

Minutes of the June 15, 2012  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Pat Roseland, Duane Baumgartner, Michelle Dennis, Eric James, Shawn Krull and Cynthia Matson

**Members Absent:** Richard Grable, Heather Knox, Jean Kessloff and Gavin Williams

**Others Present:** Karen Bulman, Jeanne Nicholson, Kip Harrington, Brett Limbaugh, Claudia Laws, Jack Batchelder, Adam Braun, Leah Braun, Barbara Soderlin and Bonny Petersen, Council Liaison

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

**Approval of Meeting Agenda**

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

**11.1 Reviews**

**1421 West Blvd (11RS025)**

Batchelder reviewed the proposed request to do a partial demolition and reconstruction of the garage. He added that the original garage had a gabled roof and that the reconstructed garage will have a pitched roof.

Bulman reminded the Committee that the original part of the garage was destroyed when it was backed into by a backhoe and that the remaining portion that is standing was an addition to the original garage. She noted that the application is to add a pitched roof to the garage instead of a flat roof.

**Matson moved to recommend a finding that removing the roof and reconstructing the garage will have no adverse effect on historic property. The motion was seconded by James.**

In response to a question from Krull, Batchelder advised that the siding for the garage will match the siding that is currently on the existing garage and can match the siding of the house if necessary.

Krull suggested that wood shingles, similar to those on the house, be added to the garage above the doors for a visual enhancement.

**The motion to recommend a finding that removing the roof and reconstructing the garage will have no adverse effect on historic property carried unanimously.**

**920 Fairview St. (12RS015)**

Soderlin reviewed the proposed request to change the 36" rear door for a larger opening and to center the door under transom window. She added that they received permission previously to increase the opening for the rear door from 32" to 36" and that the current application is to

increase the opening to approximately 52" to allow for a side light on the east side of the door. She added that the new door and side light will be centered under the transom window.

**Matson moved to recommend a finding that changing a 36" rear door for a larger 52" opening and centering the door under the transom window will have no adverse effect on historic property. The motion was seconded by James.**

In response to question from Krull, Soderlin explained the layout of the landing and the stairs at this door location.

**The motion to recommend a finding that changing a 36" rear door for a larger 52" opening and centering the door under the transom window will have no adverse effect on historic property carried unanimously.**

1301 11th St. (12RS016)

Krull reviewed the request to restore the porch to an open porch and to add windows. He noted that he would abstain from voting on this 11.1 Review. Krull advised that the corner pillar will remain as is, that the existing window line height will be used and that the windows will be set back and not be flush with the walls. He further explained that the original windows and the proposed windows will be very similar in appearance and that the owners are considering double hung windows or casement windows.

Dennis expressed her opinion that the double hung windows would be more historic and would be very similar to the existing windows. Dennis reminded the applicant to allow for drainage on the sill surface for the new windows.

**Matson moved to recommend a finding that partially restoring a closed porch to an open porch and adding windows to the front of the porch using 3 over 4 double hung windows setback so they are not flush with the wall and using a three window combination on the side porch will have no adverse effect on historic property. The motion was seconded by James.**

Krull briefly reviewed the proposed layout of the front door opening.

**The motion to recommend a finding that partially restoring a closed porch to an open porch and adding windows to the front of the porch using 3 over 4 double hung windows, setback so they are not flush with the wall and using a three window combination on the side porch will have no adverse effect on historic property carried with Dennis, Roseland, James, Baumgartner and Matson voting yes and Krull abstaining.**

Krull reviewed the proposed request to add sliding doors to the rear of the house and noted that the sliding glass doors would allow more room for foot traffic in the dining area.

**James moved to recommend a finding that replacing two windows with two sliding glass doors and increasing the opening to approximately ten feet will have no adverse effect on historic property. The motion was seconded by Matson.**

Krull advised that the sliding glass doors will be made of wood and will be a solid glass flat window with no grills.

**The motion to recommend a finding that replacing two windows with two sliding glass doors and increasing the opening to approximately ten feet will have no adverse effect on historic property carried with Dennis, Roseland, Baumgartner, James and Matson voting yes and Krull abstaining.**

817 9th St. (12CM015)

Krull reviewed the proposed request to replace the steps and handicap ramp. He informed the Committee that the owner is considering using either wood or concrete for the handicap ramp and mimic the existing wood railing on the new ramp. Krull advised that the front steps need to be totally reconstructed and that the existing bricks are not made of the right materials for the deck landing. He added that the owner would like to use concrete for the steps and use the existing brick facing. Additional discussion followed.

Dennis expressed her opinion that using concrete and the brick facing on the steps would be the best solution because of the durability of the concrete.

Roseland expressed concern with using concrete for the ramp because that would make the ramp more permanent than a wood ramp. Dennis concurred and suggested that the railings for the steps and the ramp be the same. Discussion followed.

**James moved to recommend a finding that replacing the top brick steps and deck landing with a concrete surface, but retaining the brick facing, and replacing the wood handicap ramp with a wood ramp with metal railings will have no adverse effect on historic property. The motion was seconded by Dennis and carried with James, Dennis, Roseland, Baumgartner and Matson voting yes and Krull abstaining.**

Approval of Minutes

**Baumgartner moved to approve the June 1, 2012 meeting minutes. The motion was seconded by James and carried unanimously.**

New Business

Meeting Attendance

Bulman provided the Committee with the meeting attendance records and briefly reviewed the Bylaws. A brief discussion followed.

Historic Sign Board and Historic Preservation Commission Meetings

Karen introduced Brett Limbaugh, Community Planning and Development Services Director.

Limbaugh informed the Committee that he has been directed by the Mayor and the City Council to review all meeting committees and schedules to determine if any of the Committees can be consolidated or eliminated. Limbaugh suggested that the Historic Sign Board meet right before the Historic Preservation Commission meeting. Additional discussion followed.

Bulman explained that the Historic Sign Board and the Historic Preservation Commission have different regulations and that consolidating the two meetings together could be confusing. A brief discussion followed.

Dennis suggested that an alternate from the Historic Preservation Commission be appointed to the Historic Sign Board in the event that the appointed Historic Preservation Commission member cannot attend the meeting. Additional discussion followed. The Committee concurred

with appointing an alternate to the Historic Sign Board and having the Historic Sign Board meeting at 7:00 a.m. and the Historic Preservation Commission at 7:30 a.m. on the same Fridays.

In response to a question from Roseland, Bulman explained that the new requirement for building permits to replace siding and windows will need to be reviewed by the Historic Preservation; however, she added that the State's Memorandum of Understanding may allow these permits to bypass the Commission if the same siding and windows will be used to replace the old siding and windows, similar to the shingle replacement requirement. Additional discussion followed.

James expressed concern that the Alex Johnson Hotel is not following the 11.1 Review Process for the Vortex. A brief discussion followed.

Roseland informed the Committee that Karen Bulman is retiring on June 28, 2012 and thanked her for her hard work and dedication to the Historic Preservation Commission.

**James moved to adjourn the meeting at 8:54 a.m. The motion was seconded by Dennis and approved unanimously.**