

Minutes of the September 7, 2012
Rapid City Historic Preservation Commission Meeting

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

Members Absent: Heather Knox and Michelle Dennis

Others Present: Kip Harrington, Jeanne Nicholson, Eric Monroe, Sheryl Coley, Dana Legner and Cathleen Legner

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

Approval of Meeting Agenda

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

11.1 Reviews

514-518 Mt Rushmore Rd, 722-726 Saint Joseph St (12CM018)

Sheryl Coley reviewed the proposed request to do exterior alterations to the doors, windows and awnings. She informed the Committee that Black Hills Works is putting in a gallery and a studio in east end of the building and identified the other tenants of the building. She added that the project was previously approved but this 11.1 Review is for a change to the windows in the gallery space and the awning materials.

James moved to recommend a finding that the exterior alterations to the doors, windows and awnings will have no adverse effect on historic property. The motion was seconded by Matson.

In response to a question from Baumgartner, Coley explained that there is crumbling brick under the metal panels.

Kessloff expressed concern about removing the metal panels because of the historic materials located under the panels. A brief discussion followed.

In response to a statement from Krull, Coley explained that the original wood roof framing and trusses will be exposed. She added that the windows will be larger but will be installed in the original garage door openings.

Krull expressed his opinion that the applicant should try to preserve as many interior and exterior historic features as possible.

Grable entered the meeting at this time.

Coley identified the location of the new pilaster on the west side of the building. Krull suggested that pilasters could also be added along the roof line as additional enhancement to the structure.

In response to a question from Baumgartner, Coley identified the location of the bus access on the back side of the building.

In response to a question from Kessloff, Coley reviewed the size and the materials that will be used for the awnings. A brief discussion followed.

The motion to recommend a finding that the exterior alterations to the doors, windows and awnings will have no adverse effect on historic property carried with Roseland, Grable, Williams, Krull, Matson, Baumgartner and James voting yes and Kessloff voting no.

1423 9th Street (12RS021)

Dana Legner reviewed the proposed request to replace the bottom five brick front steps with wood and to install a hand rail. He added that the landing will be retained and that the wood steps will be painted to match the existing bricks and that the hand rail will be painted to match the trim of the house.

Matson moved to recommend a finding that the replacement of the brick front steps with wood and the installation of a hand rail will have no adverse effect on historic property. The motion was seconded by James.

Kessloff expressed concern about the proposed steps not being characteristic to the historic style of the house and being painted to match the brick on the landing.

Krull expressed his opinion that the proposed stairs would be appropriate for the style of the house and suggested that a black wrought iron or metal railing be used instead of a wood railing. He also suggested that the steps be made of concrete to match the landing to have a congruous look to the stairs and the landing.

Williams expressed his opinion that when the house was built, the steps were probably not made of concrete. He added that the painted redwood steps would look fine with the existing landing. Additional discussion followed.

The motion to recommend a finding that the replacement of the brick front steps with wood and the installation of a hand rail will have no adverse effect on historic property carried unanimously.

Krull departed the meeting at this time.

512 Main St (12CM019)

Eric Monroe reviewed the proposed request to add more storage space off the kitchen area for Alternative Fuel on the main level. He added that the project will entail a new partition wall and that the construction will not affect the historic nature of the building.

Baumgartner moved to recommend a finding that the addition of a new partition wall on the main level for Alternative Fuel will have no adverse effect on historic property. The motion was seconded by James and carried unanimously.

Monroe reviewed the second request to build an office and a storage area for a new tenant space on the second floor.

Baumgartner moved to recommend a finding that building an office and a storage area for a new tenant space on the second floor will have no adverse effect on historic property. The motion was seconded by Matson.

A brief discussion followed regarding the tenants on the second floor.

The motion to recommend a finding that building an office and a storage area for a new tenant space on the second floor will have no adverse effect on historic property carried unanimously.

Approval of Minutes

Baumgartner moved to approve the August 17, 2012 meeting minutes. The motion was seconded by Matson and carried unanimously.

New Business

Roseland informed the Committee that the bill has been received from TDG Communications for the QR Code project. He added that Destination Rapid City has agreed to pay \$1,200.00 and the balance of \$5,210.00 is to be paid by the City of Rapid City Preservation Commission.

James moved to authorize staff to apply the funds in the amount of \$2,000.00 that the Historic Preservation Commission received from the sale of the chairs from Dakota Middle School to the remaining portion of the bill. The motion was seconded by Matson and carried unanimously.

Kessloff advised that she received notification that the realtors are sponsoring classes on selling historic properties. She added that one class will be in Sioux Falls and one in Deadwood. A brief discussion followed.

Baumgartner expressed concern about the proposed construction that is to be done in the Courthouse and suggested that the Commission appoint a liaison to visit with the County about the construction. Additional discussion followed.

Harrington informed the Committee that the City Council has approved the recommendations for the consolidation of City boards and committees. He added that the Historic Sign Review Committee meetings will be moved to the same Fridays as Historic Preservation Commission and will probably start at 7:00 a.m. with Historic Preservation Commission meetings starting at approximately 7:30 a.m. He noted that this change will probably take effect on October 5, 2012. A brief discussion followed.

Harrington advised that Katherine Palmer has been hired to replace Karen Bulman and that she will start on September 25, 2012.

James moved to adjourn the meeting at 8:21 a.m. The motion was seconded by Grable and carried unanimously.