

Minutes of the March 21, 2014
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Lance Rom, Eric Monroe, Clancy Kingsbury, Shawn Krull and Bill Freytag

Members Absent: Sally Shelton and Alternates Jody Speck and Doug Jones

Others Present: Sarah Hanzel, Jeanne Nicholson, Patsy Horton, Brett Limbaugh, Alex DeSmidt, Greg Wierenga, Tanya Olson, Chad McDonald, Larry Fuss, Vicky Fuss and Brad Estes, City Council Liaison

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

Approval of the Meeting Agenda

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

Dinosaur Park Master Plan Presentation

Alex DeSmidt from Parks and Recreation explained that Dinosaur Park is a prominent and busy park and that a 75th anniversary celebration was held in 2012. DeSmidt briefly identified the improvements that have been made to the park. He added that the park is on the National Register and was originally intended to be a road side attraction for visitors and residents. DeSmidt noted that several of the major concerns are the maintenance of the park and erosion. He added that the Comprehensive Plan prioritizes the improvements that need to be made to the park. He noted that retaining and maintaining the cultural assets and features of the area, providing universal access to the entire park and offering recreational opportunities are main issues that are addressed by the Comprehensive Plan.

DeSmidt advised that the Skyline Drive Wilderness Park Plan has been developed to protect the parkland along Skyline Drive. He added that the plan identifies the trails for bicyclists and hikers that will lead to Dinosaur Park, the improvements to the rock walls, the development of the trailheads and the restoration of the fossil forest. He noted that the first phase will be to design and construct the trail heads and park access at West Fulton. He added that the second phase will be the trail system and that the third phase will be improving Dinosaur Park.

In response to a question from Freytag, DeSmidt advised that approximately 50,000 people visit the park yearly with most of them visiting in the summer months.

Freytag suggested that the developers review the construction and maintenance of Hansen Larson Park. He added that private clubs and sponsors volunteer to maintain areas of the park. Freytag recommended that the designer address the lower laying areas of Dinosaur Park to ensure that drainage issues are addressed.

In response to a question from Rom, DeSmidt explained that the main focus is to build the trail heads and trails first and then improve the parking lot area. He added that safety for the pedestrians and bicyclists is a major concern. He further explained that the current stairs are not adequate but are a historical feature of the park and will need to be improved. He advised that the plans identify the location of a trail off the stairs which will provide access to other features and possible play pods. He noted that the trail will be made of a combination of asphalt, pebble flex materials and concrete and that

the play pods will have different apparatuses and features to entertain the children. He stated that the plan also identifies the need to address the erosion that has occurred in the area.

Krull expressed his support for the improvements being made and asked what efforts are being made to preserve the current walls.

DeSmidt advised that Skyline Drive needs to be reconstructed and that the stone wall overlook will be preserved and restored, in addition to the old forest foundations.

In response to a question from Rom, DeSmidt explained that the funding sources are being determined at this time.

In response to a question from Rom, DeSmidt advised that the City has been working with the State on the plan.

DeSmidt explained that the funding will most likely be available in phases and that work will move forward as funding becomes available.

Kessloff expressed concern that the plan was not provided to the Commission during the development stage and requested that the Commission receive regular updates.

In response to a question from Freytag, DeSmidt advised that a consultant was hired, using Park funds, to design the drawings. He added that the design costs for the project was approximately \$14,000.

Krull thanked DeSmidt and the Parks Department for their efforts and requested that the plan be linked on the City's website. DeSmidt stated that the plan is linked on the Parks and Recreation pages of the City website.

11.1 Reviews

1107 Kansas City Street & 703 11th Street (14RS006 and 14RS007)

Hanzel reviewed the request and noted that the structures are tenant occupied. She added that the siding was being replaced at 1107 Kansas City Street until the owners received a stop work order. She advised that the proposed siding is 4" stone gray vinyl siding.

Vicky Fuss apologized stating that they recently purchased the property and did not know a permit was needed and that the property was located in the Historic District. She added that their intent is to preserve the building and to improve the appearance of the neighborhood.

Larry Fuss explained that the proposed siding is the same siding that is on other structures in the area. He also reviewed the proposed front door that will be used on the structure.

In response to comments from Freytag about how much work has been completed, Vicky Fuss stated that most of the sides and that the back of the structure is done. Larry Fuss estimated that 60 to 70 percent of the structure has been resided.

Freytag expressed his opinion that the 11.1 Review will be denied by the Commission and the State Historic Preservation Office. He briefly reviewed the appeal process to the City Council.

Kessloff briefly reviewed the background of the property. She added that she cannot support the 11.1 Review because of the proposed materials and the impact that the siding will have on the historic features of the structure.

Krull pointed out that there appears to be a discrepancy between the National Nomination Resurvey and the Historic Inventory as it relates to the contributing status of the structure. Additional discussion followed.

In response to a question from Rom, Vicky Fuss advised that the existing siding is delapidated and is unrepairable. She added that the window trim is rotting and will be wrapped. Larry Fuss added that there is also dry rot under the peaks.

Rom asked if there are any pictures showing the condition of the siding and windows. He also asked if the owners would be eligible for tax credits to do the repairs to the siding and windows.

Vicky Fuss informed the Commission that the original material is underneath the new materials.

Rom commented that the National Register takes precedence over a resurvey.

Kessloff commented that the actual nomination is what stands when conflicts arise. She added that wood can always be restored.

Estes reminded the property owners that a building permit is required for replacing siding on properties located in the boundaries of the Historic District.

