

Minutes of the May 2, 2014
Rapid City Historic Preservation Commission Meeting

Members Present: Shawn Krull, Eric Monroe, Lance Rom and Alternate Doug Jones

Members Absent: Sally Shelton, Clancy Kingsbury, Jean Kessloff, Bill Freytag and Alternate Jody Speck

Others Present: Sarah Hanzel, Jeanne Nicholson, Patsy Horton, Craig Stump, Bill Werner, Jeremy Briggs, Mark Noteboom, Shannon Caperton and Brad Estes, City Council Liaison

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

Approval of the Meeting Agenda

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

11.1 Reviews

1011 11th Street (14CM005)

Hanzel briefly reviewed the request to replace the damaged copper parapet with metal to match existing patina. She also addressed the color and product specifications.

In response to a question from Monroe, Werner advised that the copper parapet will be replaced with metal and that it will match the previous characteristics.

Krull commented that because the structure is classified as contributing, the trapezoidal shape should have the same configuration.

Werner explained that the same configuration will be used but the width of the panels will be wider because the previous width is no longer available.

Monroe moved to recommend a finding that replacing the damaged copper parapet with metal to match the existing patina with the stipulation that the trapezoidal profile match the existing will have no adverse effect on the historic property located at 1011 11th Street. The motion was seconded by Rom and carried unanimously.

Wilson Park (14CM006)

Hanzel reviewed request to demolish and rebuild the two pergolas to match the existing pergolas. She added that the existing footings will be reused.

Krull commended the applicant for the project and requested the applicant to explain their program.

Caperton advised the program is sponsored by the Associated General Contractors of SD and the goal of the program is to strengthen the interest of younger people in the construction industry. She explained that the Technical Education teachers in the state support the program, so we contacted the local Technical Education teachers to assist in the project. She added that the Parks Department was contacted to see if there were any projects that were appropriate for the program and they recommended that the pergolas in Wilson Park be rebuilt. She noted that the pergolas will be similar to

the existing ones and that the local school faculty and students from Stevens and Central High Schools will be responsible for building the pergolas. She added that Hills Material will do the demolition and that the pergolas will be built in the shop at Central High School. She advised that Mainline Contractors will transport the pergolas to the park and then they will be erected by the students and volunteers.

In response to a question from Krull regarding the materials, Caperton advised that the materials were donated by the City Parks Department and that she does not know if they are green tree materials.

Monroe commended the applicants for the program and the project.

Rom moved to recommend a finding that demolishing and rebuilding the two pergolas south of the Loaf N' Jug in Wilson Park to match existing according to the proposed plans will have no adverse effect on the historic property. The motion was seconded by Monroe and carried unanimously.

402 Saint Joseph Street (14CM007)

Hanzel briefly reviewed the request to remodel the existing building and addressed the photographs, drawings and aerial map.

Anderson explained the scope of work and identified the location of the existing and new windows. He added that the exterior of the structure is in good condition. He advised that the wood garage doors will be used with newly installed insulated glass units. He noted that the signs will be retained and touched up. He further explained that the current openings will remain the same and that the doors including the front door will be restored. He explained that on the northeast side of the building, a hollow metal door will be installed for safety purposes and will be recessed four feet into the building.

4. New windows east elevation to match existing, including garage doors

Monroe stated that this is a great building and it is wonderful to see the proposed project moving forward.

In response to a question from Monroe, Anderson explained that the openings will be the same and the wood garage doors will be repurposed and reused. He added that the replacement windows will replicate the look of the old windows.

Jones moved to recommend a finding that the new windows on the east elevation that will match the existing windows and the new windows in the wood garage doors will have no adverse effect on the historic property located at 402 Saint Joseph Street. The motion was seconded by Monroe and carried unanimously.

5. New exit door on north elevation at alley (Hollow metal door/hardware)

Monroe moved to recommend a finding that a new exit door, hollow metal with hardware; on the north elevation at the alley will have no adverse effect on the historic property located at 402 Saint Joseph Street. The motion was seconded by Rom and carried unanimously.

6. Repair existing window on west elevation on the south end

Anderson informed the Commission that the window and the sash will be repaired and this will be in the front office area.

Monroe moved to recommend a finding that repairing the existing window on the west elevation on the south end will have no adverse effect on the historic property located at 402 Saint Joseph Street. The motion was seconded by Rom and carried unanimously.

7. Reuse existing doors where possible and, 8. Replicate trim and baseboard detail and materials in new offices in front to match historic.

Anderson informed the Commission that the front doors and the garage doors will be restored. He added that in the office space in the rear of the building, the interior doors will be reused for the individual offices. Anderson explained that the existing base board trim with the same detail will be reused and replicated using the same species in the front offices. He added that the existing trim will not be used in the back of the building because it was not previously located in that area.

Monroe requested that the existing trim and doors with original elements be used as much as possible.

Anderson commented that the front offices were purposely designed to be off the store front windows to maintain the storeroom appearance of the building.

Monroe moved to recommend a finding that reusing the existing doors and replicating the trim and baseboard detail and materials in the new offices in the front with matching historic elements will have no adverse effect on the historic property located at 402 Saint Joseph Street. The motion was seconded by Rom and carried unanimously.

