

Minutes of the April 10, 2012  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Pat Roseland, Cynthia Matson, Jean Kessloff, Duane Baumgartner, Heather Knox and Eric James

**Members Absent:** Michelle Dennis, Gavin Williams, Rich Grable and Shawn Krull

**Others Present:** Karen Bulman, Jeanne Nicholson, Hani Shafai, Pat Hall, Erik Braun, Sheryl Coley, Tom Wuertz, Tony Thornton, Mike Robeck, Emilie Rusch and Bonny Petersen, Council Liaison

Roseland called the meeting to order at 7:32 a.m.

**Approval of Meeting Agenda**

Bulman requested that Design Guidelines be added as an item under New Business. Roseland also requested that the Home Show be added under New Business.

**James moved to approve the meeting agenda with the noted additions. The motion was seconded by Baumgartner and the motion was approved unanimously.**

**11.1 Reviews**

**738 St. Joseph Street (12CM011)**

Coley reviewed the proposed request to add doors/window and architectural features and noted that the building has been purchased by the Black Hills Workshop. She added that the southeast corner of the building will be converted into a studio and gallery for their clients.

**Matson moved to recommend a finding that adding doors/window and architectural features will have no adverse effect on historic property. The motion was seconded by James.**

In response to a question from Baumgartner, Coley explained the layout and the canopy for the entrance to the gallery.

Kessloff expressed concern with the entry way not blending in with the existing facade of the downtown area. A brief discussion followed.

**The motion to recommend a finding that adding doors/window and architectural features will have no adverse effect on historic property carried with Roseland, Matson, James and Knox voting yes and Kessloff and Baumgartner voting no.**

**811 St. Andrew Street (12RS004)**

Robeck reviewed the proposed request to demolish the garage and noted that the foundation and concrete are in very bad shape. He added that the garage and the attached carport would be replaced with a two car garage which will match the house.

**Matson moved to recommend a finding that the demolition of the garage will have no adverse effect on historic property. The motion was seconded James.**

Matson expressed her opinion that even though the garage is a contributing structure, the condition of the structure warrants the demolition of the garage.

In response to a question from Kessloff, Robeck informed the Committee that all alternatives have been explored for the preservation of the garage and that his contractor has recommended that the structure be replaced because of the condition of the concrete floor and the footings.

Bulman explained that because the garage is a contributing structure, the removal of the garage would have an adverse effect on the property. She added that the applicant may need to submit a case report to the State.

**Matson withdrew the motion and James withdrew the second.**

**James moved to recommend a finding that the demolition of the garage will have an adverse effect on historic property. The motion was seconded by Knox.**

Robeck expressed his opinion that the structure is inadequate as a garage based on its location and its size. Additional discussion followed.

**The motion to recommend a finding that the demolition of the garage will have an adverse effect on historic property carried with Roseland, Baumgartner, Knox, Kessloff and James voting yes and Matson voting no.**

525 St. Joseph Street (12CM012)

Shafai advised that the contractors have been interviewed for the project and that a contractor has been selected but has not been announced due to contract negotiations. Shafai noted that the tower will be 15 stories and briefly reviewed the guidelines for the parking structure. Shafai also reviewed the exterior appearance of the building and the proposed uses for the structure.

Wuertz explained the streetscape, landscaping and pedestrian detail on Sixth Street and St. Joseph Street. Wuertz reviewed the locations of the office space along Fifth Street and St. Joseph Street with a corner entrance, the retail shops along St. Joseph Street and the hotel entrance at the corner of Sixth Street and St. Joseph Street. Wuertz further reviewed the types of windows and glass that will be used and explained that natural stones, precast panels and bricks will be used on the exterior of the structure.

**Matson moved to recommend a finding that the height of the building will have an adverse effect on historic property. The motion was seconded by James.**

In response to a question from Kessloff, Wuertz explained that the tower will be 15 stories tall with a penthouse for the ventilation units at the top. Discussion followed.

**The motion to recommend a finding that the height of the building will have an adverse effect on historic property carried unanimously.**

**Matson moved to recommend a finding that the mass, scale and size of the parking garage/commercial building, not including the height or the materials, will not have an adverse effect on historic property. The motion was seconded by Knox.**

Kessloff expressed her opinion that the concept for the parking garage/commercial building is too much for the downtown area of Rapid City.

Wuertz explained that the design of the structure includes a continuous cornice line along the retail shops.

Matson expressed her opinion that the proposed structure will be aesthetically pleasing to the downtown area.

Discussion followed regarding the proposed number of parking spaces and the need for historic features on new structures in the downtown area.

Roseland expressed his opinion that the proposed structure will be an enhancement to the downtown area. Knox concurred.

In response to a question from Kessloff, Wuertz further explained that natural stone will be used on the ground level and that brick and/or precast panels will be used on the rest of the building. Additional discussion followed.

Kessloff expressed concern with the Committee making a recommendation on the materials when they have not been finalized by the developers. A brief discussion followed.

Baumgartner expressed his opinion that he would not like to see a large contrast between light and dark bricks and/or precast panels. He added that he is also concerned that the old City Hall will be consumed by the tower.

Wuertz explained that the structure will be pulled back from Sixth Street to allow additional space for pedestrian traffic and to ensure that the old City Hall is visible to pedestrian and vehicular traffic.

Petersen expressed her appreciation for the structure reproducing the appearance of the other buildings in the downtown area.

**The motion to recommend a finding that the mass, scale and size of the parking garage/commercial building, not including the height or the materials, will not have an adverse effect on historic property carried with Roseland, Matson, Baumgartner, Knox and James voting yes and Kessloff voting no.**

### **Approval of Minutes**

**Baumgartner moved to approve the March 16, 2012 meeting minutes. The motion was seconded by Matson and carried unanimously.**

### **New Business**

#### **2011 Historic Preservation Commission Annual Report**

Bulman informed the Committee that the Annual Report has been completed and is on today's Public Works meeting agenda as an information item. Bulman added that the Annual Report

will be on the April 16, 2012 City Council meeting agenda and then will be forwarded to the State. Bulman explained that the Annual Report identifies the tasks that the Commission worked on in the last year.

**Matson moved to authorize Bulman to send the 2011 Historic Preservation Commission Annual Report to the State. The motion was seconded by James and carried unanimously.**

#### Design Guidelines

Bulman informed the Committee that a workshop is being held on April 19, 2012 to review the Design Guidelines – Draft Report. She added that Nore Winter will be in attendance at the April 20, 2012 meeting to review the Draft Report and to obtain input from the Committee about changes and recommendations to the report.

#### Home Show

Roseland advised that the Home Show was successful. He expressed concern with the lack of representation from the Committee at the Home Show. Discussion followed.

In response to a question from Kessloff regarding prudent and feasible alternatives when evaluating 11.1 Reviews. Bulman expressed her opinion that the proposed Design Guidelines should help address this issue. Additional discussion followed.

**James moved to adjourn the meeting at 8:40 a.m. The motion was seconded by Knox and approved unanimously.**