

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

Members Present: Jean Kessloff, Duane Baumgartner, Tamara Pier, Eric James, Shawn Krull and Cynthia Mattson

Members Not Present: Rich Grable, Pat Roseland, Heather Knox, and Scott Sogge

Others Present: Karen Bulman, Vicki Alexander, Michelle Dennis, Erik Monroe, Tim Hook, Richard Holzmuller, and Curt Bechtel

James called the meeting to order at 7:30 a.m.

Approval of Meeting Agenda

Pier moved to approve the agenda. The motion was seconded by Mattson. The motion was approved unanimously.

11.1 Reviews

508 Main Street (11CM025)

Dennis reviewed the proposed request for the rear courtyard canopy. She stated this would be a fixed canopy to cover the courtyard seating area. Dennis added that this is a ridged metal system that would attach to the back of the 502 Main Street property and will slope away from the building to allow for proper drainage. She advised that the fabric canopy top would be a natural color allowing for light to shine through.

In response to a question from Mattson regarding retractable awnings, Monroe explained that a retractable awning wouldn't hold up to adverse weather conditions and requires continued maintenance. He added that this will be a leased space and there are potential concerns that the awning wouldn't be maintained properly. Monroe stated that various options of awnings have been explored and this was the best option. Monroe suggested that the fixed awning would allow them to use the outside area for a longer period of time during the cooler months. If space heaters were needed, the fixed awning would allow for better heat retention.

In response to a question from Mattson, Dennis advised that the fixed canopy is what the owner is requesting. A brief discussion on brick options and fabric options followed.

Discussion followed on the City ordinances and the requirements for awnings.

James requested information on any City ordinance that makes a distinction between building awnings for owner occupied versus tenant occupied properties. Pier requested that Curt Bechtel join the meeting to discuss awning requirements.

Mattson moved, and Baumgartner seconded, that 508 Main Street review be tabled until Bechtel could attend. The motion was approved unanimously.

631 Main Street (11CM026)

Bulman gave a brief explanation on the 631 Main Street review. Bulman left the meeting.

Hook reviewed the proposed request for replacing the roof with rubber roofing materials and to repair the metal sheeting. He explained the existing roof is a hot tar roof. Hook added that they plan on installing hard board and then 16 mill rubber over the top, giving the roof a 20 – 30 year life expectancy.

Holzmuller entered the meeting.

Mattson moved to recommend a finding that replacing the roof with rubber roofing materials and repairing the metal sheeting will have no adverse effect on historic property. The motion was seconded by James and the motion carried unanimously.

508 Main Street (11CM025)

Bechtel entered the meeting. Bulman re-entered the meeting.

In response to a question from Pier, Bechtel explained that he was not aware of any City ordinance reflecting fixed awnings or retractable awnings based on the occupants of the building. Bechtel stated that he didn't think there was a retractable awning that could retract out 18 feet and also handle a snow load.

Discussion followed regarding safety issues, size of the awning, entrance issues, and the preferences between retractable and fixed awnings.

Mattson moved to recommend a finding that the addition of a fixed rear courtyard canopy and fabric materials will have no adverse effect on historic property. The motion was seconded by Baumgartner and the motion carried unanimously.

Approval of Minutes

Mattson moved to approve April 1, 2011, April 15, 2011, and the June 17, 2011 meeting minutes. Baumgartner seconded and approved unanimously.

New Business

Kessloff suggested that the discussion on Historic Garages should be scheduled at a later date.

Krull moved to remove the Historic Garages discussion to an indeterminate time. Mattson seconded and motion carried unanimously.

Other Business

Dennis briefly discussed the 5th Street and Main Street issues and the challenges they present. She thanked the Committee for raising issues and concerns to meet the Secretary of Interior Standards.

Mattson thanked Dennis for the help and advice she provides the Committee. A brief discussion followed.

Draft

Mattson moved to adjourn the meeting at 8:04 a.m. The motion was seconded by Pier and approve unanimously.