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Minutes of the June 7, 2013  
Rapid City Historic Preservation Commission Meeting

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

**Members Absent:** Lance Rom

**Others Present:** Katherine Palmer, Jeanne Nicholson, Jerry Eisenbraun, Jonathan Hamilton, Luke Mortimer, Chris Albers, Stacey Potter, WoAbba Potter, Clover Potter, David Holland, Patsy Horton and Fred Thurston

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

**Approval of Meeting Agenda**

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

**11.1 Reviews**

**1602 West Blvd (13RS016)**

Mortimer informed the Commission that there a number of windows that are not functioning in the unremodeled portion of the house. He added that there are several layers of paint on the windows, the jams are rotting and the windows do not open and close. He noted that ~~he had~~~~we~~ ~~have~~ installed storm windows on the inside which didn't stop the air from coming in, then ~~he~~~~we~~ stripped the paint from the windows and took one to a contractor to repair, which did not resolve the problem. He explained that ~~they~~~~we~~ are in the process of repainting the house and that ~~they~~~~we~~ would like to install the new windows at the same time. He further explained that the replacement windows will be custom made wood casement windows and will be the same size as the current windows.

**Shelton moved to recommend a finding that the replacement of windows in the unremodeled part of the home with Marvin Wood Casement windows will have no adverse effect on the property at 1602 West Boulevard. The motion was seconded by Jackson.**

In response to a question from Williams, Mortimer explained that the window jams are made of wood but the casements are metal.

In response to Krull's question about the grills, Mortimer advised that the shop drawings from Marvin Windows include the grills. Williams advised that the standard window grill is 7/8 which is identified on the specifications.

Krull expressed his opinion that the 5/8 grills would be more characteristic to the house.

In response to a question from Kessloff, Mortimer advised that he could not find anything close to the existing windows except for the wood casement windows.

**Krull amended the motion to recommend a finding that the replacement of windows in the unremodeled part of the home with Marvin Wood Casement windows will have no adverse effect on the property located at 1602 West Boulevard with the stipulation that 5/8 grills be used instead of 7/8 grills. The amended motion was seconded by Baumgartner.**

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Jackson stated that he could not support the motion.

Thurston inquired as to what materials ~~are~~<sup>is</sup> used for the grills. Mortimer explained that the grills are metal but the rest of the window is wood.

Thurston explained that aluminum clad windows have the thin grills and inquired as to whether the applicant has checked into using them instead of wood windows.

Mortimer advised that the history of the house and the color palette were the main reasons why the wood casement windows were chosen. Mortimer added that the aluminum clad windows would be an option. Additional discussion followed.

**Krull made a substitute motion to recommend a finding that the replacement windows in the unremodeled part of the home with aluminum clad windows with 5/8 grills using a custom color will have no adverse effect on the property located at 1602 West Boulevard. The motion was seconded by Baumgartner.**

Kessloff advised that she could not support the motion. Additional discussion followed.

**Freytag called question. The motion to call the question was seconded by Jackson and carried unanimously.**

**The substitute motion to recommend a finding that the replacement windows in the unremodeled part of the home with aluminum clad windows with 5/8 grills using a custom color will have no adverse effect on the property located at 1602 West Boulevard carried with Baumgartner, Dennis, Krull, Shelton and Williams voting yes and Freytag, Knox, Jackson and Kessloff voting no.**

905 Fulton Street (13RS014)

Hamilton briefly reviewed the site plan and the materials list for the construction of the new garage.

**Jackson moved to recommend a finding that the reconstruction of the new garage will have no adverse effect on the property located at 905 Fulton Street. The motion was seconded by Knox.**

In response to comments from Dennis, Hamilton reviewed the location of other garages in the neighborhood and advised that the current builder will not build a hip roof on the garage. He added that the roof will be a gable roof with asphalt shingles and the garage will have a single door and will be the same color as the house.

**The motion to recommend a finding that the reconstruction of the new garage will have no adverse effect on the property located at 905 Fulton Street carried unanimously.**

827 Franklin Street (13CM008)

Eisenbraun reviewed the request to infill exterior stair railings and noted that the east side will be done like the west side that was done about five years ago.

**Jackson moved to recommend a finding that to infill exterior stair railings on the east side of the school will have no adverse effect on the property located at 827 Franklin Street. The motion was seconded by Shelton and carried unanimously.**

920 St. James Street (13RS015)

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Albers reviewed the request to construct a pergola over the outdoor patio. He added that the pergola will not be attached to the house and that treated materials will be used and it will be stained to match the house moldings and the fence.

In response to a question from Dennis about the need for a building permit, Palmer explained that she visited with the State and they advised that 11.1 Reviews have been done previously for pergolas.

