

Minutes of the March 7, 2014
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Eric Monroe, Bill Freytag, Lance Rom, Sally Shelton, Shawn Krull and Clancy Kingsbury, and Alternates Jody Speck and Doug Jones

Members Absent: None

Others Present: Sarah Hanzel, Jeanne Nicholson, Patsy Horton, Dana Legner and Cathi Legner

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 Kessloff and carried unanimously.

11.1 Reviews

1423 9th Street (14RS005)

Hanzel reviewed the previous and current application and reminded the Commission that their request was for the applicant to differentiate the new construction from the existing structure.

Monroe commended the applicant for doing as requested by the Commission. He recommended other options that would be available to preserve the historic features of the original structure and to give more of an historic appearance to the new construction.

Dana Legner explained that some of the options offered by Monroe would require the removal of trees and that they do not want to remove any trees. Legner added that they are open to other suggestions and that they are trying to add more room for a work shop. He added that the existing garage would become the workshop and that the addition would be for vehicles. He concurred that the existing garage should be more visible to the street.

Monroe volunteered to meet with the applicants regarding a different configuration if the applicants are interested in doing so.

Legner advised that they would be willing to meet with Monroe about reviewing other configurations for the addition. He informed the Commission that he is working with a contractor to determine the costs for raising the garage and for building a new foundation and floor for the garage. He explained that one of the reasons for the 11.1 Review was to obtain input from the Commission about the improvements to the garage and for the addition to assist in determining the costs for the project and whether or not the project would be feasible.

Krull explained that the applicants have exhibited elements that were suggested by the Commission and that the Commission should be able to make a recommendation based on the new revised drawings.

Kessloff explained that the goal of the Commission is to preserve the historic features of the properties located in the Historic District.

In response to a question from Freytag, Monroe explained that there are two distinctive views, one from St. Cloud Street and one from Ninth Street.

Freytag expressed his opinion that an addition between the existing garage and St. Cloud Street would affect the appearance of the property. He briefly reviewed the approval and appeal processes for 11.1 Reviews. He added that the Commission has enough information to make a decision today and that the applicants can meet with Monroe to review other options and details. A brief discussion followed.

Krull explained to the applicants that they can bring in another design if they choose for further review by the Commission.

Freytag moved to recommend a finding that raising the existing garage and adding an addition which delineates the original structure from the new construction will have no adverse effect on the historic property located at 1423 9th Street. The motion was seconded by Shelton and carried with Monroe, Freytag, Rom, Shelton, Krull and Kingsbury voting yes and Kessloff voting no.

Approval of the Minutes

Kingsbury moved to approve the February 7, 2014 meeting minutes. The motion was seconded by Freytag and carried unanimously.

New Business

Conference in Pierre held May 29

Hanzel informed the Commission that the State is holding a conference which would be very informative for the Commission to attend. She added that it is a one day conference, there are no registration fees and that budget funds are available for anyone that is interested in attending. Additional discussion followed.

Hanzel advised that the members should let her know if they are interested in attending.

Krull requested that this item be added to the next meeting agenda.

West Boulevard Resurvey Update

Hanzel informed the Commission that Rosin Preservation, LLC has been contracted for the Resurvey of the West Boulevard Historic District. She noted that deadline has changed from April 30, 2014 to May 2, 2014. She added that a public meeting will be held on March 31, 2014.

Freytag inquired as to whether it is possible to speed up the resurvey and to do it in two phases instead of four. Horton explained that it is possible but it would depend on available grant funds.

Volunteers and planning for the Home Show

Hanzel reminded the Commission members to volunteer for the Home Show. She added that a decision needs to be made about what equipment the Commission will need in the booths. She briefly reviewed last year's equipment list.

Kessloff stated that the equipment that was used last year will work and that the Commission needs to determine what materials should be used in the booth. She suggested that the booth be based around the history of Dinosaur Park. A brief discussion followed and the Commission concurred with Kessloff's suggestion.

Krull inquired about the upcoming Dinosaur Park project. He expressed his opinion that the Commission should be allowed to submit comments prior to the project being completed. He

requested that staff contact the appropriate individual for the project and request that a presentation be made to the Commission. Additional discussion followed.

Freytag requested that additional discussion be held on the West Boulevard Resurvey.

