

Minutes of the November 15, 2013
Rapid City Historic Preservation Commission Meeting

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

Members Absent: None

Others Present: Kip Harrington, Jeanne Nicholson, Brett Limbaugh, Tom Bradsky, Donnie Patton, Kent Kennedy, Mark Rumble, Fred Thurston, Dana Legner, Cathi Legner and Brad Estes, City Council Liaison

Krull called the meeting to order at 7:31 a.m.

Approval of the Meeting Agenda

Kessloff requested to add Historic Sign Markers under New Business.

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

11.1 Reviews

1115 Columbus Street (13RS027)

Rumble explained that the current siding is masonite and that it is rotten and falling off the garage. He added that the hand rail for the stairs has fallen off the structure. He stated that he will be replacing the siding with masonite siding with a four inch reveal instead of a five inch reveal. He noted that the new siding and the corners will match the house siding. He further explained that the window sills for the windows are rotten and that the windows on the alley side will be replaced with double hung windows.

Rom entered the meeting at this time.

In response to a question from Freytag, Rumble advised that the structure is used as a wood shop and for vehicle storage. He added that at one time the structure was repaired to allow for an apartment but the City would not allow the apartment.

A brief discussion followed regarding the age of the garage.

Rumble added that the center window on the alley side will be removed and that the other two will be replaced and will be framed to match the windows on the house. He noted that the window frames on the inside of the house extend past the walls.

Freytag moved to recommend a finding that the replacement of the siding on the garage will have no adverse effect on the historic property located at 1115 Columbus Street. The motion was seconded by Jackson.

Kessloff expressed her opinion that the garage windows could have gained historic characteristics on their own over the years.

In response to a question from Freytag, Rumble advised that he would like to salvage the two windows on the alley side depending upon the condition of the sills. He added that if the sills are rotten, the

middle window will be removed and the remaining two will be replaced with the same style and size as the current windows.

The motion to recommend a finding that the replacement of the siding on the garage will have no adverse effect on the historic property located at 1115 Columbus Street carried with Freytag, Jackson, Krull, Rom and Shelton voting yes and Kessloff voting no.

727 South Street (13RS028)

Thurston reviewed the work that has been completed on the second floor. He added that the process has started to obtain a contractor to demolish the lower porch and build the main floor entrance. He further reviewed the location of the handicap access, the floor system, the location of the electrical lines and the restoration of the historic features of the structure.

In response to a question from Krull, Thurston informed the Commission that copper gutters donated by the City of Deadwood will be installed on the house and that cedar shingles will be used on the roof. Additional discussion followed.

Thurston explained that the 11.1 Review is to inform the Commission about the status of the project and to obtain a building permit for the completion of the project.

Krull stated that he does not support the proposed gutter style.

Kessloff informed the Commission that she would abstain from voting on this 11.1 Review.

Jackson moved to recommend a finding that the building renovation for the completion of the project will have no adverse effect on the historic property located at 727 South Street. The motion was seconded by Rom and carried with Freytag, Jackson, Krull, Rom and Shelton voting yes and Kessloff abstaining.

608-610 Saint Joseph Street (13CM017)

Kennedy briefly reviewed the history of the property and noted that the current property owners are requesting approval to construct four condominiums on the second floor of the property. He advised that the existing floors identify the previous location of the living quarters and that the support structure will need to be looked at to estimate the amount of damage caused by a fire that previously happened. He explained that the existing wooden floors will be retained and that infill will be used where necessary. He added that currently there is a slope in the floor and that the floor structure will not be changed because the slope per each unit will be minimal. Kennedy reviewed the location of the hallway, the existing four doorways, the proposed front balconies and the roof top units for the rear condominiums. He noted that due to the fire damage, the roof joists will need to be covered and that sheet rock will be used for the 11 foot ceilings. He also noted that the windows are broken and that the window sills are rotten.

Krull suggested that the 11.1 Review be split into two motions, one for the façade and one for the condominiums.

Shelton moved to split the 11.1 Review into two motions, one for the condominiums and one for the facade. The motion was seconded by Jackson and carried unanimously.

In response to a question from Freytag, Kennedy explained that because of structural issues and the additional weight that it would take to level the floors, the floors will remain as they currently are. He added that the two commercial businesses located on the main level are already finished and it would be difficult to change the second level floors without damaging the main level businesses.

In response to a question from Krull regarding egress requirements, Kennedy reviewed the size of the windows and noted that the current openings will not be changed. He added that the window openings on the rear of the building will be removed and replaced with doors to the roof top decks. He added that egress requirements will be met because sprinklers will be installed in the entire building.

In response to a question from Kessloff, Kennedy advised that the existing doors are paneled doors and at one time, there were transoms. He added that the size of the doors will be 3 feet 6 inches in width.

Kessloff suggested that the property owners check into tax credits. She briefly explained how the tax credits work and suggested that the location of the old walls be documented for historic purposes.

Freytag moved to recommend that the construction of four second floor condominiums will have no adverse effect on the property located at 608-610 Saint Joseph Street. The motion was seconded by Jackson and carried unanimously.

Kennedy informed the Commission that skylights will be installed in the condominiums.

Kessloff briefly reviewed the history of the property and expressed her opinion that the balconies on the front of the building are inappropriate.

