

Minutes of the April 1, 2011  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Pat Roseland, Cynthia Matson, Rich Grable, Duane Baumgartner, Scott Sogge, Jean Kessloff, Shawn Krull and Heather Knox

**Members Not Present:** Eric James and Tamara Pier

**Others Present:** Patsy Horton, Karen Bulman, Dan Tribby, Eric Monroe, Brad Burns, Chris Bolton, Justin Hendrickson, John Cain, Tim Smith, Joel Lapade, Barbara Soderlin and Council Member Bonnie Peterson

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

Baumgartner requested that "Discussion of Recognition/Awards" be added to the agenda.

**Baumgartner moved and Sogge seconded a motion to approve the agenda with the addition of "Discussion of Recognition/Awards" be added to the agenda. The motion was approved unanimously.**

11.1 Reviews

1018 11<sup>th</sup> Street (11RS005)

Cain reviewed the proposed replacement of the roof at 1018 11<sup>th</sup> Street for the West Park Apartments Annex. He indicated that he would be utilizing rock materials. He noted that the project will include a new roof and removal of the existing asbestos materials.

**Matson moved and Krull seconded a motion to recommend a finding that the West Park Apartments Annex roofing project including the asbestos material removal and reroofing utilizing rock materials will have no adverse impact. Motion carried unanimously.**

502 Main Street (11CM013)

The applicant reviewed the proposed addition of an interior elevator for accessibility, the installation of outriggers with lighting pendants, and an exterior metal staircase leading up to the roof deck with the landscaping. He indicated that the proposed improvements are similar to the Main Street Square, striving to create a visually pleasing entrance into downtown. The applicant noted that the plans were to open a restaurant in the building with a roof patio for additional seating, decorative structures, outriggers, beams, tenant theme, subdued soft lighting through canister lights shining directly onto the patio not the surrounding area, and additional screening items.

**Matson moved to recommend a finding that the remodeling of the exterior including the stairway, reroof deck/garden area, metal stairway and elevator at 502 Main Street, will have no adverse impact. Sogge seconded the motion.**

Krull recused himself from discussion.

Matson referenced the approval of the rooftop improvements at the Alex Johnson Hotel. Baumgartner indicated that screening was not appropriate for the district. Additional discussion ensued regarding the architectural design of the staircase. The applicant indicated that additional information would be presented to the Commission at a future meeting.

**The motion carried with Krull abstaining.**

625 Saint Joseph Street (11CM014)

The applicant reviewed the proposed changes to the interior of 625 Saint Joseph Street, including the restoration of the storefront to include exterior lighting and interior renovations to include the addition of two new bathrooms, closing the opening between the two stores, the installation of interior lighting, the installation of vents for the proposed oven, raising the dropped ceiling and moving the duct work as necessary, and making changes to the electrical and plumbing as necessary. Smith and Hendrickson noted that the facility will include the sale of specialty beers and wine, including Neapolitan beers.

**Krull moved and Knox seconded a motion to recommend that the proposed changes to the historic structure located at 625 Saint Joseph Street will have no adverse impact on the historic property. Motion carried unanimously.**

910 Saint Cloud Street (11RS006)

The applicant presented information regarding the proposed emergency roof repairs to the structure at 910 Saint Cloud Street. He indicated that the 30 year old roof leaks behind the chimney. He noted that the project includes new 50 year shingles the same color as exists today. The proposed materials are a Class 4 impact rating and will provide a 15-25% discount on homeowner's insurance. He also noted that the existing turbine vents used for attic ventilation will be removed and correct venting installed.

**Krull moved and Matson seconded a motion to recommend that re-roofing the historic residence with Malarkey shingles to match the existing asphalt shingles, and removing the turbines on the roof and replacing them with a venting system, located at 910 Saint Cloud Street will have no adverse impact on the historic property. Motion carried unanimously.**

Approval of Minutes

**Matson moved, Baumgartner seconded and motion carried unanimously to approve the March 18, 2011 meeting.**

New Business

Sogge reviewed progress on the Home Show activities and recruited Commission volunteers to organize and catalog the photo notebooks. Discussion included the potential to check out books for public use.

Baumgartner requested that a certificate be issued to the Alex Johnson and other historic property owners acknowledging preservation efforts, to include IFIS Corporation, Weiseler and Senftner as potential recipients, based on their recently finished historic renovation projects.

Baumgartner also requested that the Commission honor individual historic preservation efforts. Discussion ensued regarding potential activities during May because of historic preservation month.

**Sogge moved to adjourn the meeting at 8:37 a.m. The motion was seconded by Grable and carried unanimously.**