

Minutes of the March 2, 2012  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Pat Roseland, Cynthia Matson, Tamara Pier, Shawn Krull, Duane Baumgartner, Heather Knox, Jean Kessloff, Michelle Dennis, Rich Grable, Eric James

**Members Absent:** None

**Others Present:** Ron Sasso, City Council Liaison, Karen Bulman, Brad Burns, Emilie Rusch, Hani Shafai, Pat Hall, Eric Pearse, Tom Wuertz, and Tony Thornton

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

**Approval of Meeting Agenda**

**James moved, Matson seconded, and passed unanimously to approve the meeting agenda.**

**11.1 Reviews**

**502 Main Street (12CM009)**

**Matson moved and Baumgartner seconded a motion to recommend a finding that adding eight light poles to the roof patio would have no adverse effect on historic property.** Burns reviewed the proposed request to add lighting to the roof patio. In response to a question by Krull, Burns indicated that the LED lights would be 3 feet long and located within the metal tubing. In response to a question by Dennis, Burns stated that the lights are located along the railing to give the lights a solid base rather than add additional supports for the lights if placed toward the center of the roof. Pier noted that having poles protrude from the rooftop has a negative visual impact to the district. Discussion followed on options for the lighting. **Pier made a substitute motion to continue this application to the March 16, 2012 Historic Preservation Commission meeting to allow the applicant to submit alternative designs that will have less negative visual impact on the historic district. The motion was seconded by Krull and passed with Matson voting no.**

**Approval of Minutes**

**Matson moved to approve the February 3, 2012 meeting minutes. The motion was seconded by Krull and carried unanimously. Matson moved to approve the February 17, 2012 meeting minutes. The motion was seconded by Knox and carried unanimously.**

**New Business**

Shafai introduced the RNL Architect team for the President's Plaza. Wuertz initiated the presentation and indicated that the design of the building has included the mix and style of the downtown buildings, including the style of the cornices and fenestration patterns. Wuertz stated that the emphasis was on the corners of the intersections, continuous street face, and the subdivision of the city blocks. Wuertz further stated that the design includes the continuous retail canopy line and cornice line. Wuertz indicated that the materials will be light and dark brick with some stone and concrete panels. In response to a question by Dennis, Wuertz indicated that the building will be 15 stories in height. Wuertz further indicated that a

perspective from the 5<sup>th</sup> Street and North Street intersection as well as Skyline Drive can be provided and e-mailed to the Commission. Pier stated that she had a negative reaction to what was presented specifically the height of the building in scale to the historic downtown area. Discussion followed on the height of the building and design options available. In response to a question by Krull, Wuertz indicated that the fundamental design and massing of the building is very similar to the original design, along with the addition of the hotel component and some office components. Krull indicated that the style of the proposed building appears to have the look of the 1980's. Wuertz indicated that through discussions with the property owners, some of the detailing has not been completed to date and that the building will have more brick and less glass than today's presentation. Wuertz stated that the building will have a sense of the historic district. Baumgartner indicated that he preferred the original design materials that were provided a few years ago rather than the current presentation. Discussion followed. Shafai and Wuertz indicated that they plan to submit the 11.1 Historic Review for the next meeting on March 16, 2012.

### **Old Business**

Bulman went through the items and dollar amounts discussed for the CLG Grant application and the need for matching grant hours and money. Bulman indicated that the Commission will need to put in more hours than they have in the past or provide additional cash to match what is needed. Dennis indicated that she is willing to donate her time for a nomination process. Discussion followed on possible properties that could be nominated. The Committee indicated a desire to complete the Design Guidelines project, continue with the Home Show/Workshop, and add the QR Code Project for a total of \$22,410. The Committee also indicated the desire to add \$2,000 for a no-match training possibility for someone to attend the Bob Yapp Workshop. Pier indicated that if someone attended the Yapp workshop on historic windows, they could provide that information to others. **Pier moved, Knox seconded and passed unanimously to submit a CLG grant for \$22,410 plus the additional \$2,000 with no match required.**

**Baumgartner moved to adjourn the meeting at 9:30 a.m. The motion was seconded by Grable and approved unanimously.**