

## Minutes of the February 15, 2013 Rapid City Historic Preservation Commission Meeting

**Members Present:** Pat Roseland, Duane Baumgartner, Jean Kessloff, Shawn Krull, Sally Shelton, Michelle Dennis, Lance Rom, Heather Knox

**Members Absent:** Bill Freytag, Gavin Williams

**Others Present:** Katherine Palmer, Kip Harrington, John Less, Fred Thurston, Carla Cushman, Eric Monroe, Dale Tech, Dan Tribby, Bob Fuchs, Gene Wittkowske, Brad Dehm

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

### **Approval of Meeting Agenda**

Roseland discussed ground rules before the start of the meeting.

Baumgartner requested discussion of Arts Alley be added to the agenda.

**Krull moved to approve the agenda with the noted addition. The motion was seconded by Knox and carried unanimously.**

### **11.1 Reviews**

#### **502-508 Main Street (13CM002)**

Dennis recused herself due to her help on this project.

Dennis informed the Commission that this was a continuation of an ongoing improvement project to the building. A proposed floor plan was given.

For the 502 portion of the building, changes include an addition and a wall within the building moving eastward 19 feet. All finishes would be retained. The stairwell would be moved for egress. The mezzanine area will be partially removed and moved back to its original form. Some of the patio space will be lost. The ridged awning will be reused.

For the 508 portion of the building, changes will include a few partition walls. All historic fabric will be retained. An access doorway will be added, along with a service window.

Monroe discussed the changes to the layout on the exterior. Materials and details would stay consistent with what is currently in place. Monroe stated that the retractable canopy would become a fixed canopy and would allow lighting and heating in the entrance space. Dennis spoke with SHPO and discussed roof edge and appearance of read on the building, while allowing for the new addition of the building to be distinguished, keeping with compatibility.

Krull requested 502 and 508 Main Street be split into two separate motions.

With a question from Baumgartner, Monroe responded that the entrance would be on the east. Discussion continued on the plans for the interior and exterior layouts.

**Krull moved to recommend a finding that the renovations to the property would have no adverse effect on 502 Main Street. The motion was seconded by Knox and carried unanimously.**

With a question from Krull, Monroe responded that the wall treatments at this time hadn't been determined. Discussion continued on the appearance of the building. Krull questioned what portions of the building remained that were historic. Monroe responded the store front and the roof structure were

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the remaining historic features. With an additional question from Krull questioned Monroe responded that it was a 4 ft door opening between 502 and 508. Motion carried.

**Krull moved to recommend a finding that the renovations to the property would have no adverse effect on 508 Main Street. The motion was seconded by Shelton and carried unanimously.**

## 1103 12<sup>th</sup> Street (13RS006)

Wittkowske explained the home currently has vinyl clad siding and they were proposing to remove it, with no alternations or trim work on the windows, and install a 7" hardboard siding, clapboard style. Underneath the vinyl siding, the home is down to the substrate.

**Krull moved to recommend a finding that the replacement of existing vinyl siding with LP Smartside clapboard 7" reveal prefinished diamond kote siding would have no adverse effect on the historic property of 1103 12<sup>th</sup> Street. The motion was seconded by Knox.**

In response to a question posed by Krull, Dennis stated that the home is contributing. Discussion continued about the contributing status and characteristics of the property.

With a question from Krull, Wittkowske responded that the "wood look" of the siding would be exposed, that the siding was not reversible, and that although the siding had not already been purchased, the product had been selected by the home owner.

Dennis mentioned that SHPO had made it clear that this type of material is not appropriate to the historic district, but that the Commission decide where to draw the line.

**Dennis made an amendment to the motion to add stipulations that a 4" reveal be used along with smooth siding, rather than a faux wood grain siding. The motion was carried unanimously, aside from Kessloff abstaining.**

## Approval of Minutes

**Krull moved to approve the February 1, 2013 meeting minutes. The motion was seconded by Dennis and carried unanimously.**

## New Business

### Sign-Up Sheet for Black Hills Home Show

Palmer described the timesheet and requested members sign up. Discussion continued on the Home Show set up, configuration, purpose, and location.

### West Blvd Historic District Street Signs

Less discussed the need to delineate the historic district and direction given from Mayor Kooiker to come up with options on how to do this through signage. Less described the constraints that they have to stay within while working on this project.

The first option proposed by Less was identification signs. Less provided an example of what that would like that. He discussed that a drawback was that someone was going to get a sign in their yard. An advantage was there wouldn't be as many signs to construct and implement.

The second option proposed by Less was to do street signs. He discussed that it had the advantage of having a distinctly different design from the rest of the street signs so citizens and visitors would know they were in the district. He discussed that a drawback was that there would be considerably more signs to replace.

With a question from Tech, Less responded that there were about 144 street signs.

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Discussion continued on the design, size, and location of street signs. Commission members agreed that smaller lettering would be more to their liking.

Krull left the meeting at 8:40 a.m.

## Proposal for HPC Architectural Consultant – Fred Thurston

Palmer gave a quick synopsis of the current standing of the topic, including a recent meeting with Mayor Kooiker.

Thurston discussed wanting to do this work and how it would work, along with giving examples of people he's tried to work with. Thurston would like if people in the district had the resource to speak with someone that is knowledgeable in the topic and get help before any work is started. Thurston believes it will be a positive approach. Dennis questioned when it is actually appropriate to talk to the property owners through the process. Cushman stated that before the application goes in then they could work with a person, with the knowledge that this is their opinion, and not the opinion of the Historic Preservation Commission; further, the commission member would need to remove themselves from the vote. Discussion continued on this topic.

The Commission described providing a list of professionals to questioning applicants if they needed additional help with questions they have toward their property. The list would not be a recommendation or endorsement by the Commission.

Shelton left the meeting at 8:55 a.m.

Knox left the meeting at 9:05 a.m.

## Duane asked to discuss arts alley-

Baumgartner watched the Legal and Finance discussion on Arts alley and is interested in having a member of the HPC be part of the review committee for the alley. Roseland suggested putting this topic on the agenda for next time to discuss someone from HPC being on the committee.

## Adjourn

Roseland adjourned the meeting at 9:15 a.m.