

Minutes of the September 20, 2013  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Jean Kessloff, Sally Shelton, Shawn Krull, Lance Rom, Bill Freytag and Jim Jackson

**Members Absent:** None

**Others Present:** Kip Harrington, Jeanne Nicholson, Brett Limbaugh, Larry Titus, Chuck Gruba, Eric Monroe, Peter Schmid, Pat Strasburger, Miss Baerke, Gavin Williams and Brad Estes, City Council Liaison

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

**Approval of the Meeting Agenda**

Kessloff requested that Item 4 be moved to the last item under 11.1 Reviews.

**Shelton moved to approve the agenda with the noted change. The motion was seconded by Rom and carried unanimously.**

**11.1 Reviews**

**923 11th Street (13RS021)**

Gruba informed the Commission that he is proposing to replace the cedar shingles on the dormer with cedar or prefinished shake shingles.

**Rom moved to recommend that the Commission take separate action on the dormer siding and the windows. The motion was seconded by Shelton and carried unanimously.**

Harrington explained that there are composite shingles and cedar shingles available and that the applicant is requesting the Commission to decide which shingles should be used for the dormers.

In response to a question from Krull, Gruba advised that he would prefer to use the prefinished shingle.

**Kessloff moved to open discussion on the siding for the dormers. The motion was seconded by Jackson and carried unanimously.**

In response to a question from Kessloff, Krull expressed his opinion that the State would approve a cedar shingle that is smooth and has no grain to it.

**Jackson moved to recommend a finding that replacing the dormer siding with smooth cedar shingles will have no adverse effect on the historic property located at 923 11th Street. The motion was seconded by Rom and carried unanimously.**

In response to a question from Krull, Gruba explained that the current windows are double hung with a single pane of glass and with combination storms. He added that the request is to replace all of the windows except for the windows in the dormers and the attic which will be restored.

Harrington added that the windows in the upper level have grids and that the windows in the lower level have some leaded glass in them. A brief discussion followed regarding the grids for the windows.

**Kessloff moved to recommend a finding that replacing the windows will have an adverse effect on the historic property located at 923 11th Street. The motion was seconded by Rom.**

In response to a question from Freytag, Gruba advised that he will be repairing, reglazing and resealing the windows in the dormers.

Kessloff explained that the house is a four-square stucco house with Mediterranean features which is in good condition. She added that she cannot support replacing the windows.

Jackson stated that he cannot support the proposed windows.

In response to a question from Freytag, Gruba explained that the new windows will have 20 grid inserts in them.

In response to a question from Krull regarding the leaded glass, Gruba advised that the windows with the leaded glass would be retained.

Kessloff advised that the application does not identify that the windows are deteriorated and why the windows are being replaced.

Gruba responded that the current windows are not energy efficient.

Krull advised that when he was in the house approximately a year ago, the windows operated very well even with the poor condition of the window frames. He expressed his opinion that the windows are spectacular and that they should be rehabilitated. Additional discussion followed.

Gruba stated that the windows could be retained and rehabilitated but that he would need to know the process to rehabilitate the windows. A brief discussion followed.

In response to a question from Estes, Jackson explained that the applicant could use aluminum storm windows because they would be preserving the original windows. Krull added that aluminum storm windows can have historical features.

Jackson expressed his opinion that the windows can be repaired.

**Jackson called the question.**

**The motion to recommend a finding that replacing the windows will have an adverse effect on the historic property located at 923 11th Street carried with Jackson, Kessloff, Krull, Rom and Shelton voting yes and Freytag voting no.**

Kessloff inquired as to whether the upper level of the porch has been replaced.

Gruba advised that the upper level was replaced because the roof was falling off. He added that he did not get a separate permit for the porch but had one for the foundation and the stucco. He noted that the previous porch had a wood railing and asked if a wood railing would need to be used on the new porch.

Freytag advised that the hand railing would need to meet City Code.

In response to a question from Krull regarding the roof, Gruba advised that the old roof was flat but the new roof will have a slight pitch for drainage purposes and the ceiling would be made of bead board.

A brief discussion followed whether the applicant would need to submit a new 11.1 Review for the porch.

**Jackson moved to add the porch to the 11.1 Review. The motion was seconded by Freytag and carried unanimously.**

In response to a question from Freytag, Gruba advised that he would like to install a 2 x 2 metal railing prefinished with a light colored paint.

**Kessloff moved to recommend a finding that replacing the railing on the back veranda with a 2 x 2 painted or powder coated metal railing will have an adverse effect on the historic property located at 923 11th Street. The motion died due to a lack of a second.**

**Freytag moved to recommend a finding that replacing the railing on the back veranda with a 2 x 2 painted or powder coated metal railing will have no adverse effect on the historic property located at 923 11th Street as long as the railing will have an appearance similar to the original railing identified in photographs. The motion was seconded by Jackson and carried with Freytag, Jackson, Krull, Rom and Shelton voting yes and Kessloff voting no.**

#### 1819 West Boulevard (13RS022)

Harrington advised that the applicant is requesting to replace a couple of windows in the dormers and to remove a greenhouse addition on the back of the house.

