

Minutes of the April 20, 2012
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Michelle Dennis, Pat Roseland, Richard Grable, Gavin Williams, Cynthia Matson and Shawn Krull

Members Absent: Heather Knox and Eric James

Others Present: Karen Bulman, Jeanne Nicholson, Chris Wells, Al Luond, Vince Braun, Curt Lauinger and Nore Winter

Roseland called the meeting to order at 7:33 a.m.

Approval of Meeting Agenda

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

11.1 Reviews

717 South Street (12RS006)

Wells reviewed the proposed request to demolish the back room and to repair a wall. Wells added that the floor is caving in and that the house wall will be restored as much as possible to the original characteristics of the house.

Matson moved to recommend a finding that demolishing the back room and repairing a wall will have no adverse effect on historic property. The motion was seconded by Krull.

In response to a question from Dennis, Wells advised that the door on the house will be reinstalled in its original location.

In response to a question from Krull, Wells stated that salvaged siding from the addition will be used on the house wall.

The motion to recommend a finding that demolishing the back room and repairing a wall will have no adverse effect on historic property carried unanimously.

1019 Fulton Street (12RS007)

Lauinger reviewed the proposed request to re-roof the house and to remove the chimney. He advised that the hole in the chimney was discovered when the shingles and decking were removed and noted that the brick and mortar are cracked. Lauinger stated that the chimney will be removed and a cap will be placed on the opening to prevent leakage.

Matson moved to recommend a finding that re-roofing the house and removing the chimney will have no adverse effect on historic property. The motion was seconded by Grable.

A brief discussion followed regarding the chimney.

The motion to recommend a finding that re-roofing the house and removing the chimney will have no adverse effect on historic property carried unanimously.

803 West Blvd (12RS008)

Luond reviewed the proposed request to remove the skylight and to add an awning window. Luond informed the Committee that the repairs will address condensation issues in the bathroom which are affecting the plaster and migrating to the lower level. He added that the awning window will add lighting and provide additional ventilation. He noted that the color of window and trim will match the colors of the house.

Krull moved to recommend a finding that removing the skylight and adding an awning window will have no adverse effect on historic property. The motion was seconded by Matson.

In response to a question from Krull, Luond explained that the molding around the window will be removed and that he will use a drip edge which will blend in with the membrane roofing. Additional discussion followed.

The motion to recommend a finding that removing the skylight and adding an awning window will have no adverse effect on historic property carried unanimously.

727 South Street (12RS009)

Kessloff reviewed the proposed request to partially remove a roof and replace the roof. She added that construction has started and that this segment of roof is located on the back portion of the house.

Williams informed the Committee that the roof will be done in three stages. He added that the roof on the back portion will be restored to the original roof line and will be phase one. He noted that the house was shortened to accommodate the surrounding residential development.

Kessloff added that salvageable materials from the original house will be used in the restoration project.

In response to a question from Dennis, Williams explained that the entire roof will be removed over time. He added that measurements at the southwest corner of the house have yet to be determined because of the 18 to 24 inch thick walls.

In response to a question from Dennis, Williams advised that the house has been shortened approximately five feet on the south side.

Discussion followed regarding different distinctive roof characteristics for the project.

Krull expressed his opinion that the historical elements of the house when it was constructed should be replicated as much as possible. Additional discussion followed regarding the roof.

In response to a question from Bulman regarding the installation of the new window, Kessloff advised that one double hung window will be installed. Williams added that there are no original windows in the structure.

Bulman reminded that Committee that the motion should be to remove a roof, replace a roof and add a window.

Krull moved to recommend a finding that removing a roof, replacing a roof and adding a window will have no adverse effect on historic property. The motion was seconded by Dennis and carried with Dennis, Roseland, Grable, Matson and Krull voting yes and Kessloff and Williams abstaining.

908 South Street (12RS005)

Matson moved to continue the 11.1 Review for 908 South Street to the May 4, 2012 meeting. The motion was seconded by Dennis and carried unanimously.

Approval of Minutes

Krull moved to approve the April 10, 2012 meeting minutes. The motion was seconded by Matson and carried unanimously.

New Business

Case Report for President's Plaza

Bulman informed the Committee that she has visited with the State regarding President's Plaza and noted that the project would have an adverse effect on historic property. She added that with the exception of the building materials, the Case Report is nearly completed.

Design Guidelines

Nore Winter encouraged the Committee members to review the Design Guidelines and provide comments and suggestions to Karen Bulman. He added that after comments are received, revisions will be made and the revised Draft Report will be submitted for approval. Winter added that the comments received from the Design Guidelines Workshop need to be reviewed.

Roseland expressed his opinion that the public needs more education about the guidelines for Historic Preservation. Krull agreed and suggested that a Mission Statement be added at the beginning of the Design Guidelines. Additional discussion followed.

Winter expressed his opinion that the Committee needs to be consistent in decision making and that the motions should articulate the facts for the 11.1 Reviews.

Winter stated that the Design Guidelines address the regulations that are already in place and would be a tool to inform the public about the regulations.

In response to a question from Winter, Bulman advised that the City Council will not create a resolution or an ordinance but will acknowledge the Design Guidelines.

Kessloff also expressed her opinion that the Historic Preservation Commission needs to assist in educating the public.

Dennis commented that the Design Guidelines are a tool for local enforcement and could be used for education, as well as decision making based on the Secretary of Interior's regulations.

Matson expressed her opinion that the real estate agents need additional education so that when they are selling historic property, the purchasers are informed of the regulations as they relate to changes and/or improvements to the historic property.

Krull stated that the Design Guidelines would also be a tool for the contractors and that he would be willing to visit with the Black Hills Homebuilders. Krull suggested that the Design Guidelines be re-named. Winter suggested that the document could be named Design Principles or Design Handbook.

Grable suggested that an Education Committee be developed to determine ways to educate the public about the regulations. Additional discussion followed.

Grable moved to form an Education Committee. The motion was seconded by Dennis and carried unanimously.

Grable and Kessloff volunteered to work with the realtors and Krull and Williams volunteered to work with the contractors. A brief discussion followed.

Winter suggested that more information be included in the Design Handbook for non-significant alterations.

Grable departed the meeting at this time.

Winter also suggested that close-up photos of inappropriate alterations and a section for the expansion of small additions could be included in the handbook.

Matson expressed her opinion that the demolition requirements on page 11 need to be further explained. Bulman reminded the Committee that demolition of any contributing structure is an adverse effect based on the State requirements. Additional discussion followed.

Krull suggested that a section for alleyways, similar to streetscape, be added to the handbook. He added that one of the characteristics of the neighborhood is the number of alleys and how they impact the properties and residents.

Roseland recommended that the Design Guidelines be added as a discussion item on the next meeting agenda.

Dennis moved to adjourn the meeting at 8:58 a.m. The motion was seconded by Matson and approved unanimously.