

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

Members Present: Michelle Dennis, Jean Kessloff, Duane Baumgartner, Cynthia Matson, Eric James, Heather Knox, Richard Grable and Gavin Williams

Members Absent: Pat Roseland and Shawn Krull

Others Present: Kip Harrington, Jeanne Nicholson, Jack Batchelder and Claudia Laws

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

Approval of Meeting Agenda

Matson requested that timesheets be added as an item under Old Business. Grable requested to add QR Coding as an item under Old Business. Kessloff also requested that the 2009 IBC Code be added as an item under Old Business.

Matson moved to approve the meeting agenda with the noted additions. The motion was seconded by Dennis and the motion was approved unanimously.

11.1 Reviews

1421 West Boulevard (11RS025)

Batchelder reviewed the proposed request to do a demolition and reconstruction of the garage. He reviewed the original plan which was to remove the roof, extend the walls and install a new roof. He noted that after visiting with the contractor, the plan was revised to remove the remaining structure, to raise the elevation of the garage floor approximately four inches to match the level of the sidewalk and to construct a new garage.

Laws reminded the Committee that the part of the structure that was contributing was demolished due to damages caused in a construction accident and that the remaining portion of the garage, which is newer, was an addition and is not contributing.

Dennis moved to recommend a finding that the demolition and reconstruction of a garage would have an adverse effect on historic property based on the requirements for contributing structures. The motion was seconded by Baumgartner.

In response to comments from Matson concerning the requirements for contributing structures, Dennis explained that the details of the applicant's revised plan should be included with the Committee's action on the 11.1 Review when it is submitted to the State Historic Preservation Office (SHPO) for review. She added that SHPO will review the details and will make a final decision based on all of the submitted information.

In response to a question from Dennis, Batchelder informed the Committee that the size of the garage will be 23 x 25 feet, the same size as proposed in the original plan. He added that the siding will be the same or similar to the siding on the house.

Williams suggested that the siding for the house and the garage should match and that the same peak features on the house be incorporated into the proposed garage.

In response to a question from Dennis, Laws advised that there will be two door openings in the garage. Batchelder added that the gabled roof on the garage will be the same pitch as the roof on the house.

Dennis recommended that staff submit the details for the proposed garage as they relate to the size, siding, roof and door openings to SHPO with the Committee's action on the 11.1 Review. She added that the contractor's comments should also be included and it should be noted that the garage would meet the requirements for compatible construction based on the new Design Handbook.

Dennis suggested that the old siding be salvaged and donated to Restore if the applicants do not intend to re-use it.

The motion to recommend a finding that the demolition and reconstruction of a garage would have an adverse effect on historic property based on the requirements for contributing structures carried unanimously.

Approval of Minutes

Matson moved to approve the July 6, 2012 meeting minutes. The motion was seconded by Williams and carried unanimously.

Old Business

Timesheets

Matson reminded the Committee that each of the members needs to be very conscientious about filling out timesheets for any Historic Preservation activity. A brief discussion followed.

QR Coding

Grable informed the Committee that the website for the QR Coding project is up and running. He added that the committee for the QR Coding project will be meeting on August 1, 2012 at 1:00 p.m. at Main Street Square to discuss the placement of the Quick Reader Code Stickers on the buildings. He requested that the members review the building list and notify the building owners about the stickers. Grable added that a press conference will be held once the stickers have been installed on the buildings.

2009 IBC Code

Kessloff advised that the City Council adopted the 2009 IBC Code and inquired as to whether the public has been informed that a new code has been adopted, more specifically the requirements for window, siding and roof replacement. A brief discussion followed.

Dennis expressed her opinion that a resource list, not an endorsement list, should be made available to the public on the City's website. Additional discussion followed.

In response to Williams' question regarding window replacement, Dennis reviewed different styles of windows that are available and noted that property owners should be encouraged to repair windows instead of replacing windows. Discussion followed.

Matson moved to adjourn the meeting at 8:17 a.m. The motion was seconded by Knox and approved unanimously.