

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

Members Present: Jean Kessloff, Sally Shelton, Duane Baumgartner, Shawn Krull, Bill Freytag, Gavin Williams and Lance Rom

Members Absent: Michelle Dennis and Heather Knox

Others Present: Katherine Palmer, Jeanne Nicholson, Jim Jackson, Richard Stangle and Bonny Petersen, City Council Liaison

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

Approval of Meeting Agenda

Palmer requested that Home Show Wristbands and Resurvey of West Boulevard Historic District be added as items under New Business.

Shelton moved to approve the agenda with the noted additions. The motion was seconded by Krull and carried unanimously.

11.1 Reviews

1113 Fulton Street (13RS007)

Stangle reviewed the request to replace the front door/storm door and windows. He noted that the windows will be wood aluminum clad and will be retrofitted into the existing openings. He added that the front door will be fiberglass thermal proof with a window similar to the existing door.

Freytag moved to recommend a finding that the approval of the replacement of the front door/storm door and windows will have no adverse effect on the historic property. The motion was seconded by Krull.

In response to a question from Freytag, Stangle explained that the current windows are original and have six individual panels plus storm windows and that the new windows will be one insulated unit and will have simulated grids on the inside and outside of the glass.

Kessloff informed the Commission that she visited the property and expressed her opinion that the windows are in good shape. Kessloff spoke with the homeowner, who expressed the issue is the wind coming through the windows. Kessloff stated that she did not see any rot on the windows and everything was kept up very nice. She suggested that an alternative to replacing the windows, because they are original and in such good shape, would be to explore different storm windows and to review Bob Yapp's guide on insulating historic windows. Kessloff recommended that these items be pursued first before replacing the windows. Kessloff added that the door is also in remarkable good shape and that it just needs to be stripped and caulked, but that it is the original door as well. Kessloff suggested that a storm door be explored as well.

In response to a question from Krull, Stangle responded that there are mill-finished aluminum storm windows on the home.

In response to a question from Freytag, Stangle explained that he does not believe air is coming through the divided glass, which are pretty well sealed. He explained that any air might be coming from outside of the sash and the frame of the window and that these windows do not have a weather seal.

Williams explained that this type of window is wood on wood and is decent weather type, by adding good storm windows and reinstalling the windows to get a better seal would help with the air infiltration. He added that the proposed replacement windows are very good windows but he would like to see the existing windows repaired and that original windows, with the correct storm windows can be as energy efficient as a new window. In response to a question from Stangle, Williams responded that the U value is pretty close to what you would get with a new window. Williams did state that to get the window fully open, two windows would need to be opened. The replacement window would be just one.

Freytag expressed that if the homeowner wants the new window then he supports that.

Williams and Krull expressed concern with losing the original window.

Krull expressed concern with removing good, original windows and suggested that if nice storm windows were put in and weather stripping were done on the storm windows, the U Value on the original window would be equal to anything on the market today. Williams mentioned that Marvin makes an outstanding wood storm window.

In response to a question about comparing costs to replacing the window versus rehabilitating the window, Stangle advised that it would be a tossup. He added that occasionally when older windows are sealed up, they don't operate easily and that the storm window could be a hassle for the home owner, in terms of cleaning and having to open two windows to get air in.

Kessloff added that she saw an aluminum track in some of the windows, but that she believes most of them don't have the track. She reminded the Commission that the windows are not deteriorated enough that they need replacement. She has suggested prudent and feasible alternatives before they get to the point of replacing the windows.

Freytag expressed his opinion that the homeowner being able to clean her windows from inside has value to it and that he believes energy trumps a lot of the other criteria. He supports the request to replace the windows.

Krull responded that new storm windows to the original windows on the home would be very energy efficient.

In response to a question from Freytag about the door, Stangle explained the door is wood with a window at the top. Williams advised that the proposed replacement fiberglass door with wood grain finish would look like the existing door. Krull advised that from his experience, fiberglass doors behind screen doors, due to the heat that builds up behind the doors, have failure with the trims. Williams suggested that they check the warranty on the door, and that by putting a storm door on, it might void the warranty of the fiberglass door.

Stangle asked the Commission what type of door they would use and Freytag suggested that the existing wood door is better than what it is to be repaired with and he would restore the original door.

In response to a question from Williams, Stangle stated that there is a picture window right next to the door and that the current siding is Smartside, which had been replaced about five years ago.

Krull suggested having a separate motion for the windows and for the door.

Freytag amended the motion to recommend that the replacement of the windows will have no adverse effect on the historic property. The amended motion was seconded by Krull.

Freytag amended the motion to recommend that the replacement of the front door/storm door would have an adverse effect on the historic property and recommended rehabilitation of the front and storm door. The amended motion was seconded by Krull.