Krull requested staff to verify if a previous 11.1 Review was approved for this property.

Freytag moved to recommend a finding that covering the existing original 4" wood siding with 5" vinyl siding and replacing the front entry door will have no adverse effect on the historic property located at 1107 Kansas City Street and at 703 11th Street. The motion died due to a lack of a second.

Rom moved to recommend a finding that covering the existing original 4" wood siding with 5" vinyl siding and replacing the front entry door will have an adverse effect on the historic property located at 1107 Kansas City Street and at 703 11th Street. The motion was seconded by Kessloff and carried with Kessloff, Monroe, Rom, Krull and Kingsbury voting yes and Freytag voting no.

616 Sixth Street (14CM002)

Hanzel stated that she will be representing the applicant. She noted that the old City Hall building is located on this property and is a contributing structure. She added that the property owner would like replace the wooden shake shingles with wooden shake shingles but the fire department will not approve them.

Rom recommended that the 11.1 Review be continued to the next meeting because the applicant is not at the meeting.

Kingsbury moved to continue the 11.1 Review for 616 Sixth Street to the next meeting. The motion was seconded by Freytag and carried unanimously.

Speaker Request Form

Chad McDonald of 1725 9th Street requested clarification as to why a stop work order was issued. He added that he was under the impression that he was doing what the Commission required through the approval of the 11.1 Review.

Krull reminded the applicant that a ribbon course pattern was approved by the Commission.

McDonald stated that there was no set pattern in the old siding and that he looked online for examples. He added that he did not know that he was supposed to follow the same pattern.

Freytag reminded the applicant that the Commission specifically asked you about the ribbon course siding and that you communicated that you could do it. He advised that the applicant could submit a new 11.1 Review and identify the different siding pattern that you would want to use. He added then the Commission's recommendation would be forwarded to the State for their approval.

McDonald stated that he could not find a set ribbon pattern.

Freytag advised that if the property owner would have followed the approval of the previous 11.1 Review, the stop work order would not have been issued.

Additional discussion followed regarding the ribbon course siding and the scalloped trim.

McDonald indicated that he would remove the siding that has been put back on the house and install the ribbon course siding and the scalloped trim as approved by the Commission and the State.

In response to a question from Estes, Krull advised that the building inspector will look at a picture showing ribbon course siding and will work with the property owner to remove the stop work order.

Approval of Minutes

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

Treasurer's Report

Budget Information – February 28, 2014

Hanzel informed the Commission that the budget has been updated through February 28, 2014.

New Business

Update on Lehe Historic Preservation Program Development

Limbaugh reported a contract has been executed with Lehe Planning, LLC to review the Historic Preservation Commission and the Historic Sign Review Committee. He added that Mr. Lehe will be reviewing the function of each committee and will provide an independent study for each committee. He stated that Mr. Lehe will also review the consolidation of the two committees and associated ordinance amendments. Limbaugh noted that the funding for the contract will come from the Community Planning and the Mayor's office budgets. He advised that Mr. Lehe will be scheduling interviews with the Commission members approximately around April 13 through April 19.

Home Show

Kessloff stated that she is looking for a display cabinet for the Home Show to protect old items that will be displayed at the Home Show.

Hanzel added that there are empty slots on the sign-up sheets and reminded the Commission that the booth needs to be covered during the hours of the Home Show.

Subcommittee to form ideas about accountability for historic review violations

Kessloff expressed concern about the dialogue at some of the meetings as it relates to the process and code violations. She requested that this item be added to subcommittees.

Subcommittees Updates

Website

Freytag informed the Commission that he sent a notice to the Attorney's office requesting clarification about whether members that attend pre-application meetings can vote on the 11.1 Reviews. He added that he has not received a reply from the Attorney's office. He added that a pre-application meeting has been scheduled for Monday with the representatives from Aby's. He noted that the names have not been added to the website yet and suggested that they be added after a response has been received from the Attorney's office. A brief discussion followed.

Horton commented that Mr. Lehe will be reviewing the processes and the Commission's concerns as part of the study.

Hanzel added that a Section 106 filing has been received for 1900 N. Maple and noted that she can request more information if necessary. Rom commented that the standard letter should be sent requesting additional information.

New Business

Subcommittee to form ideas about accountability for historic review violations (continued)

Freytag expressed his opinion that everyone has a right to speak at public hearings before any decisions are made.

Krull commented that educating the public about historic preservation should be reviewed by the consultant to see if he has any ideas about how this can be accomplished. He expressed his opinion that historic district information should be included on real estate forms. He added that another item that the consultant should review is the appeal process.

Estes expressed his opinion that fairness is an issue and everyone should be treated equally. He added that another concern is the discrepancies in the documentation for contributing and non-contributing structures. He noted that another process that should be reviewed by the consultant would be the building inspection process.

Rom explained that the survey is an opinion of the surveyor but the National Register is the official documentation. He added that if there are discrepancies, a formal letter should be sent to the State for their opinion.

Kingsbury inquired as to what limitations the Commission has on making changes or corrections to the applications.

Horton responded that the motions could include more specific information.

Freytag expressed concern about the building inspectors having to interpret the minutes. He advised that he previously submitted a form to staff for the building inspectors to use which would identify the Commission's action on a 11.1 Review. He requested that this item be added to the next meeting agenda.

Frey moved to adjourn the meeting at 9:15 a.m. The motion was seconded by Rom and carried unanimously.