

Minutes of the November 1, 2013
Rapid City Historic Preservation Commission Meeting

Members Present: Shawn Krull, Bill Freytag, Sally Shelton and Jim Jackson

Members Absent: Jean Kessloff and Lance Rom

Others Present: Kip Harrington, Jeanne Nicholson, Kasey Belzer, Michelle Dennis, John Arlt, Dan Tribby, Gene Fennell and Jerry Jessen

Krull called the meeting to order at 7:34 a.m. He noted that quorum was not present and that no formal action will be taken on the agenda items.

New Business

Meeting Location

Harrington requested comments from the Commission whether they would like to continue having their meetings in the 3rd Floor West Conference Room or if they would rather move them to the Council Chambers.

Krull expressed his opinion that he prefers to continue holding the meetings in the 3rd Floor West Conference Room because the current format is less intimidating to the public. Freytag concurred. A brief discussion followed.

2014 Black Hills Home Show

Harrington reviewed the registration form for the Home Show. He added that after last year's Home Show, a discussion was held about whether to go from two booths to one. He noted that the equipment needs can be discussed at a later date. A brief discussion followed and the consensus was to keep the two booths for the 2014 Black Hills Home Show.

SHPO Summary Report

Harrington noted that the State concurred with the Commission's actions at the October 18, 2013 with the exception for 512 Main Street. He added that the State found there would be no adverse effect for the new opening in the brick wall. Additional discussion followed.

11.1 Reviews

1108 9th Street (13RS026)

Harrington briefly reviewed the location of the property and explained that the applicant is replacing the cedar shake shingles which were damaged in a hail storm with asphalt shingles.

Jessen advised that the house was built in 1916 and has been remodeled. He added that the roof is very old and that the shake shingles are deteriorated. He added that the proposed asphalt shingles look very similar to shake shingles.

Krull stated that the roof is a major part of the house and is a distinguishing historic feature of the structure.

Jessen explained that the new shingles will be gray and have a thickness similar to shake shingles. He added the roof replacement probably will not take place until spring. Jessen advised that the gutters will also be replaced.

Harrington informed the Commission that if the State determines that the asphalt shingles will have no adverse effect on the property, the applicant will be allowed to use the asphalt shingles. He noted that if the State determines that the asphalt shingles will have an adverse effect on the property, the applicant can come back to the Commission for further review and provide a sample of the proposed shingles.

502 - 508 Main Street (13CM015)

Dennis reviewed the request to wrap the cooler and noted that the walls will be cooler height and will be painted to match the building. She added that the same ring design used for the awning will be placed along the top edge of the enclosure.

In response to a question, Dennis explained that the only historic wall remaining is the storefront on Main Street.

201 Main Street (13CM016)

Fennell reviewed the history of the Fairmont Creamery Mall and noted that the 11.1 Review is being presented to the Commission at this time for their thoughts about the proposed residential units. He reviewed the original layout of the structure and the changes that have occurred over the years. He added that because of the existing roof, the parapets are being damaged due to rain and snow build-up. He reviewed the windows, doors and the loading dock from the original structure and what is currently installed in the existing structure. He reviewed the proposed site plan for the residential suites and the location of the stair tower and the elevator.

Jackson entered the meeting at 8:10 a.m. Quorum was present.

Approval of the Meeting Agenda

Freytag requested to discuss the Meeting Location item again.

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

11.1 Reviews

201 Main Street (13CM016) (Continued)

Fennell also identified the location of the ADA accessibility and parking and the new utility meter bank. He advised that the old swing door elevators will remain in place. He briefly reviewed the layout of the carport and canopy. Fennell informed the Commission that the structure is part of a Planned Unit Development and that the Planned Unit Development would need to be amended to allow the residential units. He reviewed the current foot print and the tenants for the first and second floors. Fennell further reviewed the access to the new suites and the proposed roof design.

In response to a question from Krull, Fennell explained that the addition on the west side of the structure will remain for now but will be removed in the future. He added that there are round wall openings on the west side that will be retained.

Jackson expressed his support for the concept but expressed concern about the addition of another level on the structure. He added that he would like the State to comment on the proposed 11.1 Review.

Fennell responded that at this time, he is submitting the information to the Commission for review.

Freytag expressed his opinion that the proposed appearance of the suites is out of character for the building and suggested that the appearance of the addition look more like the current building. A brief discussion followed.

In response to a question from Krull, Harrington explained that the applicant provided the 11.1 Review to get the item on the agenda for discussion. He added that the Commission can continue the 11.1 Review to allow for the applicant to provide more finalized design details or the Commission can send the 11.1 Review to the State for their opinion.

Shelton moved to continue the 11.1 Review until the State provides their opinion on the proposal and to allow the applicant additional time to provide more detailed information on the proposed residential units. The motion was seconded by Jackson and carried unanimously.

Krull recommended that the applicant provide street level visuals at their next presentation.

Approval of Minutes

Jackson moved to approve the October 18, 2013 meeting minutes. The motion was seconded by Shelton and carried unanimously.

Jackson moved to reopen the 11.1 Review for 502 - 508 Main Street. The motion was seconded by Shelton and carried unanimously.

502 - 508 Main Street (13CM015)

Dennis briefly reviewed the request for the cooler enclosure and identified the materials that will be used.

Jackson moved to recommend a finding that the construction of the cooler enclosure will have no adverse effect on the historic property located at 502 – 508 Main Street. The motion was seconded by Freytag and carried unanimously.

New Business

Concurrence with SDDOT report on Mount Rushmore Road Construction

Krull recommended that this item be continued to the next meeting.

Meeting Location

Krull informed Jackson that the Commission had discussed this item earlier in the meeting and asked if Jackson would like to provide any comments.

Jackson expressed his opinion that the Commission should meet in the Council Chambers because it would provide the Commission with an appearance of authority and professionalism.

Freytag reminded the Commission that the Mayor had initially suggested that the Commission meet in the Council Chambers and that maybe the Commission should ask him to come back to further discuss the meeting location. A brief discussion followed.

Jackson moved to continue this item to the next meeting. The motion was seconded by Freytag and carried unanimously.

2014 Black Hills Home Show

Shelton moved to authorize staff to reserve the two booths for the 2014 Black Hills Home Show. The motion was seconded by Freytag and carried unanimously.

Jackson moved to adjourn the meeting at 8:55 a.m. The motion was seconded by Shelton and carried unanimously.