

Minutes of the July 8, 2014
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Sally Shelton, Clancy Kingsbury, Lance Rom, Shawn Krull and Alternate Jody Speck

Members Absent: Bill Freytag, Eric Monroe and Alternate Doug Jones

Others Present: Sarah Hanzel, Jeanne Nicholson, Patsy Horton, Sandy Smith, Kent Kennedy, Paul Bradsky, Rich Bradsky and Sam Papendick

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

Approval of the Meeting Agenda

Hanzel introduced Sandy Smith, Long Range Planner, and informed the Commission that Smith will be facilitating the July 18, 2014 meeting. Hanzel requested that the Professionals List be added to the agenda.

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

Kingsbury entered the meeting at this time.

11.1 Reviews

523 Sixth Street (14CM011)

Hanzel reviewed the request and briefly explained the site plan.

Kennedy added that the interior wall will be removed to open up the seating area. He noted that the existing tables and chairs will be used and that the previous equipment will be removed and replaced with new equipment equivalent to the old equipment.

In response to a question from Krull, Paul Bradsky advised that there will be no changes to the door that leads into the hotel lobby.

Rom moved to recommend a finding that removing a non-historic interior door and a portion of a non-historic interior wall and changing out listed equipment and their finish/materials for Starbucks brand coffee will have no adverse effect on the historic property located at 523 Sixth Street. The motion was seconded by Kingsbury and carried unanimously.

523 Sixth Street (14CM012)

Hanzel reviewed the request and addressed the drawings and the photographs. She noted that the changes will be made to the Sixth Street façade.

Kennedy informed the Commission that the window panels will be removed and replaced with red shutters which will match the existing signage.

Kessloff expressed concern about changing the building street openings because they are the only original features of the structure.

Paul Bradsky responded that the shutters are temporary until a major interior remodel is completed. He added that the hotel will become part of a new chain and at that time an interior remodel will take place and the intent is to bring back the historical characteristics of the building.

Kessloff advised that the restoration would be eligible for tax credits. She added that she has concerns with the shutters.

Shelton moved to recommend a finding that installing red metal window shutters over (8) windows which now have dark bronze colored Masonite panels at the street level on Sixth Street will have no adverse effect on the historic property located at 523 Sixth Street. The motion was seconded by Kingsbury and carried unanimously.

Approval of Minutes

Shelton moved to approve the June 20, 2014 meeting minutes. The motion was seconded by Kingsbury and carried unanimously.

Treasurer's Report

Hanzel informed the Commission that there are no changes since the last meeting. She advised that the mailing was done for the Professionals List and the associated charges should appear in the next budget. She added that several responses from contractors have been received and that the information will be entered into a data base.

11.1 Reviews (continued)

201 Main Street (14CM010)

Krull asked the Commission if they want to discuss the 11.1 Review or if they want to continue it to the next meeting because the applicant is not at the meeting.

Kessloff stated that she has questions and would rather have the 11.1 Review continued until the applicant can attend the meeting.

Hanzel reviewed the request and addressed the photographs, drawings and the proposed materials for the project.

In response to a question from Speck, Hanzel advised that the applicant is working with the Current Planning Department for a Planned Development on the property.

Krull stated that he has some questions about the accessible ramp and the fence along the western boundary of the property.

In response to a comment from Kessloff, Horton advised that site distance requirements would have to be met as a requirement of a Planned Development.

Kessloff expressed her opinion that the applicant should be at the meeting to answer questions about the 11.1 Review.

Kingsbury concurred with Kessloff.

Kingsbury moved to continue the 11.1 Review for 201 Main Street to the July 18, 2014 meeting. The motion was seconded by Kessloff and carried unanimously.

Shelton moved to adjourn the meeting at 7:52 a.m. The motion was seconded by Kingsbury and carried unanimously.

Shelton moved to reconvene the meeting at 8:01 a.m. The motion was seconded by Kingsbury and carried unanimously.

The meeting reconvened with Kessloff, Shelton, Krull and Kingsbury in attendance.

11.1 Reviews (continued)

201 Main Street (14CM010)

Hanzel reviewed the request and addressed the photographs, site plan and the materials for the fencing and the wheel chair ramp.

In response to a question from Kingsbury, Papendick explained that the planter and step will be removed and replaced with a wheel chair ramp.

In response to a question from Krull, Papendick advised that there was a loading dock on the west side of the structure at one time. He reviewed the location of the entry into the building and noted that the wheel chair ramp will not have access to his business. He added that the wheel chair ramp will be used for the entire building.

In response to a question from Krull, Papendick advised that he is not sure if the building has any designated handicap parking spaces.

In response to a question from Kessloff, Papendick advised that the split rail fence will be temporary and will be removed at the time outdoor patio season is over. He added that it will be located along the north side of the patio area. A brief discussion followed.

In response to a question from Krull, Horton informed the Commission that the wheel chair ramp will be reviewed by the Building Inspection Division to ensure that all building codes are being met.

Kingsbury moved to recommend a finding that installing a permanent wood fence along the west side of the new patio area and a semi-permanent wood barrier along the north side during the summer months and replacing a current wood step with a permanent concrete step and wheel chair ramp will have no adverse effect on the historic property located at 201 Main Street.

Kessloff expressed her opinion that the materials for the railing should be provided prior to the Commission making a recommendation on the 11.1 Review.

Krull amended the motion to add that the railing and architectural details be returned to the Commission for review prior to installation. Kingsbury concurred with the amendment.

The amended motion to recommend a finding that installing a permanent wood fence along the west side of the new patio area and a semi-permanent wood barrier along the north side during the summer months and replacing a current wood step with a permanent concrete step and wheel chair ramp will have no adverse effect on the historic property located at 201 Main Street with the stipulation that the railing and architectural details be returned to the Commission for review prior to installation was seconded by Shelton and carried unanimously.

Shelton moved to adjourn the meeting at 8:17 a.m. The motion was seconded by Kingsbury and carried unanimously.