

Minutes of the July 6, 2012
Rapid City Historic Preservation Commission Meeting

Members Present: Pat Roseland, Michelle Dennis, Duane Baumgartner, Gavin Williams, Shawn Krull, Richard Grable

Members Absent: Jean Kessloff, L. Eric James, Heather C. Knox, Cynthia Matson

Others Present: Kip Harrington, Katie Parker, Chuck Gruba and Bonny Petersen, Council Liaison

Roseland called the meeting to order at 7:31a.m.

Approval of Meeting Agenda

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

11.1 Reviews

923 11th Street (12RS017)

Gruba reviewed the proposal to re-shingle, repair the stucco, and repair the foundation on the house at 923 11th Street. Gruba asked the committee where he could get some original pictures of the property. Roseland stated that he could contact Reid Riner at the Journey Museum and that the committee could check their records for photos. Gruba indicated that he intends to keep the outside of the property as close to the original grandeur as possible, but wanted to also install new windows. Krull requested that the review for windows be discussed as a separate topic. Roseland concurred to this request.

Harrington reiterated the original request to the committee. Dennis asked Gruba for a description of the foundation and the types of repairs that need to be done. Gruba noted that the back side of the foundation has sunk two to three inches and that he will need to raise and pour new foundation under part of the existing foundation. Dennis asked if the foundation substance was concrete. Gruba responding that it was some sort of sandstone or rock. Krull added that the foundation is granite. Discussion ensued about the current condition of the foundation.

Krull asked if Gruba would be receiving professional assistance with the foundation. Gruba detailed that he intended to do the job on his own, as he is an experienced contractor and has connections to companies that can assist with the project if needed.

Dennis asked if the porch on the first floor was original and if the balcony on the back of the house was an addition. Gruba stated that the porch was original, but was unsure about the balcony. Williams mentioned that some of the soffits would need to be replaced. Gruba responded by stating that he intends to replace the soffits and the bead board.

Davis asked what method would be used to repair the stucco. Gruba said that the since the stucco is mainly cracked, the stucco would be caulked or perform other methods to properly repair it. Gruba further stated that when the foundation is completed, that portion of the property would need to be re-stuccoed. Gruba also confirmed to Davis that he would use plaster instead of a synthetic product.

Discussion took place regarding the style of home this property to help determine the type of roofing material that would be appropriate. Williams stated that he thought that this style was a

Mediterranean Four Square, with Dennis stating that the property is more of a Prairie Style due to the posts on the porch of the home.

Krull asked what type of asphalt material would be used to replace the roof. Gruba replied that he would stay as close as possible to what is currently there. Discussion ensued amongst the committee regarding the type of shingles that could be used, with Williams stating that architectural shingle or a 3-tab shingle could be used.

Krull moved to recommend that the proposed foundation, stucco and roof repairs will have no adverse effect on the historic property at 923 11th Street. The motion was seconded by Baumgartner and carried unanimously.

Roseland requested Gruba explain the plans proposed to replacing the windows. Gruba responded that he intended to leave the existing window frames and is considering purchasing new wood sashes with double panes. Dennis asked about the condition of the existing frames and sashes. Gruba said that the window frames and sashes appear to be in good condition. Gruba wondered if it would be possible to router the existing panes out. Dennis said that it is possible and knows someone in Oregon who could give instruction on how to do this, with Williams adding that the instructions could be found online. Dennis added that a workshop presented by Bob Yapp a few years ago instructed that as long as the frames and sashes were in good repair, a better insulation benefit is provided by leaving the original windows in place. Dennis offered to give Gruba either contact information for Bob Yapp, information from the workshop or contact information for someone in the area that has received training from Bob Yapp.

Additional discussion took place regarding the windows in the house, applicable building codes and the benefits to the owner for maintaining the home's original windows. The Commission members concurred that replacing the windows is less efficient than repairing the windows, but also creates a negative impact to the historical value of the home.

Krull moved to recommend that the proposed plan to repair/restore windows as needed, not including any window replacement, will have no adverse effect on the historic property. The motion was seconded by Dennis and carried unanimously.

Approval of Minutes

Baumgartner moved to approve the June 15, 2012 meeting minutes. The motion was seconded by Grable and carried unanimously.

Grable left meeting.

Dennis moved to adjourn the meeting at 8:09 a.m. The motion was seconded by Baumgartner and approved unanimously.