Kessloff expressed her opinion that the Commission needs to take into account the cumulative changes that have occurred on the property and that the Commission needs to identify the reasons for replacing the windows in the motion. Krull followed by saying it is still a contributing structure and they need to preserve the characteristics that are still there. He stated that the cumulative effect needs to really be taken into consideration.

Williams explained that the Commission has to follow guidelines as they relate to retaining the historic integrity of properties within the Historic District and that there is not a lot of gray area. If the windows are ruined then they need to be replaced, but if the windows aren't ruined, then everything should be taken into account to repair them, which is how the Commission is advised to decide on applications. Williams advised that he could not support replacing the windows but would support the restoration of the windows.

Stangle commented that the new windows would be more energy efficient and practical than the restoration of the existing windows and the addition of storm windows. Additional discussion followed.

Freytag expressed his opinion that energy efficiency trumps everything and that the property owner should be able to have what she wants on the inside of the house.

Freytag called the question.

Rom expressed his opinion that if the windows and the door are replaced, the structure could lose its classification as a contributing structure.

In response to a question from Rom, Stangle advised that he did not visit with the property owners about using storm windows over the existing windows. He stated that the higher efficiency of the new windows and operation is a big factor. He added he is concerned about trapping moisture between the existing windows and storm windows.

Krull reiterated that although he is in agreement with the opinions that had been stated throughout the discussion, the cumulative effect on this structure is what he is looking at and what he is trying to protect.

A brief discussion followed regarding the approval and appeal processes for 11.1 Reviews.

Stangle advised that he does not see a way to seal the old windows and still be able to operate them. Additional discussion followed. Kessloff gave Stangle a copy of Bob Yapp's on restoring original windows.

The amended motion to recommend that the replacement of the windows will have no adverse effect on the historic property failed with Rom, Shelton, Williams, Kessloff and Krull voting no and Freytag and Baumgartner voting yes.

The amended motion to recommend that the replacement of the front door/storm door would have an adverse effect on the historic property and recommended rehabilitation of the front and storm door carried with Freytag, Rom, Shelton, Williams, Krull, Kessloff and Baumgartner voting yes.

Approval of Minutes

Shelton moved to approve the March 1, 2013 meeting minutes. The motion was seconded by Krull and carried unanimously.

New Business

New HPC Member and discussion on election

Palmer informed the Commission that the City Council will confirm the appointment of Jim Jackson to the Historic Preservation Commission on March 18, 2013. She added that because Baumgartner has indicated that he does not wish to be Chairman, the Commission can either elect a new Chairman and/or all new officers at the next meeting after Jackson's appointment has been confirmed. Palmer noted that a representative from the Commission will need to be appointed to the Historic Sign Review Committee and that in the past, Roseland was the representative. She also noted that a new appointment will need to be made to the Historic Sign Review Committee to replace Jim Jackson.

Jackson gave a brief review of his professional qualifications and history of his involvement in the sign industry and the restoration of old neon signs in the community.

A brief discussion followed.

Preservation Month

Kessloff asked the Historic Preservation Commission if they would partner with Historic Rapid City during Preservation Month. She added that the SD State Historical Society Conference is in Rapid City the first part of May and that a reception for them could be held to give us all an opportunity to meet each other.

Baumgartner added that an ad has been run during the month of May in the past and suggested that the ad run again this year.

A brief discussion followed.

Prudent and Feasible Alternatives

Baumgartner expressed his opinion that today is a prime example on how the Commission can work with property owners to give them positive feedback about prudent and feasible alternatives when making improvements to their historic property. Additional discussion followed.

Home Show Wristbands

Palmer stepped out at this time.

Nicholson informed the Commission that there are not enough wristbands available for the volunteers working at the Home Show and asked if anyone would not need a wristband. Williams advised that he does not need one. Nicholson stated that we will need to purchase one more at the cost of \$5.00.

Krull moved to authorize staff to purchase one more wristband at the cost of \$5.00. The motion was seconded by Shelton and carried unanimously.

Palmer reentered at this time.

Kessloff reminded the Commission that at the last meeting, the Commission agreed to have railroad information in the booth. She added that she has contacted Mr. Mills at the Railroad Museum in Hill City and that he has railroad pictures, an old railroad bench and old tools that he will allow us to use in the booth. A brief discussion followed.

Krull moved to authorize Jean Kessloff to gather railroad information which is to be used in the booth at the Home Show. The motion was seconded by Williams and carried unanimously.

Kessloff advised that she thought it would be nice to have railroad related treats and/or handouts in the booth. She asked if we have money in the budget to purchase items for the booth. Additional discussion followed.

Williams moved to authorize Kessloff to spend a maximum of \$300 on items for the Home Show. The motion was seconded by Rom and carried unanimously.

Resurvey of West Boulevard Historic District

Baumgartner moved to recommend that this item be discussed at the next meeting. The motion was seconded by Krull and carried unanimously.

Krull moved to adjourn the meeting at 8:54 a.m. The motion was seconded by Freytag and carried unanimously.