

Minutes of the October 18, 2013
Rapid City Historic Preservation Commission Meeting

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

Members Absent: None

Others Present: Kip Harrington, Jeanne Nicholson, Michelle Dennis, Eric Monroe, Michael Dennis, John Arlt, Karl Koth, Sam Coil, Gail Baerke, Pat Strasburger, Dan Tribby and Brad Estes, City Council Liaison

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

Approval of the Meeting Agenda

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

11.1 Reviews

201 Main Street (13CM011) - Update

Harrington reminded the Commission that the original request was to replace the garage door and that the Commission requested the applicant to provide garage door samples to the Commission prior to installing the garage door.

Freytag and Rom entered the meeting at this time.

Koth explained that the new door will be insulated and will be thermal efficient. He added that the door may be designed to match the new windows on the front of the building. A brief discussion followed.

Jackson moved to recommend a finding that replacing the exterior garage door will have no adverse effect on the historic property located at 201 Main Street. The motion was seconded by Shelton.

Jackson advised that he does not have a problem with any of the three proposed doors.

Coil commented that the applicant is also considering eight foot swinging carriage style doors.

Koth added that they are working with Gene Fennel on the design and that another option may be to add an additional window in the garage door.

Freytag called the question.

Krull reminded the Commission that they previously approved replacing the garage door.

Harrington further explained that the Commission previously approved the replacement of the garage door and that the applicant can bring back the new design for carriage style doors to the Commission for further review.

Estes entered the meeting at this time.

The motion to recommend a finding that replacing the exterior garage door will have no adverse effect on the historic property located at 201 Main Street carried with Freytag, Jackson, Krull, Rom and Shelton voting yes and Kessloff voting no.

512 Main Street (13CM014)

Dennis reviewed the proposed alterations to the northwest corner of the main floor. She added that this used to be Destination Rapid City offices and that it will now become a retail space.

Monroe also reviewed the previous layout and the proposed renovations to the temporary, permanent and brick walls, the addition of steps to the north landing, and the installation of glass panels and a sliding walk up service window similar to Alternative Fuel and the former Dakota Soda. He added that the retail space will be an ice cream shop.

In response to a question from Jackson, Monroe explained that the brick wall will be retained but that a portion of it will be removed to allow a walk through opening to the back walkway. Additional discussion followed.

Kessloff expressed concern with the new opening in the original brick wall. Jackson concurred.

Monroe stated that a portion of the brick wall is currently behind the drywall and that a portion of the brick wall cannot be removed because of the elevator and for structural purposes. He briefly reviewed the proposed layout plans for the ice cream shop. Discussion followed regarding the dimensions of the proposed opening and the remaining brick wall.

Freytag expressed concern about determining when decorations are alterations to historic structures.

Dennis explained that modernizing historic structures for reuse and adapting space for current viable businesses is allowed.

Jackson expressed his concern with making the opening in the original brick wall. He added that he understands that the tenant is trying to make the space usable for the proposed business. Additional discussion followed.

Jackson moved to recommend a finding that the interior tenant finish, the addition of the exterior stairs, the creating a new wall opening through the existing brick wall and the replacement of the exterior window with a pass through window will have no adverse effect on the historic property located at 512 Main Street.

The motion died due to a lack of a second.

In response to a question from Krull, Monroe advised that Destination Rapid City had private bathrooms in the basement and used the opening in the wall to get to the back entryway.

Jackson moved to recommend a finding that the interior tenant finish, the addition of the exterior stairs and the replacement of the exterior window with a pass through window will have no adverse effect on the historic property located at 512 Main Street.

The motion died due to a lack of a second.

Monroe stated that it has been a struggle to come up with a design to make the kitchen functional and to be able to produce the ice cream on the site, which is a main feature of the business.

Additional discussion followed regarding the current layout of the structure and the proposed modifications.

Jackson moved to recommend that the Commission take separate action on the interior tenant finish, the addition of the exterior stairs and the replacement of the exterior window with a pass through window and separate action on the new wall opening through the existing brick wall. The motion was seconded by Rom and carried unanimously.

Jackson moved to recommend a finding that the interior tenant finish, the addition of the exterior stairs and the replacement of the exterior window with a pass through window will have no adverse effect on the historic property located at 512 Main Street. The motion was seconded by Shelton and carried unanimously.

Jackson moved to recommend a finding that creating a new wall opening through the existing brick wall will have an adverse effect on the historic property located at 512 Main Street. The motion was seconded by Freytag and carried unanimously.

1518 West Boulevard (13RS023) - Update

Strasburger informed the Commission that the roof line has been redrawn by Gavin Williams. He briefly reviewed the proposed drawings.

Harrington reminded the Commission that they previously approved the replacement of the foundation, the removal and the rebuilding of the rear addition with the stipulation that the applicant provide the final plans and materials list to the Commission for approval and the construction of the garage with the stipulation that the applicant provide the final plans and materials list to the Commission for approval.

Strasburger provided the materials list for the garage and for the addition windows and doors. He added that the materials will be cedar siding, vinyl windows, asphalt architectural shingles, carriage style steel garage doors and French fiberglass garden doors.

A brief discussion followed regarding architectural changes that have been made to the house.

Kessloff suggested that the applicant use three over one windows instead of six over one windows. The applicant concurred.

Jackson moved to recommend a finding that the construction of the addition and the garage using cedar siding, asphalt roofing, fiberglass entry door and vinyl three over one windows will have no adverse effect on the historic property located at 1518 West Boulevard. The motion was seconded by Shelton and carried unanimously.

Approval of Minutes

Kessloff requested that a statement be added to the August 16, 2013 minutes under 804 St. Joseph Street that she stated the structure is contributing.

Shelton moved to approve the August 16, 2013 meeting minutes with the noted change. The motion was seconded by Jackson and carried unanimously.

Shelton moved to approve the September 20, 2013 meeting minutes. The motion was seconded by Jackson and carried unanimously.

Treasurer's Report

2013-2014 Grant Funding

Freytag expressed his opinion that Commission members should be able to obtain copies of the meeting packets. He requested that a copy of the agenda be provided to the Commission members.

Kessloff expressed concern about not receiving a hard copy of the packet. She added that it is costly to the members to have to print the information on their own printers.

Harrington advised he would visit with the Department Director about the Commission's comments.

New Business

Changes for Attendance - Ordinance #5957 – effective 9/27/13

Harrington informed the Commission that the Ordinance was provided to the Commission for informational purposes.

Realtors Convention September 10-13, 2013 – Update

Krull advised that it was slow but the convention went well.

Exceptions List for 11.1 Reviews

Harrington stated that the information was provided to the Commission for informational purposes. A brief discussion followed.

Concurrence with SDDOT report on Mount Rushmore road Construction

Harrington advised that he was contacted by the State and asked if the Commission has had a chance to review the report. He added that because of the change in staff, the State has agreed to extend the deadline for the Commission's response to the report.

Kessloff expressed her opinion that it is important that the Commission have a liaison with the Mount Rushmore Road Group.

In response to a question from Freytag, Harrington reviewed the portion of Mount Rushmore Road that is located in the Historic District. He added that when the State did the environmental review, it was determined that the removal of the retaining wall would have no adverse effect on the Historic District.

Kessloff recommend that the old rock should be salvaged for reuse.

In response to a question from Rom, Harrington advised that the Commission can submit comments to the State.

A brief discussion followed regarding the commercial overlay district along the Mount Rushmore Road.

Commission concurred that they should further review the SDDOT report.

Jackson moved to adjourn the meeting at 8:49 a.m. The motion was seconded by Shelton and carried unanimously.