West Boulevard Resurvey Update

Freytag requested that staff check into the possibility of the City funding the additional phases of the resurvey project with the stipulation that the City will be paid back by CLG Grant Funds as they become available.

Hanzel advised that staff is currently working on the upcoming grant application and noted that she has visited with the State about the funding for the resurvey project. She added that it is not uncommon for resurvey projects to be done in phases. Additional discussion followed.

Freytag moved to request that the City determine if there is a possibility that the City fund the Resurvey of the West Boulevard Historic District, with the stipulation that CLG Grant Funds be used to pay back the City of Rapid City within four years. The motion was seconded by Monroe and carried unanimously.

Time sheets

Hanzel reminded the Commission members to submit their timesheets. She added that updated resumes need to be forwarded to Pierre to be used in determining the professional rates for the Commission members.

West Boulevard Boundary Historic District Boundary Change

Hanzel briefly reviewed the proposed boundary change to remove property from the Historic District. She added that the owner of the property made the request and that the State agrees that it is a reasonable request.

In response to a question from Freytag, Hanzel advised that the Commission members can submit comments to the State in support or against the proposed removal of property from the Historic District.

Kessloff commented that she was surprised to see this request because of the upcoming resurvey of the Historic District. Additional discussion followed.

Krull expressed concern that new development on these parcels could negatively impact the neighborhood.

Kessloff stated that she would like to see the approval of this request delayed until the resurvey is completed.

Freytag commented that new development will need to meet the zoning requirements and may not negatively impact the historic appearance of the neighborhood.

Krull also expressed concern about the process for boundary changes and the precedence that may be set for additional requests.

Hanzel advised that she reminded the State about the resurvey and that there is a possibility the resurvey would take care of this proposed change.

Kessloff concurred with Krull about the process for boundary changes and the precedence.

Monroe also expressed concern about a precedence being set for future boundary changes. Additional discussion followed.

Summary/Update of work session

Hanzel briefly recapped the Work Session and stated that she has submitted a proposed budget for 2015 to the State. She added that Chris Nelson responded that the numbers look good but cannot guarantee anything at this time until funding is available. Hanzel inquired as to whether the Commission was still interested in having a booth at the Wilson Park Festival. Kessloff advised that she will follow up on that.

Freytag requested clarification on how many phases for the resurvey project and what the costs will be. Hanzel responded that the target price is \$25,000 for the resurvey and that the \$19,000 is a preliminary estimate for phase 2.

Freytag asked what the entire resurvey will cost. Horton responded that an email was sent to Chris Nelson at the State to get an estimate cost for a resurvey. She added that Nelson's response was that it takes approximately \$25,000 to do a resurvey. Horton reminded the Commission that the unused funds from last year will be carried over to allow funding for the next phases. Freytag requested staff to contact the State for an estimate prior to the completion of the CLG Grant application.

Krull commented that we do not have a lot of local involvement from the public and a good way to accomplish that will be to have a lecture series about Historic Preservation for the public. A brief discussion followed.

Hanzel commented that the Commission will need to prioritize projects based on available funding.

Krull recommended that a subcommittee be formed for the lecture series.

Krull, Shelton and Jones volunteered to be on the subcommittee.

Subcommittees

Design Guidelines Subcommittee

Monroe reported that Rom generated an outline at the last meeting for the subcommittee to work on. Rom added that the Committee is working on drafting guidelines specifically for windows, siding and doors.

Website

Freytag advised that the rough draft for the language on the first and second page is almost done. He added that work continues on the technical information and photographs for the remainder of the website. Freytag advised that he will present a draft of the website to the Commission in approximately four to six weeks.

Freytag recommended that the second page of the website include the contact information for the Commission members that are willing to work with the property owners during the application process.

Krull expressed his opinion that a subcommittee be created for the field visits. Freytag commented that it should be simple and easy for the property owners, not intimidating. A brief discussion followed.

Horton recommended that a Pre-application Meeting could be held with Commission members, staff and applicants to discuss 11.1 Reviews. Krull, Freytag and Monroe concurred.

Draft

Hanzel inquired as to whether it would be appropriate to include on the website City staff contact information to set up a Pre-application Meeting.

Kessloff commented that the Attorney General Report should be included on the website.

There being no further business, Shelton moved to adjourn the meeting at 8:56 a.m.