

Minutes of the June 6, 2014
Rapid City Historic Preservation Commission Meeting

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

Members Absent: None

Others Present: Sarah Hanzel, Jeanne Nicholson, Patsy Horton, Albin Spreizer, Chris Kenzy and Brad Estes, City Council Liaison

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

Approval of the Meeting Agenda

Hanzel requested to add updates to the agenda for the 1107 Kansas City Street and 703 11th Street 11.1 Review appeal to the City Council, the West Boulevard Resurvey and the extension of the grant allocation. Kessloff requested to add Founders Rock to the agenda.

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

11.1 Reviews

1012 Franklin Street (14RS014)

Hanzel reviewed the request and addressed the aerial map, photographs and site drawing. She added that the applicant will be using 8 inch Smartside siding on the garage.

In response to a question from Kessloff, Spreizer advised that the lot coverage meets the requirements.

In response to Kessloff's question, Monroe stated that the because of the City Building Code and the manufacturers recommendation, the proposed pitch of the garage is fine.

In response to a question from Freytag regarding setbacks, Spreizer reviewed the proposed setbacks.

Horton added that the setbacks will be reviewed by Building Inspection at the time the applicant applies for the building permit.

Kingsbury entered the meeting at this time.

Freytag moved to recommend a finding that building a 24' x 24' double car detached garage at 1012 Franklin Street will have no adverse effect on historic property. The motion was seconded by Monroe and carried unanimously.

1015 Kansas City Street (14RS015)

Hanzel reviewed the request to remove and reconstruct the greenhouse addition and addressed the aerial map, photographs, construction history of the property, property elevations and the floor plan.

Monroe thanked the applicant for submitting a complete application and noted that he was contacted by the applicant for his professional opinion on the proposed project. He added that they are mutual

friends and that he was not hired for the project. He noted that his review of the project was completed prior to the applicant submitting the 11.1 Review request. A brief discussion followed.

Monroe advised that he would abstain from voting on this 11.1 Review.

Krull informed the Commission that he had a phone conversation with the applicant.

Kessloff expressed her appreciation for the building permit history and that she is pleased to see the proposed improvements.

In response to a question from Kessloff, Monroe advised that the applicant will be maintaining the wood siding and the original wood windows. He added that there will be a clear delineation from the old historic home and the new addition and that the applicant is being sensitive to the original character of the structure. A brief discussion followed.

Freytag moved to recommend a finding that removing the greenhouse addition and constructing a new addition will have no adverse effect on the historic property located at 1015 Kansas City Street. The motion was seconded by Shelton and carried with Krull, Kessloff, Freytag, Rom, Shelton and Kingsbury voting yes and Monroe abstaining.

Approval of Minutes

Freytag moved to approve the May 16, 2014 meeting minutes. The motion was seconded by Monroe and carried unanimously.

Treasurer's Report

Budget Information – April 30, 2014

Hanzel advised that the budget has been updated through the end of April and that the May budget will be available at the next meeting. She added that there appears to be approximately \$3,500 of grant funds remaining.

Staff Items

Telecommunications Tower report: 1) City received notice of project modification to Telecommunication Project – 22347 Dyess Avenue, Rapid City. Please see revised drawings and project plans from EBI Consulting. 2) Standardized letter was mailed 5/30/2014 for projects at 818 Anamosa Street (RCYC Horace) File number 0006263149

Hanzel advised that the information was provided for the Commission's review and requested the Commission members to submit any comments to her.

Rom advised that the request is to increase the tower height at this location.

Rom moved to recommend a finding that increasing the height of the telecommunication tower at 22347 Dyess Avenue will have no adverse effect on the property. The motion was seconded by Shelton and carried unanimously.

Request for timesheets

Hanzel reminded the Commission members to turn in their timesheets. A brief discussion followed.

The South Dakota Historical Society Foundation is holding a drive for funds as South Dakota celebrates its 125 year as a State. Discuss interest in giving financially and/or developing outreach/events pertaining to the 125th anniversary

Hanzel informed the Commission that she is providing the information to the Commission for informational purposes.

Report on May 29 CLG Conference

Hanzel advised that Jean, Lance and herself attended the conference. She added that the conference was very informative and that a disc with 22 documents was distributed to each attendee.

Monroe inquired as to whether other communities provided insight that could be implemented in Rapid City.

