

Minutes of the May 17, 2013
Rapid City Historic Preservation Commission Meeting

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

Members Absent: Gavin Williams and Heather Knox

Others Present: Katherine Palmer, Jeanne Nicholson, Eric Monroe, Dan Tribby, Jonathan Hamilton and Bonny Petersen, City Council Liaison

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

Approval of Meeting Agenda

Shelton moved to approve the agenda. The motion was seconded by Jackson and carried unanimously.

11.1 Reviews

512 Main Street (13CM007)

Dennis advised that she will abstain from voting on this item because of her involvement with the project. Dennis explained that it has been determined during the reroofing project that there are serious drainage issues and that there are drainage features that need to be added to the application. She added that Monroe will provide pictures to the Commission for their review.

Monroe advised that there are several parts to the request. He explained that the existing roof needs to be completely removed to the concrete deck because of the condition of the roofing materials. He reviewed the roofing materials that will be used and noted that a termination bar will be attached where the membrane will end on the fascia. He also explained the proposed drainage system and noted that the visibility of the scuffers and downspout will be minimal to the public.

Monroe next explained that the renovation to the existing lower level tenant space will consist of moving and adding dry wall partitions for office space. He noted that the skateboard shop has moved and that Destination Rapid City will be moving to this location.

Monroe stated that the next part of the request is for the demolition of the main level tenant space. He added the several walls will be removed in the northwest corner of the main level to allow a more open floor plan for a new tenant.

Baumgartner moved to recommend a finding that the replacement of an existing ballasted roofing membrane and mechanical RTU, the renovation of the existing lower level tenant space for new offices and the demolition of the existing main level tenant space will have no adverse effect on the historic property at 512 Main Street. The motion was seconded by Shelton.

In response to a question from Rom, Monroe explained that there should never be water in the downspouts and that if there is, then the owner would be alerted that a problem exists. Monroe added that the Main Street side of the building will have no drainage features visible to the public.

In response to a question from Freytag, Monroe briefly reviewed the demolition to the lower level and main level tenant spaces.

In response to comment from Rom regarding drainage, Tribby explained that the drainage from the building will not flow onto anyone else's property. A brief discussion followed.

The motion to recommend a finding that the replacement of an existing ballasted roofing membrane and mechanical RTU, the renovation of the existing lower level tenant space for new offices and the demolition of the existing main level tenant space will have no adverse effect on the historic property at 512 Main Street carried unanimously.

905 Fulton Street (13RS014)

Hamilton informed the Commission that the garage is not usable in its present condition and that that he would like to remove the storage sheds which will clean up the appearance of the alley. He reviewed the existing setbacks and the dimensions of the proposed garage.

Baumgartner explained the procedures as they relate to the demolition of structures in the Historic District and noted that the 11.1 Review would need to be sent to the State office for their approval.

Baumgartner moved to recommend a finding that the demolition of the garage and the two sheds will have an adverse effect on the historic property at 905 Fulton Street. The motion was seconded by Dennis.

In response to a question from Rom, Hamilton advised that he does not have a blue print for the proposed garage but that it would be 24 feet by 24 feet and look very similar to the neighbor's garage. He added that the outside of the garage will match his house as close as possible.

Krull expressed his opinion that the garage should mimic the historic features of the house as much as possible and that alleyways are contributing to the Historic District. He added that the demolition and the construction of the garage should be two separate motions.

Jackson moved that the demolition of the garage and the two sheds and the reconstruction of the garage should have separate motions. The motion was seconded by Shelton and carried unanimously.

The motion to recommend a finding that the demolition of the garage and the two sheds will have an adverse effect on the historic property at 905 Fulton Street carried unanimously.

Dennis expressed her opinion that the Commission does not have enough information about the new construction of the garage to take action on the garage reconstruction. She added that the guidelines indicate that the new construction must be compatible with the Historic District and requested that the applicant provide information to the Commission as it relates to the roof line, window and door openings and building materials.

Hamilton noted that there will be one single garage door, one walk out door and one window in the new garage and that the only opening to the alley would be the garage door.

A brief discussion followed the requirements for new construction in the Historic District.

Dennis moved to continue the 11.1 Review for the garage reconstruction to the next meeting to allow the applicant to provide additional information regarding the building materials, doors, windows, dimensions and construction features for the proposed garage. The motion was seconded by Jackson and carried unanimously.

