

Minutes of the February 3, 2012
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Pat Roseland, Duane Baumgartner, Tamara Pier, Heather Knox, Eric James and Shawn Krull

Members Absent: Richard Grable, Michelle Dennis and Cynthia Matson

Others Present: Karen Bulman, Jeanne Nicholson, Bonny Petersen, Ken Steinken, Patri Riker, Spencer Seljeskog, Jim Bickett, Emily Frost and Jessica Hawn

Roseland called the meeting to order at 7:34 a.m.

Approval of Meeting Agenda

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

Approval of Minutes

Pier moved to approve the January 20, 2012 meeting minutes. The motion was seconded by Krull and carried unanimously.

11.1 Reviews

630 St. Joseph Street (12CM002)

Spencer Seljeskog reviewed the proposed request to demolish two walls, to add a bathroom and a chairlift, including electrical and plumbing. He added that a Hookah Lounge will be housed in this remodeled area.

In response to a question from Krull, Seljeskog explained that there are two sets of stairs, one on St. Joseph Street and one on Seventh Street. He added that the preferred location for the installation of the chairlift would be on the Seventh Street side.

Krull moved to recommend a finding that demolishing two walls, adding a bathroom and a chairlift, including electrical and plumbing, would have no adverse effect on historic property. The motion was seconded by James.

Petersen reminded the applicant about the controversy surrounding Hookah Lounges.

Seljeskog stated that he is meeting with the State's Attorney to review the laws regarding smoking in alcohol establishments.

In response to a question from Krull regarding the ventilation for the smoke, Seljeskog explained that a new HVAC system for smoke will be installed using the existing ventilation system and chimney. He added that the new system can easily be removed from the property if the lounge was moved from this location.

Krull asked if any of the historic fabric of the building, tile or tin ceiling will be disturbed when removing the walls. Seljeskog identified the location of the proposed walls to be demolished and stated that the walls were added so the tile and ceiling should not be changed. A brief discussion followed.

Pier requested that the minutes reflect that the understanding from the applicant is that there will be no impact on the tile, ceiling and historic fabric of the building.

In response to a question from Krull regarding the installation of the chair lift, Seljeskog advised that the bracket could be installed in the concrete or it can be installed on the exterior wall.

Kessloff commented that this is one of the most photographed buildings in the City and the historic fabric of the building needs to be preserved.

Krull expressed his support for the chairlift brackets being installed in the concrete instead of the exterior wall.

Krull stated that he would like to amend the motion to include, that the applicant not disturb the flooring, ceiling and the historic fabric of the building.

Bulman explained that this requirement would be hard to enforce as it is not a specific motion. Krull volunteered to work with the applicant to determine what can be changed in the building.

Krull made a substitute motion to recommend a finding that demolishing the two walls and adding a bathroom, to include electrical and plumbing, will have no adverse effect on historic property and that the applicant not disturb the flooring, ceiling and the historic fabric of the building. The substitute motion was seconded by James and carried unanimously.

James moved to recommend a finding that adding the HVAC system into the existing system will have no adverse effect on historic property. The motion was seconded by Knox and carried unanimously.

Krull moved to recommend a finding that adding a chairlift for ADA purposes will have no adverse effect on historic property with the stipulation that the chairlift be attached to the concrete and not the building on the Seventh Street side of the property. The motion was seconded by James and carried unanimously.

821 12th Street (12RS001)

Jim Bickett reviewed the proposed request to replace railings and noted that the existing design could not be used because it does not meet City requirements.

James moved to recommend a finding that replacing metal railings would have no adverse effect on historic property. The motion was seconded by Baumgartner.

Kessloff stated that even though the structure is non-contributing, she cannot support using metal instead of wood for the railings. She added that the metal railings give the structure a commercial appearance. A brief discussion followed.

Kessloff informed the applicant that tax credits may be available for improvements to the property.

The motion to recommend a finding that replacing metal railings would have no adverse effect on historic property carried with Roseland, James, Pier, Knox, Baumgartner and Krull voting yes and Kessloff voting no.

523 6th Street (12CM004)

Patri Riker reviewed the proposed request to add fire pits and glass barriers on the tenth and eleventh floors. She informed the Committee that the glass barriers are being installed because of the wind and that they will be added to the top of the existing railings. She added that the vortex units and the landscaping are being added to improve the appearance of the terraces.

In response to a question from Krull, Riker explained that the glass barriers will be approximately four to five feet tall and are being installed to assist with wind control. She added that the glass barriers should not negatively impact the view from the terraces.

James moved to recommend a finding that adding fire pits, glass barriers and vortex units would have no adverse effect on historic property. The motion was seconded by Knox.

In response to a question from Pier, Riker advised that the fire pits would not be permanent but there will be gas lines that would run under the tile. She added that the vortex units will be bolted to the floor.

The motion to recommend a finding that adding fire pits, glass barriers and vortex units would have no adverse effect on historic property carried unanimously.

New Business

Trinity EcoPrayer Park – Ken Steinken

Ken Steinken reviewed the history of the property located at the corner of 4th Street and St. Joseph Street. He added that the Trinity Lutheran Church Endowment Foundation purchased the property in 2009 and reviewed the goals of the proposed park plan. He briefly addressed the upkeep of the property, access, contractor storage, pavement deterioration and the collection of storm water runoff. He also reviewed the design plans for the landscaping, walkways, seating areas and open space for the proposed park.

The Committee expressed their support for the park.

Other Business

Pier expressed concern about the deterioration of the Buell Building. Krull expressed his opinion that there is great potential for the restoration of the basement area. Additional discussion followed.

Karen informed the Committee that Ken Steinken would be willing to speak to other groups about the proposed Trinity EcoPrayer Park.

James moved to adjourn the meeting at 8:30 a.m. The motion was seconded by Krull and approved unanimously.