

Minutes of the May 16, 2014
Rapid City Historic Preservation Commission Meeting

Members Present: Eric Monroe, Jean Kessloff, Lance Rom, Bill Freytag, Clancy Kingsbury and Alternate Jody Speck

Members Absent: Shawn Krull, Sally Shelton and Alternate Doug Jones

Others Present: Sarah Hanzel, Jeanne Nicholson, Patsy Horton, Brett Limbaugh, Jim Lehe, Don Gustin, Jan Gustin, Shawn Langstaff, Vickey Fuss, Shane Regelin and Robert Wordeman

Monroe 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 Kessloff and carried unanimously.

11.1 Reviews

Hanzel advised Mr. Wordeman was not at the meeting and requested that the 11.1 Review for 932 Saint Joseph Street be moved to the end of the 11.1 Reviews.

1310 West Boulevard (14RS012)

Hanzel reviewed the request to build a 10' x 16' shed and addressed the photographs and drawings.

Jan Gustin informed the Commission that the shed is for additional storage and for a workbench. She added that the garage has two doors but is only large enough for one vehicle.

In response to a question from Monroe, Jan Gustin advised that the shed will not be placed on a concrete slab and that the shed will be built on site. Don Gustin added that there is no access to the back yard.

In response to a question from Monroe, Hanzel explained that a building permit is required for the shed because it will be larger than 120 square feet.

Kessloff inquired whether the applicants would consider using lap siding on the shed.

Jan Gustin stated that the shed will not be visible to anyone other than us. She added that the siding on the garage and the house do not match and that the cost of the proposed shed siding would be less expensive. Don Gustin added that the shed will be the same color as the garage and house.

Freytag commented that the proposed shed is a temporary structure and that a building permit is required because of the size of the proposed shed. He added that the Commission is required to review the 11.1 Review because of the size of the shed and that the Commission does not have authority over temporary structures.

Freytag moved to recommend a finding that building a 10' x 16' shed in the back yard will have no adverse effect on the historic property located at 1310 West Boulevard. The motion was seconded by Rom and carried unanimously.

1515 West Boulevard (14RS013)

Hanzel reviewed the request to replace the wooden bathroom window with a matching metal window and addressed the photographs and product specifications.

Regelin informed the Commission that there some issues with asbestos and that we are working with a specialist to meet asbestos requirements. He added that all the windows have been replaced except for the front of the house.

In response to a question from Kingsbury, Regelin replied that the window will be very close to the same size and the opening will not change significantly.

Kessloff stated that it is unfortunate that the other windows have been replaced by vinyl windows. She added that she can support this 11.1 Review.

Freytag moved to recommend a finding that replacing the wooden bathroom window with a metal window to match the existing metal windows in the rest of the house will have no adverse effect on the historic property located at 1515 West Boulevard. The motion was seconded by Rom and carried unanimously.

1107 Kansas City and 703 11th Street: Appeal for Vinyl Siding and Modified Project Scope

Hanzel reminded the Commission about the action that was taken on the 11.1 Reviews and informed the Commission that the property owner has filed a case report as part of the appeal process. She added that the Commission can either agree, disagree or decline to comment on the findings of the case report. She further explained that the State will review the case report and then the appeal will be submitted to the City Council.

A brief discussion followed regarding the appeal procedures.

In response to a question from Rom, Hanzel advised that the applicant provided the information for the case report.

Fuss thanked staff for their assistance and briefly reviewed the proposal as submitted in the case report.

Hanzel added that the applicant is requesting to use vinyl siding and is proposing to use fiberglass or wood doors and is repairing the pediment entries, railings and vents.

Fuss advised that the entries will match the entries that are currently on the structures and that bilateral wood rails will be installed on both structures. She added that the wood is rotten on the pediments and will be repaired, the color choice will be one recommended by the historic district and all contributing historic features will be maintained and repaired. Fuss stated that the proposed siding matches the siding on other structures in the neighborhood.

Monroe thanked the applicant for the research they have done and for recognizing the historical features of the structures.

In response to a question from Monroe, Fuss advised that the front doors will either be wood or fiberglass. She added that fiberglass would be more beneficial because of their durability.

In response to a question from Freytag, Fuss explained that 60 percent of the vinyl siding has been installed on one structure. She added that she was not aware that a permit was required and that the Historic Preservation Commission had to review the permit.

In response to a question from Freytag, Hanzel responded that the case report will go to Pierre for additional comments before it goes to the City Council.

