

Minutes of the October 7, 2011
Rapid City Historic Preservation Commission Meeting

Members Present: Pat Roseland, Cynthia Matson, Jean Kessloff, Duane Baumgartner, Richard Grable, Heather Knox, Eric James, Scott Sogge and Bonny Peterson – Council Liaison

Members Absent: Tamara Pier and Shawn Krull

Others Present: Karen Bulman, Jeanne Nicholson, Kent Kennedy, Angela Rykhuis, Jason Alfano, Rob Aker, Laurie Martin and Fred Thurston

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

Approval of Meeting Agenda

Bulman requested that an 11.1 Review for 1123 12th Street be added to the Agenda. Roseland requested that Dakota Middle School Chairs be added as a New Business item.

James moved to approve the agenda with the noted additions. The motion was seconded by Sogge. The motion was approved unanimously.

11.1 Reviews

523 6th St (11CM038)

Kent Kennedy reviewed the proposed request to renovate the storage area for public use. Kennedy advised that currently Paddy O'Neils does not have restrooms and that customers use the restrooms located in the hotel lobby and the coffee shop. Kennedy briefly reviewed the floor plan for the restrooms, noting that the expansion is 725 square feet and that the décor of the hotel will be duplicated in the renovated space.

James moved to recommend a finding that renovating the storage space for public use will have no adverse effect on historic property. The motion was seconded by Matson.

In response to a question from Knox, Kennedy explained that the bar is being extended around the corner for additional visual control of the lounge.

The motion to recommend a finding that renovating the storage space for public use will have no adverse effect on historic property carried unanimously.

1019 St. James St (11RS029)

Laurie Martin reviewed the proposed request to add a 16' x 20' porch. Martin added that the addition will be larger to expand a bedroom and that the porch has already been removed.

Matson moved to recommend a finding that the porch addition will have no adverse effect on the historic property. The motion was seconded by James.

Bulman advised that the applicant is before the Committee to ensure that her proposed addition is acceptable and/or to receive recommendations from the Committee. Bulman added that she will need to bring professional design plans to the Committee for final approval.

Kessloff reminded everyone that even though the property is non-contributing, the addition will need to blend in with the contributing houses in the neighborhood.

The motion to recommend a finding that the porch addition will have no adverse effect on the historic property carried unanimously.

715 Kansas City St (11CM036)

Jason Alfano reviewed the proposed request to re-roof the flat roof using the same type of system and similar materials. Alfano asked how soon he could start the project because the roof is leaking and the re-roofing needs to be done as soon as possible. Bulman advised that she would submit the Committee's recommendation for approval immediately and that hopefully an answer would be available today or Monday.

Baumgartner moved to recommend a finding that re-roofing the flat roof will have no adverse effect on historic property. The motion was seconded by Matson and the motion carried unanimously.

402 St. Joseph St (11CM037)

Fred Thurston reviewed the proposed request to relocate the electrical service. Thurston added that the existing service is not in compliance and that the new service will be located on the northwest side of the building. He added that the owner has completed the awnings, masonry work and neon lighting on the building and that the property is for sale.

Sogge moved to recommend a finding that relocating the electrical service will have no adverse effect on historic property. The motion was seconded by Knox and the motion carried unanimously.

Thurston informed the Committee that the Park Central Building and Murphy's did not qualify as tax credit projects. He explained that Murphy's was rejected because of the stairs in the front of the building and that the Park Central Building was rejected because the existing window glass must be retained in the restoration of the building. Additional discussion followed.

1123 12th Street

Angela Rykhuis reviewed the proposed request to build temporary steps. Rykhuis added that the existing steps will be removed and that she needs additional time to resolve the drainage problems on the property prior to building the permanent steps. She also advised that the roof is being redone with the same type of shingles in a lighter color and that work continues on the foundation.

Matson moved to recommend a finding that building the temporary stairs will have no adverse effect on historic property. The motion was seconded by Sogge.

Bulman advised that the applicant will have to bring the plans for the permanent steps to the Committee for approval. A brief discussion followed.

Bulman advised that she will submit the Committee's recommendation to Pierre and that she will contact the applicant as soon as she receives the approval from Pierre.

Kessloff advised that the improvements on the house may be eligible for a tax moratorium.

The motion to recommend a finding that building the temporary stairs will have no adverse effect on historic property carried unanimously.

Approval of Minutes

Baumgartner moved to approve the September 16, 2011 meeting minutes. The motion was seconded by James and carried unanimously.

New Business

Dakota Middle School

Roseland informed the Committee that \$2,000 was raised from the sale of the chairs at Dakota Middle School and the funds will be donated to the Historic Preservation Commission. He added that there is an auction scheduled for the remaining chairs this Saturday. A brief discussion followed.

Matson advised that an auction is being held on October 17, 2011 for the Belle Fourche school which was built in 1912.

Historic Clock

Roseland advised that he has visited with Mayor Kooiker and Ritchie Nordstrom about the clock. He added that the clock belongs to the City and is installed on a private building. He added that Don Purdue is not interested in providing the insurance and the maintenance for the clock. Discussion followed.

James moved to adjourn the meeting at 8:06 a.m. The motion was seconded by Sogge and approved unanimously.