**Jackson moved to recommend a finding that the construction of a 12 foot x 10 foot pergola over an outdoor patio will have no adverse effect on the property located at 920 St. James Street. The motion was seconded by Knox and carried unanimously.**

632 ½ St. Joseph Street (13CM009)

Potter informed the Commission that the family does vintage music and would like to have a Branson type theatre at this location. She reviewed the request to replace the ceiling panels and floor tiles and to construct additional walls for a dressing room.

Palmer added that the demolition is non-structural and will remove features that were added by the previous tenants. She noted that the applicants have been working with the State on the ceiling panels and floor tiles.

**Freytag moved to recommend a finding that the replacement of the ceiling panels and floor tiles with close replicas and the construction of additional walls to build a dressing room will have no adverse effect on the property located at 632 ½ St. Joseph Street. The motion was seconded by Knox.**

In response to a question from Jackson, Potter advised that the ceiling panels that are not repairable will be replaced with similar ceiling panels. She noted that the floor tiles will be restored.

In response Dennis' question, Palmer advised that the stage is not permanent and can be moved to various locations.

In response to a question from Kessloff, Potter advised that the stenciling was done by the Hookah Lounge.

Thurston informed the applicants that Home Depot has the best supply of ceiling tiles. He also noted that there is a gentleman in Pierre that can make ceiling tiles to match the ones that are not repairable. A brief discussion followed.

**The motion to recommend a finding that the replacement of the ceiling panels and floor tiles with close replicas and the construction of additional walls to build a dressing room will have no adverse effect on the property located at 632 ½ St. Joseph Street carried unanimously.**

1105 St. Cloud Street (13RS017)

Holland reviewed the request to construct a craftsman style single family residence. He noted that the rock veneer as shown on the drawing will not be used. He added that brick will be used around the entryway to match the brick on the chimney and that the siding will extend all the way to the ground.

**Jackson moved to recommend a finding that the construction of a single family residence will have no adverse effect on the property located at 1105 St. Cloud Street. The motion was seconded by Baumgartner.**

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In response to a question from Williams, Holland advised it is hard to get to the property from the alley access.

In response to Thurston's question about the siding, Holland explained that they are unsure what kind of siding they will use but are considering using 4 inch lap siding.

Thurston commended the applicant for changing the scale of the location of the third garage door opening and suggested using siding on the third garage door to change the look of the house.

**The motion to recommend a finding that the construction of a single family residence will have no adverse effect on the property located at 1105 St. Cloud Street carried unanimously.**

#### Approval of Minutes

Baumgartner moved to approve the May 17, 2013 meeting minutes. The motion was seconded by Jackson and carried unanimously.

#### Other Business

In response to a question from Freytag, Palmer advised that there is no deadline for the streamlining process but there is a deadline for the Design Guidelines.

#### Sioux San

Kessloff informed the Commission that there is a 14th Anniversary function at the Sioux San Hospital and that she will be attending.

#### 1123 Fulton Street

Williams expressed concern with the siding materials that were used at 1123 Fulton Street. He noted that it appears that the materials approved through the 11.1 Review Process were not used. Additional discussion followed.

Freytag commented that it has been previously discussed that minutes of the Historic Preservation Commission meetings are provided to the Building Inspection Department. Palmer advised Building Inspection does receive the minutes for the 11.1 Reviews.

Kessloff expressed her opinion that there should be some recourse for homeowners/contractors that do not follow the requirements for the approval of the 11.1 Reviews. Discussion followed.

#### City Council

Kessloff encouraged the Commission members to watch the video from the City Council meeting on June 3, 2013. She expressed her opinion that it was embarrassing that the Commission does not have a representative at the City Council meetings.

Horton suggested that the Commission appoint a member to attend the Public Works Committee, Legal and Finance Committee and City Council meetings. She noted that a rotating schedule could be set up.

Freytag stated that he has attended some of the City Council meetings and the City Council will ask if he is there as an individual or as a representative of the Historic Preservation Commission. A brief discussion followed. Palmer advised that she would start the process for having a representative at the City Council meetings.

#### Public Service Announcements

Baumgartner stated that he sent thank you's to KOTA and KEVN for their public service announcements for Historic Preservation month.

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Jackson suggested that the members of the Historic Preservation Commission and the City Council have a meeting to review the 11.1 Review process. Palmer advised that she is working with the State about having a training session for the members of the Historic Preservation Commission and the City Council. Additional discussion followed.

A brief discussion followed regarding building code requirements for pergolas.

**Shelton moved to adjourn the meeting at 8:37 a.m. The motion was seconded by Baumgartner and carried unanimously.**