

Minutes of the November 2, 2012
Rapid City Historic Preservation Commission Meeting

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

Members Absent: Heather Knox and Richard Grable

Others Present: Katherine Palmer, Jeanne Nicholson, Carla Cushman, Jeff Schreter, Patri Acevedo-Riker, Fred Thurston, Sheryl Coley, Jamie Gerlach and Jessica Gerlach

Roseland called the meeting to order at 7:42 a.m.

Approval of meeting Agenda

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

11.1 Reviews

1215 12th St (12RS023)

Schreter reviewed the proposed request to rebuild the deck. He noted that there are water issues in the back yard which contributed to the rotting of the deck and the siding. He also noted that the deck will be rebuilt the same with the exception of a few benches and will have cedar handles and posts with metal spindles. A brief discussion followed.

Matson 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 by Baumgartner and carried unanimously.

510 9th St (12CM022)

Acevedo-Riker reviewed the proposed request to replace windows, two exterior doors, interior doors and to cover existing floor on the second floor. She added that this is a tax credit property and that we have been working with Paul Porter on this project. She advised that the windows will be the same as the ones that were used on the first floor and the interior doors will be replaced and built to current code.

In response to a question from Roseland, Acevedo-Riker advised that once the duct work between the floors is encased, the sound between the floors will be minimized.

Matson moved to recommend a finding that the replacement of the windows and the two exterior doors on the second floor will have no adverse effect on historic property. The motion was seconded by James.

In response to a question from Baumgartner, Acevedo-Riker explained that the windows will look like the existing windows. She added that the windows have been approved by Paul Porter. Additional discussion followed.

The motion to recommend a finding that the replacement of the windows and the two exterior doors on the second floor will have no adverse effect on historic property carried unanimously

James moved to recommend a finding that the replacement of the interior doors and the covering of the flooring on the second floor will have no adverse effect on historic property. The motion was seconded by Baumgartner.

In response to a question from Krull, Acevedo-Riker advised that the doors are short and old. She added that they may contain lead paint. Dennis recommended that Acevedo-Riker contact The Re-Store to see if they would want the doors.

In response to a question from Roseland, Acevedo-Riker responded that the space will be leasable office space.

In response to a question from Dennis regarding transoms, Acevedo-Riker explained that the doors openings will be raised and the transoms will be retained. She added that when Paul Porter toured the building, he stated that the corridor was one of the historic features of the building. A brief discussion followed.

In response to a question from Fred Thurston, Acevedo-Riker advised that there are no plans to install fire sprinklers on the second floor at this time.

Thurston advised that the transoms will not be allowed unless the second floor has fire sprinklers because of fire separation requirements. Additional discussion followed.

The motion to recommend a finding that the replacement of the interior doors and the covering of the flooring on the second floor will have no adverse effect on historic property carried unanimously.

510 9th St (12CM023)

Acevedo-Riker reviewed the proposed request to add new walls, two bathrooms and egress elements to the basement. She added that the improvements are being done mainly for safety issues and that the bathrooms will be built to code. She noted that the beams and columns will remain as they are and that the exterior entrance from the basement will be closed from the inside.

In response to a question from Baumgartner, Acevedo-Riker replied that the basement has a rock wall foundation and already has fire sprinklers. She noted that the basement will be used as an accessory space and that there will not be a lot of changes.

Dennis moved to recommend that the addition of new walls, two bathrooms and egress elements to the basement will have no adverse effect on historic property. The motion was seconded by Baumgartner and carried unanimously.

632 St. Joseph St (12CM024)

Jessica Gerlach reviewed the proposed request to remove the existing non-historic drop ceiling and a partial non-historic wall. She added that she intends to open a canvas studio and that she has visited with Paul Porter about the historic features of the building. She advised that the plan is to paint the exterior door, to retain as much of the existing molding, wall paper, tin tile and stenciling as possible, to expose the arched windows and to bring the bathroom to code.

Krull moved to recommend a finding that the removal of the existing non-historic drop ceiling and partial non-historic wall will have no adverse effect on historic property. The motion was seconded by James.

In response to a question from Krull, Gerlach explained that the banners will be replaced and that she will be obtaining bids for the awning. Additional discussion followed.

The motion to recommend a finding that the removal of the existing non-historic drop ceiling and partial non-historic wall will have no adverse effect on historic property carried unanimously.

Approval of Minutes

James moved to approve the October 19, 2012 meeting minutes. The motion was seconded by Matson and carried unanimously.

New Business

Suzie Cappa Building – Sheryl Coley

Palmer informed the Commission that a stop work order was issued for the project.

Coley inquired as to whether the stop work order was for the demolition of the building and that she heard that there appears to be an issue with the removal of the brick. She provided pictures to the Commission for their review.

Baumgartner advised that when the Commission approved the 11.1 Review, it was specifically stated that the cornices were to be retained unless they were severely damaged and could not be repaired.

Krull added that at the time of approval, discussion occurred about retaining as many historic features and fabric as possible during the removal of the metal panels.

In response to a question from Palmer, Coley advised that the old brick was removed and that the contractor took care of the disposal of the material.

Roseland expressed his opinion that the Commission was clear at the time of the approval about the expectation for the restoration of historic features on the building.

Coley informed the Commission that the some of the old materials were removed because of their condition and for safety reasons.

Krull expressed his opinion that the contractor should have stopped the project if there was any concern with the restoration or reuse of the old materials.

Dennis expressed her opinion that the Commission will need to be more specific in future 11.1 Reviews. Discussion followed.

James moved to authorize the property owner to move forward with the project. The motion was seconded by Williams.

Thurston expressed concern that the contractor did not follow the orders to retain the historic characteristics of the building.

Coley advised that no documentation was received after the meeting outlining the conditions of approval. Palmer reminded Coley that all minutes are public information and could be found online. Krull stated that this was a good remark from Coley and that perhaps minutes should be sent to applicants.

The motion to authorize the property owner to move forward with the project carried unanimously.

Matson departed the meeting at this time.

A lengthy discussion followed regarding the process in which the Commission approves 11.1 Reviews, the assessment of fines for code violations and informing the contractors/property owners of the conditions of approval.

Thurston suggested that a subcommittee be formed to review project sites where there are issues. Dennis responded that several of the Commission members are willing to visit with contractors/property owners when issues arise during building projects.

James requested that the Commission invite Mayor Kooiker to the next meeting to discuss the assessment of fees for violations on historic property and to find what kind of backing the City is offering the Commission.

Krull advised that he would be willing to reach out to Upper Deck about the UBS Building and the possibility of rebuilding some of the historic features that were removed from the building. A brief discussion followed. Dennis volunteered to meet with Upper Deck also.

Old Business

Discuss questions to SHPO from October 19, 2012 meeting

Palmer reviewed the State Historical Preservation Office's response to the Commission's questions regarding the assessment of fines for code violations, 11.1 Review requirements for the replacement materials for properties not listed on the National Register, the Commission's authority over changes to non-listed properties within the environs of the Historic District and new surveys for the establishment of the boundaries of the Historic District. A brief discussion followed.

James departed the meeting at this time.

Baumgartner suggested that the Commission contact the City Council about the lack of tools we have to assess fines for code violations.

Krull moved to adjourn the meeting at 9:22 a.m. The motion was seconded by Williams and carried unanimously.