

Minutes of the April 5, 2013
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Sally Shelton, Michelle Dennis, Duane Baumgartner, Lance Rom, Bill Freytag, Jim Jackson, Shawn Krull and Heather Knox

Members Absent: Gavin Williams

Others Present: Katherine Palmer, Kip Harrington, Jeanne Nicholson, Tom Keck, Tom Lehman, Al Luond, Tom Whillock, Joel Landeen, Carla Cushman, Fred Thurston and Bonny Petersen, City Council Liaison

Baumgartner 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 Krull and carried unanimously.

11.1 Reviews

1509 9th Street (13RS008)

Keck explained that the house was built in 1928 and that several additions and remodels have been done on the house. He added that he is requesting to replace the windows with in-kind windows with the same dimensions and using the existing brick moldings. Keck advised that he is requesting to move the two casement windows in the bedroom, with a separation of six feet to seven feet, to allow for a better flow in the bedroom.

Krull moved to recommend a finding that the replacement of two windows not original to the house – replacement with windows in keeping with the original windows, the movement of two casement windows (with replacement) to achieve more usable space with separation of 6 feet to 7 feet and replacement of all other original windows (to match) would have no adverse effect on the historic property at 1509 9th Street. The motion was seconded by Jackson.

Landeen entered the meeting at this time.

In response to a question from Dennis, Keck advised that the double hung windows are original and that the windows are single pane with no storms and interior screens.

In response to a question from Dennis, Keck explained that they would like to put in three casement windows and that the new windows could extend out 3 to 6 inches on either side of the existing picture window based on what was found when they open up the interior wall. He noted that the current window has double panes but the window failed and is cloudy.

In response to a question from Dennis, Keck informed the Commission that all moldings have been made to replicate the old moldings.

In response to a statement from Dennis about originality of the casement windows, Keck explained that none of the plaster has been disturbed inside of the house.

Dennis inquired as to whether the windows can be repaired. Keck explained that the window seals and top molding is rotted and that they are not energy efficient. Keck added that the only thing that will be different will be the reveal of the window.

Kessloff informed the Commission that she did not visit site and that there are no pictures showing the deterioration of windows. She added that without pictures, she as a member of the Commission cannot make an informed decision on the window replacement and the historic significance that the swing out storms have on this house.

Dennis thanked Keck for the quality of the application he submitted and explained that the Commission is governed by State statutes about repairing windows instead of replacing windows. Dennis added that the architectural style of house is important and casement windows are a character defining feature. Additional discussion followed.

In response to a question from Krull, Keck informed the Commission that the entry way was an addition to the house and that the original door was reused.

Kessloff stated that she cannot make an informed decision about the deterioration of the windows and suggested continuing the 11.1 Review to allow the Commission additional time to review the windows. Keck responded that the windows are fine but the trim and seals need to be replaced.

In response to a question from Dennis about restoring the windows, Keck advised that it would be costly to restore the windows and that energy efficiency is a factor.

Knox expressed her opinion that the Commission should take action on the 11.1 Review.

The motion to recommend a finding that the replacement of two windows not original to the house – replacement with windows in keeping with the original windows, the movement of two casement windows (with replacement) to achieve more usable space with separation of 6 feet to 7 feet and replacement of all other original windows (to match) would have no adverse effect on the historic property at 1509 9th Street carried with Baumgartner, Freytag, Knox, Krull, Rom, Jackson and Shelton voting yes and Dennis and Kessloff voting no.

726 South Street (13RS009)

Whillock reviewed the previous and current pictures of the property. He advised that he wants to rehabilitate the wrap-around porch to its original condition. He added that he is working with the State on the renovations and that he will be reusing as much of the historic material as possible. He noted that he will be adding a picket fence to the property.

In response to a question from Freytag, Whillock advised that a rezoning application was approved by the Planning Commission on April 4, 2013.

Dennis moved to recommend a finding that the rehabilitation of the wrap-around porch to original condition would have no adverse effect on the historic property at 726 South Street. The motion was seconded by Krull.

