal of the existing deck and the construction of a new deck and railings using 1 inch by 4 inch pickets spaced approximately 4 inch off the bottom of the deck on the property located at 1212 Columbus Street was approved unanimously.**

#### 402 St. Joseph Street (11CM010)

Thurston reviewed the proposed changes to 402 St. Joseph Street including tuck pointing the parapet walls, the installation of a new white single-ply membrane roof, the addition of four sky tubes as well as the removal and relocation of the electrical connections on the parapet wall.

**James moved to recommend a finding that the tuck pointing of the parapet walls, the installation of the new white single-ply membrane roof, the addition of four sky tubes as well as the removal and relocation of the electrical connections on the parapet wall on the property located at 402 St. Joseph Street will have no adverse impact. The motion was seconded by Krull and approved unanimously.**

#### 515 Main Street (513 Main Street) (11M011)

Lang reviewed the proposed changes to the property at 515 Main Street including the removal of drop ceilings, the removal of interior partition walls and the installation of track and pendant lighting.

**Krull moved to recommend a finding that the removal of the drop ceilings, the removal of the interior partition walls and the installation of track and pendant lighting on the property located at 515 Main Street will have no adverse impact. The motion was seconded by Baumgartner and approved unanimously.**

#### Discussion of 502 Main Street

Krull indicated that he has been in discussions with the owner of the building regarding the proposed renovations. Krull and Dennis briefed the Commission on the various options and improvements being discussed with the owners. Dennis noted that the building is the oldest commercial structure in Rapid City. Dennis indicated that because the project was a possible tax credit project, she would be reviewing the alternatives with the staff at the State Office of History.

#### Approval of Minutes

**James moved to approve the minutes of the February 4, 2010, February 18, 2011 and February 23, 2011 meetings. The motion was seconded by Grable and approved unanimously.**

#### New Business

Discussion followed regarding the set up for the Home Show and providing individuals in the booth throughout the Home Show. Discussion continued regarding the restorations that have occurred within the community over the past ten years and how the information can be presented in the booth.

Bulman reviewed the proposed contract with Nore Winter to complete Phase I of the Design Guidelines project. Bulman reviewed the selection process for the consultant, the proposed scope of work and the multiple phases of the project. She indicated that there has been discussion with the State Office of History about extending the existing year contract.

**James moved to authorize entering into a contract with Nore Winter for Phase I of the Design Guidelines Project using the allocated grant funds. The motion was seconded by Sogge.**

A brief discussion followed regarding the consultant, his qualifications and the various phases of the project.

**The motion to authorize entering into a contract with Nore Winter for Phase I of the Design Guidelines Project using the allocated grant funds carried unanimously.**

Bulman reviewed the proposed grant application suggesting that the grant request include \$2,000 for Certified Local Government operations, \$12,000 for Phase 2 of the Design Guidelines Project and \$2000 for the 2012 Home Show or other educational activities.

Discussion followed on possible grant activities.

**James moved to submit a 2011-2012 Certified Local Government Grant application in the amount of \$16,000 to include \$2,000 for Certified Local Government activities, \$2,000 for public education and outreach and \$12,000 for Phase 2 of the Design Guidelines Project. The motion was seconded by Knox.**

Discussion followed on the grant acknowledgement date, the need to move forward with grant activities early in the grant year and the documentation of the matching time from the Commission members.

**The motion to submit a 2011-2012 Certified Local Government Grant application in the amount of \$16,000 to include \$2,000 for Certified Local Government activities, \$2,000 for public education and outreach and \$12,000 for Phase 2 of the Design Guidelines Project was approved unanimously.**

Roseland distributed photos of the Clock that is in the process of being restored. Discussion followed on the donation of funds and time that have been made by Rosenbaum Signs and The Clock Shop for the restoration as well as the commitment made by Don Perdue for the installation of the clock. Roseland noted that an additional \$2400 will need to be raised to restore the top on the clock. He explained the work that has been done on the insurance, installation and location of the clock. Discussion continued.

Discussion followed regarding including a monthly update of the activities of Historic Rapid City and the good discussion that occurred between the two groups at the Special Historic Preservation Commission meeting.

**Sogge moved to adjourn the meeting. The motion was seconded by Grable and carried unanimously.**