In response to a question from Kessloff, Bradsky advised that a quote has been received from Warren Windows to restore the windows.

Krull expressed his opinion that replacing the windows with doors to the balconies will negatively impact the architecture of the building. He encouraged the property owners to retain the windows as egress to the balconies. He added that tax credits would be eligible for maintaining the façade of the building.

Freytag suggested that the property owner use the existing windows as egress to the proposed balconies on the front of the building.

In response to a question from Krull, Kennedy explained how the balconies would be attached to the building. A brief discussion followed.

Krull stated that the property owners need to verify that the installation of a sprinkler system throughout the entire building meets the City code for egress requirements.

Jackson expressed his opinion that the balcony concept does not meet the historic requirements.

Jackson moved to recommend a finding that the replacement of the existing windows with doors to the balconies on the front of the building will have an adverse effect on the property located at 608-610 Saint Joseph Street. The motion was seconded by Rom.

Estes suggested that separate motions be made for the front windows, rear doors and balconies.

Kennedy reminded the Commission that the current window openings on the rear condominiums would be replaced with doors to their respective roof decks.

Freytag made a substitute motion to recommend a finding that the use of the front windows as egress to the front balconies and the replacement of the rear windows with doors to the roof top

decks will have no adverse effect on the property located at 608-610 Saint Joseph Street. The motion died due to a lack of a second.

Jackson withdrew his motion to recommend a finding that the replacement of the existing windows with doors to the balconies on the front of the building will have an adverse effect on the property located at 608-610 Saint Joseph Street. Rom concurred.

Freytag moved to recommend a finding that retaining the front windows instead of replacing them with doors and replacing the rear windows with doors to the roof top decks will have no adverse effect on the property located at 608-610 Saint Joseph Street. The motion was seconded by Jackson and carried unanimously.

Jackson moved to recommend a finding that installing balconies on the front of building will have an adverse effect on the property located at 608-610 Saint Joseph Street. The motion was seconded by Shelton and carried unanimously.

1423 9th Street (13RS029)

Dana Legner informed the Commission that they are in the process of finishing the basement and that they we are required to install an egress window. He added that the window will be four feet high and 30 inches wide and will have a galvanized aluminum window well. A brief discussion followed regarding egress requirements.

Jackson moved to recommend a finding that the construction of an egress window on the north basement wall will have no adverse effect on the property located at 1423 9th Street. The motion was seconded by Rom and carried unanimously.

Approval of Minutes

Shelton moved to approve the November 1, 2013 meeting minutes. The motion was seconded by Jackson and carried unanimously.

Old Business

Design Guidelines

A brief discussion followed regarding the status of the Design Guidelines. Harrington advised that he will follow up on it and report back to the Commission at the next meeting.

Krull moved to reopen Old Business as an item on future agendas. The motion was seconded by Shelton and carried unanimously.

A brief discussion followed regarding the items that would be listed under Old Business.

Harrington informed the Commission that staff has visited with Robert Sharpe and Associates about the website and that staff will be providing them with the requested information.

New Business

Concurrence with SDDOT report on Mount Rushmore Road Construction

Krull advised that Rom created an email outlining his thoughts and comments regarding the Mount Rushmore Road project. He requested that Rom provide a copy of the email to the Commission members and suggested that the Commission members read it.

Freytag stated that he would like the opportunity to read the email before the Commission takes action on it and suggested that this item be continued to the next meeting.

Rom read the email to the Commission.

Krull expressed his opinion that the Commission should respond to the State and express our non-support for the South Dakota Department of Transportation report.

Kessloff advised that she attended the meetings and expressed concern about the removal of the rock walls. Additional discussion followed.

Shelton moved to authorize staff to draft a letter to the South Dakota Department of Transportation using comments from Rom's email for the Chairman's signature. The motion was seconded by Jackson and carried unanimously.

Rom asked if a subcommittee should be formed to follow up on this issue. Shelton, Rom and Kessloff volunteered to be on the subcommittee and recommended that this item be listed under Old Business on future agendas.

Meeting location

Krull reminded the Commission that the Mayor had suggested that the Commission meetings be moved to the Council Chambers.

Kessloff suggested that Commission wait to make a decision on the meeting location until a determination has been received from the Attorney General's office on the Ex Parte issue, the Secretary of Interior Standards and the Council Appeal process.

Krull expressed his opinion that the meetings should continue in the present location because it would be less formal and less intimidating to the public.

Limbaugh stated that the Council Chambers would be more available to the public and the microphones on the dias would make it easier for everyone to hear the dialogue of the meetings. He suggested that the Commission try holding their meetings in the Council Chambers on a trial basis.

Freytag advised that the Mayor has indicated that he would support the Commission's decision on the meeting location.

Jackson expressed his opinion that the meetings should be held in the Council Chambers because of the formal appearance and professional integrity it would provide the Commission.

A brief discussion followed and it was determined by the Commission to continue this item to the next meeting.

Historic Sign Markers

Kessloff expressed her opinion that historic sign markers should be approved by the City to ensure that the signs are placed in the correct location.

Krull expressed his opinion that historic sign markers should be referred to the Historic Sign Review Committee for approval.

Jackson moved to adjourn the meeting at 9:04 a.m. The motion was seconded by Rom and carried unanimously.