In response to a question from Kessloff regarding tax credits, Whillock advised that he is working with the State on the tax credits.

The motion to recommend a finding that the rehabilitation of the wrap-around porch to original condition would have no adverse effect on the historic property at 726 South Street carried unanimously.

312 Main Street (13CM005)

Thurston explained that the business which was located on the property has moved and the building is currently vacant. He added that he has been working with the owner about the advantages of being downtown and that the owner is considering restoring the building and moving all his business operations to the property. Thurston reviewed the history of the development of the property and informed the Commission that the entire structure will be restored to its original characteristics. He addressed the improvements that will be made to the roof, the sky lights, the floor plan and walls for the offices and workstations and the floor. He noted that all of the trim that can be salvaged will be restored and reused. Thurston added that the vault and the stair case in the basement will be retained and the vault will become storage. He also noted that the sliding doors on the back of the building will be retained and the original characteristics will be restored to the back of the building as well.

Krull moved to recommend a finding that the repair and restoration to the storefront, production space, loading dock garages, mechanical rooms, 1945 additions, skylights, 1950 addition and floor plan will have no adverse effect on the property located at 312 Main Street. The motion was seconded by Dennis.

In response to a question from Dennis, Thurston advised that we are working with the State on the tax credits.

In response to a question from Krull, Thurston advised that he is working with the owners on the Wash Woman Sign.

Krull inquired as to whether the back windows will be retained. Thurston advised that they will be.

Kessloff expressed her opinion that there should be several motions because of the amount of work being done on the property.

Krull expressed his opinion that the entire building is being used as one purpose and that one motion would be adequate.

Kessloff asked what is the intent of the reception area, vestibule and conference room. Thurston responded that the small toilet room, door and grading change will be retained and that the space will be reconfigured into more usable space.

In response to a question from Kessloff, Thurston advised that the vault will be retained and used as storage.

Kessloff asked about the back addition. Thurston advised that the space will be made into handicapped restrooms and a lounge.

In response to a question from Kessloff regarding the 1950 east addition, Thurston explained the characteristics from when it was originally built will be restored and the two ducts on the outside will be rebuilt for historic appearance and will be non-functional.

The motion to recommend a finding that the repair and restoration to the storefront, production space, loading dock garages, mechanical rooms, 1945 additions, skylights, 1950 addition and floor plan will have no adverse effect on the property located at 312 Main Street carried unanimously.

Approval of Minutes

Krull moved to approve the March 15, 2013 meeting minutes. The motion was seconded by Jackson and carried unanimously.

New Business

Election of Officers

Baumgartner asked if the Commission would like to re-elect all of the officers or the Chairman only. Palmer added that a representative to the Historic Sign Review Committee also needs to be appointed.

Krull moved to nominate Jim Jackson for the Historic Sign Review Committee. The nomination was seconded by Baumgartner and approved unanimously.

Dennis moved to elect Shawn Krull as Chairman. The motion was seconded by Kessloff and approved unanimously.

Exparte Discussion

Landeem suggested that a special meeting be held to discuss this item.

Palmer added that the remaining discussion items could be discussed at the special meeting. After a brief discussion, the consensus of the Commission was to have a special meeting on April 9, 2013 at 4:00 p.m.

1105 St. Cloud Demolition

Palmer informed the Commission that the house was purchased recently and that the realtor had been handing out a letter from the State written in 2001 stating that the house had been approved for demolition. She added that she did check with the State and they indicated that because no changes had been made to the house since 2001, the determination that the house can be demolished still stands. She noted that when the owner is ready to rebuild on the property, he will submit a 11.1 Review at that time.

Kessloff thanked everyone for their efforts at the Home Show and advised that she spent \$17.20 plus mileage to Hill City of the approved \$300 budget.

Shelton moved to adjourn the meeting at 8:29 a.m. The motion was seconded by Knox and carried unanimously.