2. Remodel the front 2,700 sq ft with offices

Anderson informed the Commission that the original elements of the structure will be replicated in the front 2,700 square feet of offices.

Monroe commented that it appears on the floor plan that the store room feeling is being retained without any alterations to the structural bearing walls and the façade.

Monroe moved to recommend a finding that the remodeling of the front 2,700 square feet into offices will have no adverse effect on the historic property located at 402 Saint Joseph Street. The motion was seconded by Rom and carried unanimously.

1. Add offices in back 4,300 sq ft of building in old garage – per plans in application and, 9. Fill in back “pit” and level floor.

Anderson explained that the walls are being cleaned, new electrical is being installed and the pit in the back of the structure will be filled in and leveled. He added that the trusses and the windows will stay the same. He noted that offices will be constructed in the back of the building.

Monroe moved to recommend a finding that the addition of offices in the back 4,300 square feet and the filling in and leveling of the pit will have no adverse effect on the historic property located at 402 Saint Joseph Street. The motion was seconded by Rom and carried unanimously.

3. All new electrical, plumbing and HVAC throughout

Anderson informed the Commission that all new electrical, plumbing and HVAC will be installed throughout the building.

Jones moved to recommend a finding that the installation of new electrical, plumbing and HVAC throughout the building will have no adverse effect on the historic property located at 402 Saint Joseph Street. The motion was seconded by Rom and carried unanimously.

406 5th Street (14CM008)

Hanzel reviewed the previous action approving the window and door openings and advised that the applicant is now requesting approval of the window and door materials.

Stump advised that the appearance of the windows and doors will be returned to the original galvanized look. He added that at the location of the retailer, Revival, there will be a lot of glass and that the opening previously approved was for an 8 by 8 foot window. He requested to submit a another site plan showing two vertical windows with a brick column between them located in the 8 by 8 foot opening instead of one large window. He provided samples of the existing windows and doors on the original construction and stated that it appears to be fir that has been restored to natural wood.

In response to a question from Jones regarding the overhead door, Stump responded that all original rough openings will remain the same.

In response to Monroe's request for clarification, Krull explained that the window and door openings were previously approved by the Commission. He added that the applicant has submitted another site plan showing that the 8 x 8 foot opening on the west side be replaced with two vertical windows with a brick column between them.

Stump requested the Commission to approve both types of windows for the 8 x 8 foot opening to give the retailer the option to choose which set of windows would work best for their business. He added that the owner or retailer have not seen the new site plan. He commented that the double windows would have a more historic appearance than one large window.

Monroe commended the applicant for the proposed project. He expressed his opinion that the two windows with the brick column between them would be appropriate for the front of the building.

Jones moved to recommend a finding that the approval of the materials and restoration of the windows and doors at 406 5th Street per exhibits 1 – 5, and the façade and grain tower treatments per exhibit 6 will have no adverse effect on the historic property located at 406 5th Street. The motion was seconded by Monroe and carried unanimously.

Monroe moved to recommend a finding that the replacement of the 8 x 8 foot window on the west side of the building with two separate windows with a brick column between them will have no adverse effect on the historic property located at 406 5th Street. The motion was seconded by Rom and carried unanimously.

Approval of Minutes

Jones moved to approve the April 22, 2014 meeting minutes. The motion was seconded by Rom and carried unanimously.

Treasurer's Report

In response to a question from Krull, Hanzel informed the Commission that the Grant Extension was approved by the Legal and Finance Committee and that it is on the City Council agenda for the May 5, 2014 meeting.

New Business

Certified mailing for property owners

Estes advised that he went to a real estate office and received a blank copy of a disclosure statement. He added that he reviewed the disclosure statement and stated that the Historic District requirements could possibly fall under number 9 as it relates to covenants and/or restrictions of use on the property. A brief discussion followed.

Jones expressed his opinion that the certified mailing would be beneficial to a large percentage of people and would be money well spent.

Continuing education courses/lecture series

Krull stated that the lecture series would be directed more at the contractors than the home owners. He added that the lecture series would cover the aspects of construction and can count toward continuing education credits that are needed for contractors' licenses.

In response to a question from Jones, Hanzel advised that contractors' licenses are verified when they come in for building permits.

In response to a question from Estes, Hanzel suggested that staff work with the City Attorney about the drafting the letter and then bring it back to the Commission for your approval. She added that funding will need to be considered for the costs associated with mailing the certified letters.

Horton explained that homeowners who apply for building permits and who are working on their own project do not need a license. She added that contractors need a license if they are working on someone else's property.

Horton informed the Commission that staff has visited with Attorney's office about whether or not the homeowner is required to disclose that the property is located in the Historic District. She advised that as per the City Attorney, homeowner's are not required to disclose that the property is located in the Historic District.

Hanzel informed the Commission that staff has received a draft report from the consultant for the Historic District Resurvey and it will be provided to the Commission for your review at the next meeting.

Rom moved to adjourn the meeting at 8:32 a.m. The motion was seconded by Monroe and carried unanimously.