Kessloff reminded the applicant about salvaging reusable materials from the old garage.

Approval of Minutes

Baumgartner moved to approve the May 3, 2013 meeting minutes. The motion was seconded by Jackson and carried unanimously.

New Business

Subcommittee on Streamlining Review Process - Update to Process

Palmer provided handouts for the Communities Program 2013 Community Application, the Boulder, CO Guidelines for Windows, Storm Windows and Shutters, and the Application and Contract for Exhibit Space at the Realtor Convention of the Dakotas to the Commission.

Palmer informed the Commission that staff is currently working on the new application, flow chart and spreadsheet outlining requirements for 11.1 Reviews.

Palmer briefly reviewed the Communities Program 2013 Community Application and outlined the benefits for joining the program. A brief discussion followed.

Palmer requested the Commission review the Boulder, CO Guidelines and submit any items that you may want to further discuss and/or implement into our Design Guidelines.

Palmer inquired as to whether the Commission would like to register and have a booth at the Realtor Convention of the Dakotas.

Krull expressed his opinion that the convention would be a good way to reach out to the public about the Historic District requirements. Discussion followed.

Jackson moved to authorize the registration for the Rapid City Historic Preservation Commission to have a booth at the Realtor Convention of the Dakotas. The motion was seconded by Shelton and carried with Kessloff, Dennis, Baumgartner, Shelton, Rom, Krull and Jackson voting yes and Freytag voting no.

Historic Preservation Month

Kessloff advised that she purchased a photo mat board for the Historic Preservation Month Award and requested to be reimbursed for the cost.

Baumgartner moved to authorize the reimbursement to Jean Kessloff for the photo mat board. The motion was seconded by Dennis and carried unanimously.

Kessloff suggested that the homeowner's award should be sent to the media for a Press Release. Additional discussion followed.

Historic Sign Review Committee – 1801 Mt. Rushmore Road – Sign Permit for Two Digital Signs

Jackson informed the Commission that at the Historic Sign Review Committee meeting on May 3, 2013, the Committee denied a sign permit for two digital signs, one on the building and one on a monument sign. He added that the sign permit was denied because of the date of the building and the inability to approve the message. He stated that the applicant has submitted an appeal to the City Council, which will be heard on May 20, 2013. Additional discussion followed.

Subcommittees

Special Project Subcommittee

Baumgartner requested that Roseland's name be removed from the subcommittee on the agenda.

West Boulevard Photo Project

Kessloff advised that Sally Shelton and she would be working on this project.

Design Handbook

Rom, Shelton, Kessloff and Krull volunteered to be on the subcommittee.

Streamlining Review Process Subcommittee

Palmer recommended that the Streamlining Review Process be moved from New Business to Subcommittees.

Memorandum of Agreement – Palmer advised that the Memorandum of Agreement is in the process of being revised and that it will be brought to the Commission for your review.

Other Business

Buildings in Peril

The Commission requested to have Sogge and Roseland names removed and that no names be added in their place.

Kessloff advised that she was under the impression that 808 Saint Joseph Street and 812 Saint Joseph Street have been sold. She added that she will follow up on these properties.

Kessloff advised that she will follow up on 615 Kansas City Street.

Kessloff stated that Soo San Hospital Complex should remain on the list.

Structures in Peril

Rock guardrails on south end of Skyline Drive - Kessloff stated that she was under the impression that a non-profit group was considering working on the project. She added that she would follow up on it.

Public Education

Salvaging of Historical Materials – Kessloff asked if there are any City grounds available for the storage of historic materials. Discussion followed.

Educational Objectives – Krull expressed his opinion that the Commission should be visiting with realtors and other professionals to establish an outreach program to educate the public about Historic District requirements. Freytag suggested that letters and/or postcards be sent out to property owners and contractors.

Baumgartner suggested that street signs be installed in the Downtown Historic District similar to the new signs in the West Boulevard District. A brief discussion followed.

McGillicuddy Project

Kessloff gave a brief progress report on the McGillicuddy project. She added that work will be starting on the front of the house in the near future. Additional discussion followed.

Shelton moved to adjourn the meeting at 8:56 a.m. The motion was seconded by Baumgartner and carried unanimously.