

Minutes of the February 1, 2013
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Michelle Dennis, Duane Baumgartner, Gavin Williams, Pat Roseland, Bill Freytag, Heather Knox and Lance Rom

Members Absent: Sally Shelton

Others Present: Katherine Palmer, Jeanne Nicholson, Blaise Emerson, Fred Thurston, Gene Wittkowske, Bill Honeycutt and Bonny Petersen – City Council Liaison

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

Approval of Meeting Agenda

Dennis moved to approve the agenda. The motion was seconded by Knox and carried unanimously.

11.1 Reviews

903 11th Street (13RS002)

Emerson explained that due to the house remodel in 1995, the designation was changed to non-contributing. He added that the doors will be widened from eight foot to nine foot and that the cinder block wall will be replaced with a wooden wall. He noted that the siding will match the hardi-plank siding on the house.

Baumgartner moved to recommend a finding that the replacement of the west wall and the two garage doors will have no adverse effect on the historic property. The motion was seconded by Williams.

In response to a question from Freytag, Emerson advised that the rest of the garage will be resided this summer and that it should improve the appearance of the garage.

In response to Dennis' question, Emerson stated that the garage doors will be aluminum standard doors.

The motion to recommend a finding that the replacement of the west wall and the two garage doors will have no adverse effect on the historic property carried unanimously.

1021 St. Joseph Street (13RS004)

Honeycutt informed the Commission that the windows in the upper story will replicate the windows on the bottom story with colonial grids and a bottom sash and that they will be retrofit into the existing openings.

Freytag moved to recommend a finding that the retrofitting of the new windows into the existing frame will have no adverse effect on the historic property. The motion was seconded by Baumgartner.

Rom entered the meeting at this time.

Kessloff provided photographs of the house after the windows were installed in the bottom story to the Commission.

In response to a question from Dennis regarding the grids, Honeycutt advised that the grids would be placed between the panes of glass.

In response to a comment from Dennis, Palmer explained that the State had previously determined on a different property that the placement of the grids between the panes of glass had an adverse effect on historic property.

Honeycutt stated that the new windows installed in 2008 have the grids in between the glass panes and they were approved at that time.

Kessloff explained that in 2008, permits were not required for the installation of new windows and the replacement of siding and that the projects did not need to come before the Historic Preservation Commission for review.

Roseland expressed his opinion that it is not fair to the property owner that the rules have changed since the windows were installed in 2008 and that the proposed windows in the upper story will match the other windows on the house.

A brief discussion followed regarding the window requirements of the Design Guidelines.

Williams expressed his opinion that it would be nice to have some guidelines from the State to follow as they relate to special circumstances. Dennis concurred.

Williams made a substitute motion to recommend a finding that the retrofitting of the new windows into the existing frame will have no adverse effect on the historic property with the stipulation that the grids on the replacement windows on the upper story match the grids on the windows on the bottom story. The motion was seconded by Baumgartner and carried unanimously.

Approval of Minutes

Williams moved to approve the January 18, 2013 meeting minutes. The motion was seconded by Knox and carried unanimously.

New Business

Handbook Due Date and Next Steps

Palmer reminded the Commission members that their comments on the Design Guidelines are due today and that she will put them into a document for their review to discuss and to decide as a group if changes need to be made to the proposed Design Guidelines. She added that she will submit the proposed changes to the consultant to be incorporated into the Design Guidelines. She noted that the Commission would be able to review the revised proposed Design Guidelines after the changes have been made.

Dennis suggested that the State review the proposed Design Guidelines prior to the approval of the final document.

Rom asked whether the project is in phase two or phase three and Palmer clarified that the project is in phase three.

Projects and Goals

Palmer stated that she sent the State the Commission's projects and goals to see if they have any comments about them.

Kessloff suggested that the Commission members move forward with the photo documentation project for historic properties. She expressed her opinion that the public should be notified that photographs will be taken of the historic properties.

Palmer reminded the Commission about the training session next Wednesday, February 6, 2013, from 6:00 to 8:00 p.m.

Old Business

920 St. James status

Palmer informed the Commission that the 11.1 Review for 920 St. James was on the January 30, 2013 Legal and Finance Committee agenda. She added that it will be on the February 4, 2013 City Council agenda and the members of the Commission are welcome to attend the meeting.

Thurston advised that at the Legal and Finance Committee meeting he spoke about this project. He stated he would like to reiterate his offer personal assistance in architectural evaluation. He mentioned that at one time there was an architect on the committee, but that there isn't one now. Thurston said he would visit the site and then make recommendations to the Commission from an architect's point of view. He felt that 920 St. James was a perfect example of what could have been done. He wants to make his services available as donated time when requested by the Commission. Based on a suggestion by Kessloff, Thurston reviewed his credentials and involvement in historic preservation. A brief discussion followed.

In response to a question from Freytag, Thurston expressed his opinion that the restoration of existing siding would be cheaper than the installation of hardi-plank siding.

In response to a question from Freytag, Thurston advised that he did not get an estimate for the removal of the lead paint for this property.

Freytag expressed his opinion that the Design Guidelines need to reflect reasonability about the costs incurred by the property owners as they relate to improvements to historic property.

Petersen expressed her opinion that improvements to properties in the historic district can be reasonable as they relate to each individual property. She added that the Commission and the City need to be cautious so that these improvements do not negatively impact the entire historic district.

Dennis thanked Petersen for supporting the Historic Preservation Commission. She added that the Commission needs to make sure we have all of the information from the contractor prior to making decisions on the 11.1 Reviews.

Freytag expressed his opinion that the Commission should consider each individual project separately as it relates to the integrity of the historic property and the financial hardship that will be incurred by the property owner.

Petersen reminded the Commission that they need to be cognizant of the integrity of the historic district.

Kessloff expressed her opinion that the Commission needs to do their homework on each request to ensure that we have all the information necessary to make an intelligent decision on the 11.1 Reviews. She added that a consultant would be great to have as a resource and that the motions need to identify specific stipulations for approval.

Baumgartner responded that the Commission has been told that we could not have consultants.

Dennis requested that the Commission receive clarification on ex-officio member status.

Freytag moved to authorize staff to seek clarification about ex-officio members for the Historic Preservation Commission. The motion was seconded by Baumgartner and carried unanimously.

Thurston informed the Commission that he will be meeting with the Mayor this morning to discuss his consulting services. Dennis asked if would be appropriate for Commission members to attend the meeting. Freytag volunteered and Petersen said she could also attend the meeting.

Petersen expressed her concern with contractors starting work without the necessary permits and advised that the Commission could work with Brett Limbaugh about repeat offenders. She suggested that staff contact the State to verify the designation of contributing or non-contributing prior to the Commission taking actions on 11.1 Reviews.

In response to a comment from Freytag regarding affordable repairs to historic properties, Thurston advised that his primary purpose would be to work with property owners to determine the most cost effective improvements for their property.

Freytag expressed his opinion that the City needs to find a way to inform contractors, realtors and property owners about the historic district requirements for property improvements. Discussion followed.

McGillicuddy House

Kessloff advised that Piece of Cake will be donating proceeds from the sale of Petit Fours for Valentine's Day to the McGillicuddy House.

Thurston informed the Commission that the property purchase has been finalized for the parking lot and that we are working with the South Dakota Department of Transportation about access. He added that we continue to raise funds for the improvements and that there are challenges out there for contractors and donors to get involved in the project.

Knox volunteered to review the regulations and State law about the ex-officio membership for the Commission.

There being no further business, the meeting was adjourned at 8:45 a.m.