

Minutes of the June 3, 2011  
Rapid City Historic Preservation Commission Meeting

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

Members Not Present: Tamara Pier, Pat Roseland, Heather Knox

Others Present: Karen Bulman, Jeanne Nicholson, Mike Stanely, Michelle Dennis, Brad Burns, Dan Tribby, Erik Heikes, Shannon Fischer, Jeff and Patty Danielson, Angela Rykhus

Sogge called the meeting to order at 7:32 a.m.

**Approval of Meeting Agenda**

**James moved to approve the agenda. The motion was seconded by Baumgartner and approved unanimously.**

**11.1 Reviews**

**1111 9th Street (11RS013)**

Danielson reviewed the proposed request for an addition to the garage. He noted that the existing size of the garage does not accommodate newer vehicles and that the addition would also allow additional storage. He added that the siding and doors on the garage will be the same as on the house.

In response to a question from Sogge, Danielson reviewed the new roof line for the garage and the addition. He also noted that the garage doors will be the same height but will be wider.

**Matson moved to recommend a finding that the addition to the garage at 1111 9th Street will have no adverse effect on historic property. The motion was seconded by Krull.**

Kessloff suggested that one alternative would be to install one big door instead of two doors. She expressed concern with the size of the garage and addition. Additional discussion followed.

**The motion to recommend a finding that the addition to the garage at 1111 9th Street will have no adverse effect on historic property carried unanimously.**

**1123 12th Street (11RS016)**

Rykhus reviewed the proposed request to repair the sandstone foundation. She noted that the foundation is crumbling and that there is water in the basement. She added that the plumbing and heating is also being affected by the foundation issues.

Matson stated that she would support fixing all of the foundation as long as it is not larger than the original floor plan.

Kessloff informed the applicant that grants are available to fix the foundation and encouraged the applicant to apply for them. Kessloff and Krull volunteered to assist the applicant in applying for the grants.

**Mattson moved to recommend a finding that repairing or replacing the sandstone foundation at 1123 12th Street will have no adverse effect on historic property. The motion was seconded by Baumgartner and approved unanimously.**

#### **502 Main Street (11CM020)**

Dennis briefly reviewed the approved plans and the proposed changes for the upper court yard. She also reviewed the proposed location for the entrance to the lower courtyard, fencing materials, railing system, benches, concrete pavers, brick planters, the location of the ADA access and the location of the windows and doors. She added that a variance will need to be obtained for the height of the proposed fence. A brief discussion followed.

**James moved to recommend a finding that the fencing around the property at 502 Main Street will have no adverse effect on historic property. The motion was seconded by Matson and approved unanimously.**

**James moved to recommend a finding that the balance of the modifications and additions to the exterior space at 502 Main Street will have no adverse effect on historic property. The motion was seconded by Matson and approved unanimously.**

#### **502-512 Main Street Right-of-way (11CM021)**

Heikus reviewed the proposed request and advised that private funds will be used for the improvements to the public right-of-way along Fifth Street and Main Street. He addressed ADA compliant walks and ramps, walls, steps, pavement treatments, handrails, landscaping, lighting and sidewalk improvements.

Krull expressed his opinion that spacing between the fencing pickets should be farther apart and that the hand rail should be smaller.

In response to a statement from Kessloff regarding brick sidewalks, Heikus advised that they are trying to tie in the Main Street Square theme along this area.

Discussion followed regarding improvements to nodes and an increase of historic improvements in the downtown district.

Dennis expressed her opinion that the hand rail should be smaller in diameter and that the pickets should be spaced farther apart. Additional discussion followed.

**Matson moved to recommend a finding that the alterations as noted at 508-512 Main Street, with the stipulation that the hand railings at 512 Main Street will be reduced to two inch railings and a minimum of two feet between pickets, will have no adverse effect on historic property. The motion was seconded by James and approved unanimously.**

#### **Minutes**

**James moved to continue the approval of the April 1, 2011, April 15, 2011 and May 6, 2011 meeting to the June 17, 2011 meeting and to approve the minutes of the May 20, 2011 meeting. The motion was seconded by Grable and approved unanimously.**

## **New Business**

Kessloff suggested that the Historic Garages item be continued to the next meeting.

## **Subcommittees**

Sogge stated that the Committee members for the Subcommittees need to be reviewed and reassigned.

James volunteered to be on the Main Street Square Subcommittee.

## **Salvaging of Materials from Historic Properties**

Krull expressed his opinion that the sandstone blocks from the Rykhus property should be retrieved for historic purposes from the property owner if she is not going to use them in the rebuilding of the foundation. Krull added that when he or Jean visits with Rykhus about the grant applications, they can ask the property owner if she would be interested in donating the blocks. A brief discussion followed.

## **Historic Design Guidelines for the West Boulevard Historic District**

Kessloff expressed her opinion that the Committee needs to meet to review the guidelines outline. A brief discussion followed. Bulman advised that she would check and see what meeting rooms are available for Tuesday, June 14, 2011 at 4:00 p.m.

**James moved to adjourn the meeting at 8:45 a.m. The motion was seconded by Grable and approved unanimously.**