**Jackson moved to recommend that the Commission take separate action on the greenhouse and the dormer windows. The motion was seconded by Rom and carried unanimously.**

Harrington explained that original historic features of the house such as windows and an arched doorway will be revealed when the greenhouse is removed.

**Kessloff moved to recommend a finding that the removal of the greenhouse addition will have no adverse effect on the historic property located at 1819 West Boulevard. The motion was seconded by Shelton and carried unanimously.**

A brief discussion followed regarding the historic inventory for the property and if the greenhouse was on the survey.

Schmid explained that the wood window in the new wall will be similar to the existing picture window in the living room. A brief discussion followed.

Jackson explained that the materials for the new window should be reviewed by the Commission.

**Jackson moved to recommend a finding that the new window will have no adverse effect on the historic property located at 1819 West Boulevard and that it be made of wood with grills and transoms and that it architecturally matches the original historical integrity of the house. The motion was seconded by Rom and carried unanimously.**

Schmid explained that the dormers windows are not original to the house and they are not energy efficient. He added that the replacement dormer windows would be double hung wood windows.

**Jackson moved to recommend a finding that replacing the dormer windows with double hung wood windows will have no adverse effect on the historic property located at 1819 West Boulevard. The motion was seconded by Kessloff and carried unanimously.**

1518 West Boulevard (13RS023)

Strasburger informed the Commission that the foundation is crumbling and that the house will need to be jacked up. He added that the small addition on the back of the house will be removed and rebuilt and that a garage will be constructed in the alley.

In response to a question from Freytag, Strasburger explained that the foundation and the walls will be rebuilt with cement blocks.

**Freytag moved to recommend that the Commission take separate action on the foundation, the addition and the garage. The motion was seconded by Jackson and carried unanimously.**

**Jackson moved to recommend a finding that replacing the foundation will have no adverse effect on the historic property located at 1518 West Boulevard. The motion was seconded by Rom and carried unanimously.**

Strasburger advised that the roof on the addition is in poor condition and that the wood is rotting. He added that the windows from the addition will be used in the garage and that the piano window will be refurbished and will remain in its present location.

In response to a question from Freytag, Strasburger explained that the roof is gabled and will be built to the specifications provided in the application.

Kessloff commended the applicant on the great job done on the application.

**Kessloff moved to recommend a finding that removing and rebuilding the rear addition will have no adverse effect on the historic property located at 1518 West Boulevard. The motion was seconded by Jackson.**

Kessloff advised that there should be delineation between the new addition and the original house. She also questioned the roof line. A brief discussion followed.

Krull recommended that the applicant work with a professional on the design of the addition and the garage. Additional discussion followed.

Estes asked if the 11.1 Review should be sent to Pierre as submitted or does the Commission want the applicant to come back with the redesign prior to the 11.1 Review going to Pierre.

**Kessloff amended the motion to add “that the applicant provide the final plans and materials list to the Commission for approval”. Jackson concurred.**

**The amended motion to recommend a finding that removing and rebuilding the rear addition will have no adverse effect on the historic property located at 1518 West Boulevard with the stipulation that the applicant provides the final plans and materials list to the Commission for approval carried unanimously.**

Strasburger reviewed the proposed plans for the garage and noted that the old windows from the addition will be used in the garage.

**Jackson moved to recommend a finding that constructing a garage on the property located at 1518 West Boulevard will have no adverse effect on the historic property located at 1518 West Boulevard with the stipulation that the applicant provides the final plans and materials list to the Commission for approval. The motion was seconded by Freytag and carried unanimously.**

512 Main Street (13CM013)

Monroe reviewed the proposed plan to create a new wall opening between the old Weathered Vane and Vanbachs. A brief discussion followed.

**Kessloff moved to recommend a finding that constructing a new wall opening between second floor tenant spaces will have no adverse effect on the historic property located at 512 Main Street. The motion was seconded by Shelton and carried unanimously.**

1225 Kansas City Street (13RS025)

Titus explained that the existing shake shingles on the house are worn out and he would like to replace them with asphalt shingles. He added that this house is the only one in the neighborhood that has shake shingles and that it is a non-contributing structure.

Kessloff stated that the Historic Inventory and the nomination says the house is a contributing structure. Discussion followed.

**Kessloff moved to recommend a finding that removing the existing wood shingles and replacing with asphalt shingles will have no adverse effect on the historic property located at 1225 Kansas City Street. The motion was seconded by Jackson and carried unanimously.**

727 South Street (13RS024)

Kessloff provided information for the replacement windows and informed the Commission that the structure is ready to be reroofed. She added that cedar shingles will be used but they will not be shake shingles. She further explained the demolition of the addition and the schedule for the removal and the replacement of the windows. Additional discussion followed.

**Jackson moved to recommend a finding that reroofing, demolishing a portion of the addition, replacing windows with double hung wood windows and demolishing the false ceiling will have no adverse effect on the historic property located at 727 South Street. The motion was seconded by Shelton and carried unanimously.**

**Jackson moved to adjourn the meeting at 9:06 a.m. The motion was seconded by Rom and carried unanimously.**