Freytag advised that the Commission does not have authority to approve the color of the siding.

Kessloff thanked the applicant for their hard work. She added that this structure is a minimal traditional with colonial features and one of the defining historic features is the size of the lap siding. She expressed her opinion that residing the structures with vinyl siding would have an adverse effect on the structures.

Fuss explained that she contacted several painting contractors and only two returned her calls. She added that they didn't want to take on the project because of the historic district requirements.

Monroe inquired as to whether the contractors had issues with the lead paint. A brief discussion followed.

Freytag moved to recommend that the Commission agree with the findings of the case report. The motion was seconded by Kingsbury and failed with Freytag and Kingsbury voting yes and Kessloff, Speck, Monroe and Rom voting no.

Kingsbury moved to recommend that the Commission decline to comment on the case report. The motion was seconded by Rom and ended in a tie vote with Rom, Kingsbury and Monroe voting yes and Kessloff, Freytag and Speck voting no.

In response to a question from Rom, Hanzel explained that declining to comment on the case report shows that the Commission is divided on the findings.

Kessloff moved to recommend that the Commission disagree with the findings of the case report. The motion was seconded by Rom and ended in a tie vote with Kessloff, Rom and Speck voting yes and Kingsbury, Monroe and Freytag voting no.

Fuss suggested that notification of property being located in the Historic District be provided to purchasers through maybe the title companies and/or the realtors.

932 Saint Joseph Street (14CM009)

Hanzel reviewed the request to demolish both structures and addressed the aerial map and photographs.

Wordeman informed the Commission that the buildings have been neglected and repairing the structures is not feasible.

In response to a question from Freytag, Hanzel explained that 11. 1 Reviews for properties located in the environs are required for demolition of structures and for new construction.

Kessloff advised that the front of the gray house was removed when the other structure was added. She added that the Kulpaca Building is a mid-century building and that she could support removing the gray structure but not the Kulpaca Building.

Kingsbury stated that he has no problem with the demolition of both buildings. He asked what is the future intent for the property.

Wordeman advised that a multi-use building is being considered for the property.

Freytag moved to recommend a finding that the demolition of the two structures will have no adverse effect on the historic property located at 932 Saint Joseph Street. The motion was seconded by Kingsbury and carried with Freytag, Kingsbury and Monroe voting yes, Kessloff and Speck voting no and Rom abstaining.

Kessloff recommended that historic elements from the structures, if there are any, should be recycled if at all possible. Wordeman concurred.

Approval of Minutes

Rom moved to approve the May 2, 2014 meeting minutes. The motion was seconded by Freytag and carried unanimously.

Staff Items

City Council approved the extension of 13-14 CLG grant to August 15th, and reallocation of funds to the West Boulevard Resurvey Project

Hanzel informed the Commission that the City Council approved the CLG Grant extension. She added that the City should be hearing from the State shortly about the allocation for the next funding cycle.

Phase I Summary and Project Plan (Survey Plan) – Rosin Preservation

Hanzel requested the Commission to review, if they hadn't already, the Summary and Project Plan. She added that there were several opportunities for the Commission members to meet with the consultants. Additional discussion followed.

Rom suggested that a subcommittee be created to deal with the West Boulevard Resurvey. Rom and Kessloff volunteered.

Consultant Jim Lehe

Limbaugh introduced Jim Lehe as the consultant that the Mayor has hired to review the Historic Preservation Commission and Historic Sign Review Committee programs.

Lehe advised that the Mayor has requested that he do an assessment of the Historic Development Processes. He added that he met with three members of the Commission and other individuals that are interested in the Historic Preservation programs. He advised that he was also directed to review customer service, both internally and externally, and linking Historic Preservation to Economic Development in the downtown area. He noted that he will meet with the Mayor to review his preliminary findings and that his final report should be available in approximately 30 days.

New Business

Discuss certified mailing for property owners

Freytag inquired as to whether a mailing list is available for the properties located in the Historic District. Horton responded that it is very easy to create.

Subcommittees Updates

Design Guidelines Subcommittee

Monroe explained that information has been compiled for the window replacement brochure and that it should be available for distribution in the near future.

Freytag commented that the new street signs in the Historic District are hard to read and invited other members to drive through the district. He added that maybe the signs will need to be addressed again.

Draft

Monroe commented that he appreciates the delineation of the signs in the Historic District.

Freytag moved to adjourn the meeting at 8:33 a.m. The motion was seconded by Kingsbury and carried unanimously.