Rom advised that there were good ideas from other communities. He added that it takes a lot of volunteers and community support to be successful in historic preservation. He suggested that the documents from the disc be downloaded to the website. A brief discussion followed.

1107 Kansas City Street and 703 11th Street Appeal

Hanzel informed the Commission that the City Council approved the appeal for 1107 Kansas City Street because 60 percent of the siding had been removed and replaced. She added that the appeal for 703 11th Street was denied because the work had not been started on the structure. She advised that she sent a certified letter to the State outlining the City Council's action and noted that there is a 10 day waiting period before the applicant can obtain the building permit for 1107 Kansas City Street.

Kessloff inquired as to whether or not the applicant submitted the prudent and feasible information in the appeal request to the City Council.

Hanzel responded that the applicant submitted a spreadsheet showing the estimates for repairing and repainting the siding versus replacing the siding on these structures.

Kessloff expressed her opinion that actual bids need to be submitted as prudent and feasible information instead of estimates.

In response to a question from Jones, Hanzel advised that a friend or a partner did the work on the property, not a specific contracting business was specified.

Jones asked if contractors are obligated to follow the code. Hanzel advised yes.

Horton suggested that a notice be sent to all licensed contractors about the boundaries of the historic district and building code requirements.

Freytag inquired as to whether questions about the historic district requirements could be added to the contractor licensing test. He added that this particular homeowner followed the 11.1 Review and appeal processes and legally the Commission cannot do anything about the properties at this time. He expressed his opinion that the new street signs in the historic district are inadequate and requested that the City replace the new signs.

Krull expressed his opinion that this is the perfect scenario for moving forward with educating the public about the historic district requirements. Additional discussion followed.

Monroe expressed concern with having to abstain from voting for the 11.1 Review for 1015 Kansas City Street. A brief discussion followed.

2014 – 2015 CLG Grant Allocation

Hanzel informed the Commission that the 2014 – 2015 Grant Allocation request was approved for the requested amount of \$36,000. She reviewed the funding breakdown and the needed volunteer hours.

She added that \$6,000 from the 2013 – 2014 CLG Grant will be used for the next phase of the West Boulevard Resurvey which should be completed by August 15, 2014.

Members to NAPC

Hanzel informed the Commission that there are membership funds currently available and requested the Commission to approve the annual membership to the NAPC.

Monroe moved to authorize staff to purchase the annual membership to the NAPC. The motion was seconded by Rom and carried unanimously.

New Business

Discuss informational updates to West Boulevard Neighborhood Association

Hanzel explained that the West Boulevard Neighborhood Association provides a monthly newsletter and that they would be interested in placing educational articles about historic district requirements in the newsletter.

Estes expressed his support for educational articles in the newsletter. He commented that he will visit with City staff about modifying the new historic district signs.

Founders Rock

Kessloff suggested that a subcommittee be created to work with the Parks Department on the upcoming projects in the Founders Park and Dinosaur Park areas.

Krull, Kessloff, Shelton and Kingsbury volunteered to serve on the subcommittee.

Subcommittees Updates

Website

Freytag suggested that the second page of the website could have a list of Commission members with contact information that are willing to visit with property owners about their options for making improvements to properties located in the historic district.

In response to a question from Hanzel, Freytag advised that the draft of page one of the website is completed and that Commission's authorization is needed for adding the Commission members' contact information on the second page. Additional discussion followed.

Freytag moved to approve adding to the second page of the website the contact information for the Commission members that are willing to voluntarily work with the public on historic preservation requirements. The motion was seconded by Rom and carried unanimously.

Discussion followed regarding tax credit requirements, CLG requirements, design guidelines and regulations.

Krull commented that the Commission had discussed different methods of educating the public about historic district requirements. He added that none of the ideas and recommendations have been implemented. He inquired as to whether the contractors list and the professional list have been developed.

Krull requested that the contractors and professionals list be added as an item under New Business at the next meeting.

Draft

Freytag moved to add the contractors and professionals list as an item under New Business at the next meeting. The motion was seconded by Kessloff and carried unanimously.

Design Guidelines Subcommittee

Monroe informed the Commission that a meeting will be scheduled in the near future.

Shelton moved to adjourn the meeting at 8:38 a.m. The motion was seconded by Freytag and carried unanimously.