

Minutes of the October 19, 2012  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Cynthia Matson, Eric James, Duane Baumgartner, Richard Grable, Gavin Williams and Shawn Krull

**Members Absent:** Pat Roseland, Michelle Dennis and Heather Knox

**Others Present:** Kip Harrington, Katherine Palmer, Jeanne Nicholson, Patri Acevedo-Riker and Bonny Petersen, Council Liaison

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

**Approval of meeting Agenda**

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

**11.1 Reviews**

**415 Main Street (12CM021)**

Acevedo-Riker reviewed the proposed request to relocate the electrical panel and noted that the owner has applied for a variance with the City of Rapid City to allow the electrical panel to be located in the right-of-way. A brief discussion followed regarding the revisions to the 11.1 Review process.

**Matson moved to recommend a finding that the relocation of the electrical panel will have no adverse effect on historic property. The motion was seconded by Krull and carried unanimously.**

**Approval of Minutes**

**Krull moved to approve the October 5, 2012 meeting minutes. The motion was seconded by Williams and carried unanimously.**

**New Business**

**National Historic Registry – Founders Park**

The Commission tabled this item due to the absence of Pat Roseland and Michelle Dennis.

**Black Hills Home Show - March 22-24, 2013**

Harrington reminded the Commission about the Home Show and advised that the booth registration application and fees are due by November 5, 2012. A brief discussion followed.

**Matson moved to authorize staff to submit the booth registration application and fees for the Home Show. The motion was seconded by Williams and carried unanimously.**

**Update from SDSHS on 11.1 Reviews**

Palmer briefly reviewed the exemptions from the 11.1 Review process as they relate to roofing materials and wood siding.

James advised that the update does not address windows and requested clarification from Paul Porter regarding exemptions for windows. Palmer advised that she would follow up with Paul Porter and report back to the Commission at the next meeting.

Krull expressed his opinion that properties located in the environs should be included in future surveys for the expansion of the Historic District. Additional discussion followed.

James suggested that the Commission consider doing an audit to review properties in the district and the environs.

Palmer reminded the Commission members to turn in their timesheets. She informed the Commission that Jean Kessloff has resigned from the Historic Preservation Commission and added that the terms of several members of the Commission expire December 31, 2012. She recommended that they fill out the Citizen Interest Form if they would like to be reappointed to the Historic Preservation Commission.

#### Suzie Cappa Art Center

Palmer provided photographs of the Suzie Cappa Art Center to the Commission for their review.

Baumgartner expressed concern that some of the work that is being done on this project was not approved by the Commission. He also expressed his opinion that the cornices could have been saved on the building. Baumgartner suggested that the Commission send a letter to the property owner and contractor, with a copy being sent to the State, stating that the Commission did not approve all the work that has been done on the building. A brief discussion followed.

Williams suggested that the Commission put together a list of the contractors that continue to not follow the rules.

James requested staff to check in to whether the Commission can assess fines for the violations and if the Commission can enforce the property owner to restore the structure back to its condition prior to the violation. He requested that the information be available for Commission review at the next meeting. Additional discussion followed.

Harrington reminded the Commission that Roseland advised at the last meeting that he would contact the contractor about the project. He added that he did not know if Roseland has had the opportunity to visit with the contractor.

#### **11.1 Reviews (continued)**

##### 1215 12<sup>th</sup> Street (12RS023)

James expressed his opinion that the siding falls under the new exemptions for the 11.1 Reviews and that the Commission should be only considering the rebuilding of the deck.

Harrington advised that there have been several additions to the house and that only a portion of the house is in the Historic District. He advised that the deck has already been removed.

**Krull moved to recommend a finding that the repairs to the siding and the water damage in the rear of the home will have no adverse effect on historic property. The motion was seconded by Matson and carried unanimously.**

Krull expressed his opinion that the applicant has not met the 11.1 Review requirements as they relate to the deck. He added that the new deck will have an impact on the streetscape and that the applicant needs to provide an elevation sketch that better defines the deck. Baumgartner concurred. Additional discussion followed.

**Williams moved to recommend a finding that the rebuilding of the 13' x 25' deck will have no adverse effect on historic property. The motion was seconded Matson.**

Baumgartner expressed his opinion that more thorough visuals, along with the types of materials that will be used, should be provided to the Commission prior to the Commission approving the project. Krull concurred.

**The motion to recommend a finding that the rebuilding of the 13' x 25' deck will have no adverse effect on historic property failed with Krull, Baumgartner, Grable and James voting no, and Matson and Williams voting yes. (4 to 2)**

Krull expressed his opinion that applicants need to follow the procedures and need to submit all supporting documentation outlined in the 11.1 Review process at the time they submit the application. A brief discussion followed.

**Williams moved to table the 11.1 Review for the deck at 1215 12th Street to the next meeting. The motion was seconded by Grable and carried unanimously.**

**Krull moved to adjourn the meeting at 8:18 a.m. The motion was seconded by Williams and carried unanimously.**