

Minutes of the August 3, 2012
Rapid City Historic Preservation Commission Meeting

Members Present: Pat Roseland, Duane Baumgartner, Michelle Dennis, Jean Kessloff, Cynthia Matson, Gavin Williams, Shawn Krull and Eric James

Members Absent: Heather Knox and Richard Grable

Others Present: Kip Harrington, Jeanne Nicholson, Gene Fennel, Michael McNeely, Chris Wells, Luke Mortimer and Cari Mortimer

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

Approval of Meeting Agenda

Dennis requested that the National Register Nomination be added to the agenda. Matson also requested that QR Codes be added to the agenda. Harrington informed the Committee that additional information has been provided for 201 Main Street which has not been posted to the website.

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

James and Krull entered the meeting at this time.

11.1 Reviews

1602 West Boulevard (12RS018)

Mortimer reviewed the proposed request to add a garage and an addition. He added that restoration has occurred throughout the inside of the home and that the current garage does not allow for storage of vehicles. He noted that they are preserving the historical integrity of the house as much as possible and will salvage the brick to be used on the garage and addition.

Matson moved to recommend a finding that the demolition and reconstruction of the garage and addition would have no adverse effect on historic property. The motion was seconded by James.

Baumgartner stated that the demolition of the garage would have an adverse effect on the contributing structure. Additional discussion followed.

In response to a question from Dennis, Cari Mortimer reviewed the improvements that have been made to the inside of the house.

Dennis briefly reviewed the Tax Credit Program and suggested that the applicants apply for the tax credits.

Dennis expressed her opinion that the parapet over the garage is a defining feature to the house and encouraged the applicant to include it in the design of the garage and addition. She expressed concern with the roof overhang above the garage doors and stated that the feature is not characteristic to the Tudor house style.

In response to a question from Dennis, Luke Mortimer reviewed the proposed footprint for the garage and the addition.

A lengthy discussion followed regarding the roof lines, the roof overhang, the dimensions of the garage and addition, the parapet and the appropriate materials to use on the façade of the garage and addition.

Dennis suggested that Krull and herself meet with the owners and their architect to review some design features that could make the demolition and the reconstruction of the garage and addition more appealing to the State Historic Preservation Office (SHPO). The owners concurred.

Dennis made a substitute motion to continue the 11.1 Review for 1602 West Boulevard to the August 17, 2012 meeting. The motion was seconded by Matson and carried unanimously.

530 Sixth Street (12CM016)

Harrington informed the Committee that the applicant is not present. He added that the 11.1 Review is to install a walk-in cooler in the basement.

Krull moved to recommend a finding that the installation of a walk-in cooler in the basement would have no adverse effect on historic property. The motion was seconded by Matson and carried unanimously.

717 South Street (12RS019)

Chris Wells reviewed the proposed request to demolish and rebuild the garage. He noted that the original garage was partially damaged when it was hit by a piece of machinery.

James explained the requirements for contributing structures.

Wells advised that the design for the new garage has not been finalized.

Dennis suggested that the Committee submit the recommendation that the demolition of the garage would have an adverse effect on historic property to the State Historic Preservation Office (SHPO.) She added that the Committee's recommendation on the new garage can be forwarded to SHPO once the design plans for the new garage are finalized.

Dennis recommended that the design for the new garage, such as materials and doors, be compatible with the Historic District.

James moved to recommend a finding that the demolition of the garage would have an adverse effect on historic property. The motion was seconded by Matson and carried unanimously.

201 Main Street (12CM017)

Applicant: Gene Fennel

Individually Listed Property

Request: Interior Renovation, Stair Expansion, Elevator Replacement

Michael McNeily

Fennel reviewed the proposed request for interior renovations as identified on the plans, the stair expansion and the elevator replacement. Fennel identified the previously approved renovations that have taken place. Discussion followed.

Krull moved to recommend a finding that the interior renovation, stair expansion and elevator replacement would have no adverse effect on historic property. The motion was seconded by Baumgartner and carried unanimously

James commended the applicant for the great restoration of the historic details of the structure.

Matson departed the meeting at this time.

Approval of Minutes

Krull moved to approve the July 20, 2012 meeting minutes. The motion was seconded by James and carried unanimously.

New Business

QR Codes

Harrington advised that the QR stickers have been placed in the windows and that they are working.

National Register Nomination

Dennis informed the Committee that she will be out of town for approximately six months. She reminded the Committee that no determination has been made for the National Register nomination and asked if any of the members had any ideas for possible projects. She added that she would need to submit her hours and information for the nomination before she leaves town. A brief discussion followed.

Dennis moved to recommend that the Historic Preservation Commission nominate Founders Rock to the National Register. The motion was seconded by James and carried unanimously.

Historic Preservation Commission Membership

Harrington inquired as to whether the Committee wants to maintain their membership with the South Dakota State Historical Society. He added that the membership is approximately \$50.

Dennis moved to maintain the Rapid City Historic Preservation Commission membership with the South Dakota State Historical Society at the approximate cost of \$50. The motion was seconded by James and carried unanimously.

James moved to adjourn the meeting at 9:14 a.m. The motion was seconded by Krull and carried unanimously.