

Minutes of the January 3, 2014
Rapid City Historic Preservation Commission Meeting

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

Members Absent: None

Others Present: Sarah Hanzel, Kip Harrington, Jeanne Nicholson, Brett Limbaugh, Michelle Dennis, Bill Kessloff, Shaun Langstaff, Shane Regelin, Leah Braun, David Holland and Tim Linde

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

Harrington introduced Sarah Hanzel as the new Long Range Planner that will be handling Historic Preservation.

Approval of the Meeting Agenda

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

11.1 Reviews

1105 Saint Cloud Street (13RS030)

Holland briefly reviewed the original plan and noted that the pergola will be redesigned to extend over the front entrance and front walkway. He added that he contacted Fred Thurston for his opinion on the pergola and that Thurston recommended the proposed redesign. A brief discussion followed.

Shelton moved to recommend a finding that redesigning the front entry pergola will have no adverse effect on the historic property located at 1105 Saint Cloud Street. The motion was seconded by Kessloff and carried unanimously

924 Quincy Street (14CM001)

Regelin reviewed the request to change two wood frame windows with metal clad windows on the back of the building. He added that the casement and entire window will be removed and that the details of the windows will be similar to the existing brick mold. He further explained the windows will be maintenance free and that the casements will be white and metal clad.

Kessloff informed the Commission that the front windows have been replaced since the building was constructed and suggested that the owner request to have the building reevaluated to see if it is still a contributing structure.

Regelin advised that he would inform the owner about the Commission's recommendation to have the building reevaluated. He advised that the use of the building is not being changed.

Rom moved to recommend a finding that replacing two wood frame windows with metal clad windows will have no adverse effect on the historic property located at 924 Quincy Street. The motion was seconded by Shelton and carried unanimously.

820 South Street (14RS001)

Tim Linde explained that all of the wood windows on the house and the coach house that are to be replaced are the same size and are being replaced with double pane, double hung, high efficiency windows. He added that the big windows will not be changed. He advised that the windows will be replaced over the course of a year or so because it is too expensive to do them all at one time.

In response to a question from Krull, Linde advised that the house was built in 1909 and is a contributing structure.

Freytag briefly explained the building permit process and recommended that the applicant verify with Building Inspection the time frame for the building permit.

Kessloff complimented the applicant for the work that has been done on the house.

In response to a question from Kessloff, Linde explained that the windows are in poor shape and that the weights no longer work in them and some of them do not open because of the amount of paint on the windows. He added that the new windows will be easier to maintain and that storm windows will not be needed.

In response to a question from Kessloff, Linde stated that some of the original storms are useable. He added that the sills are starting to rot, the frames and brick mold will not be changed and that the windows will be inserted into the existing openings with no changes to the outside of the windows.

Kessloff asked the applicant if he has checked into rehabilitating windows and using storm windows.

Linde informed the Commission that it would be too costly and would take him a lot of time to rehabilitate the windows and storm windows.

Kessloff briefly reviewed the Secretary of Interior Standards recommendation that windows should be rehabilitated if they are not in bad shape.

In response to a question from Krull, Linde advised that the replacement windows will be made of wood and will be painted.

Freytag moved to recommend a finding that replacing single pane double hung wood frame windows with double pane double hung wood frame windows will have no adverse effect on the historic property located at 820 South Street. The motion was seconded by Shelton and carried with Freytag, Shelton, Rom and Krull voting yes and Kessloff voting no.

Approval of the Minutes

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

Treasurer's Report

In response to a question from Freytag, Krull informed the Commission that he met with Sharp and Associates about the website and that nothing has been finalized. He added that he will follow up on it and report back to the Commission.

New Business

Attorney General's Opinion - Construction and Application of SDCL 1-9A-11.1

Harrington informed the Commission that Joel Landeen and Carla Cushman were available to review the Attorney General's Opinion.

Landeen explained that the three components of the Opinion are the enforcement of the State administrative standards and the Secretary of Interior standards, feasible and prudent alternatives and ex parte communications. Landeen added that the ex parte communication requirements do not apply to the Historic Preservation Commission because the Commission is not the final decision maker according to the Attorney General's Opinion. He added that he recommends that the Commission members limit their conversations with the applicants and homeowners. Landeen noted that the Commission will need to make a final decision and suggested that a training be held for the Commission members.

In response to a statement from Freytag, Landeen reminded that the mission of the Commission is to promote historic preservation and to preserve historic properties.

Kessloff stated that sometimes the Commission needs additional information because the applications do not include all of the necessary information to make a well informed decision. Additional discussion followed.

Landeen explained that the Commission can follow the rules that are currently in place, change the rules or establish guidelines for the Commission to use. He added that part of the problem is that staff and the Commission members do not have time to visit the properties when the 11.1 Reviews are submitted. A brief discussion followed.

HPC Response to Terracon request for proposed communication tower

Harrington explained that Terracon is requesting an opinion from the Commission for the placement of a telecommunication tower off Arrow Drive. He added that an email outlining the Commission's response has been provided to the Commission members.

Rom suggested that in the future, staff should provide a map identifying the historic property in the area of the proposed project. Additional discussion followed.

Subcommittees

Design Guidelines Subcommittee

Rom asked if the word document format for the Design Guidelines is available for the subcommittee to review. Harrington advised he would provide the word document format to the subcommittee members.

Other Business

Kessloff inquired as to the status of the remaining contract balance for the contract with Winter and Company for the Design Guidelines. Harrington advised that the consultant was paid for the work that was completed and that the remaining balance on the contract has not been disbursed.

Krull requested that the Winter and Company contract for the Design Guidelines be added to the next meeting agenda under Treasurer's Report.

Kessloff requested an update on the proposed Historic Preservation website. Krull advised that he has met with Sharp and Associates and he briefly reviewed the Design Guidelines and State Nomination Form that will be a part of the website.

There being no further business, Freytag moved to adjourn the meeting at 8:20 a.m.