

Minutes of the August 1, 2014
Rapid City Historic Preservation Commission Meeting

Members Present: Sally Shelton, Eric Monroe, Lance Rom, Bill Freytag, Shawn Krull, Clancy Kingsbury and Alternate Doug Jones

Members Absent: Jean Kessloff and Alternate Jody Speck

Others Present: Sarah Hanzel, Jeanne Nicholson, Patsy Horton, Fred Thurston, Bill Kessloff, Richard Bray, Andrea Schaefer, Jenn Whitney, Aaron Sanders and Brad Estes, City Council Liaison

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

Approval of the Meeting Agenda

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

11.1 Reviews

600 Kansas City Street (14CM013)

Hanzel reviewed the request and advised that Eric Monroe will address the drawings.

Monroe reviewed the drawings and noted that the intent is not to change any historic features of the building. He added that changes to the interior main floor will consist of the walls, partitions, desks and lighting. He identified the location of the historic walls and the original tin ceiling and noted that they will be maintained in their present state.

In response to a question from Freytag, Monroe commented that the original walls are made of plaster and that they will be repainted. He added that currently TSP is the owner of the building.

Shelton moved to recommend a finding that removing, replacing and updating non-historic elements of the interior finishes and equipment will have no adverse effect on the historic property located at 600 Kansas City Street. The motion was seconded by Freytag and carried with Freytag, Rom, Shelton, Krull, Kingsbury and Jones voting yes and Monroe abstaining.

731 South Street (14RS016)

Hanzel reminded the Commission that the McGillicuddy house located at 737 South Street is a contributing structure. She briefly reviewed the request and identified the location of the house to be moved and noted that it is not a contributing structure.

Thurston informed the Commission that the house at the corner of South Street and Mt. Rushmore Road has been purchased by Historic Rapid City and will be moved to allow for future parking. He added that the second floor of the McGillicuddy house will become rental office space and that the main level will be used as an information center open to the public. He further explained that handicap parking is not accessible from South Street because of the elevation so they are proposing to provide parking directly west of the structure.

In response to a question from Kingsbury, Thurston reviewed the proposed parking plan.

In response to a question from Monroe, Thurston advised that the parking plan is based on anticipated use and need, not necessarily City requirements. He added that five on-street parking spaces have been identified along South Street. He noted that the reconstruction of Mt. Rushmore Road may impact the intersection with South Street.

In response to a question from Monroe, Thurston informed the Commission that the McGillicuddy house will be open to the public and will provide historical information about Rapid City. He added that donations will be an important part of the success of the information center and that contractors have contributed in many ways to the restoration of the structure.

Monroe expressed concern about the appearance and the functionality of the proposed parking lot.

Thurston stated that Historic Rapid City has been visiting with the South Dakota Department of Transportation about the proposed design of the intersection of Mt. Rushmore Road and South Street. He added that because of the grade of South Street, the proposed location for the parking lot may not be possible and it would have to be moved to a different location.

In response to a comment from Freytag, Thurston identified the location of the current parking on the property and the access to the property.

Freytag expressed concern about approving the parking site at this time because the final designs of the reconstructed Mt. Rushmore Road have not been completed.

Monroe expressed his opinion that there are two issues to this 11.1 Review and that there should be separate motions for each issue. Krull concurred.

Monroe moved to split this 11.1 Review into two motions, one for the removal of the house and one for the proposed parking site. The motion was seconded by Rom and carried unanimously.

Monroe moved to recommend a finding that the removal of the non-contributing house will have no adverse effect on the historic property located at 731 South Street. The motion was seconded by Rom.

Freytag inquired whether there are different requirements for the demolition of a non-contributing structure and a contributing structure.

Krull advised that any structure in the historic district that is to be demolished has to be reviewed by the Commission.

Thurston advised that the house will be moved to another location.

The motion to recommend a finding that the removal of the non-contributing house will have no adverse effect on the historic property located at 731 South Street carried unanimously.

Thurston stated that the primary reason for the request to approve the parking lot at this time would provide Historic Rapid City with some negotiation power with the South Dakota Department of Transportation for the redesign of the South Street and Mt. Rushmore Road intersection.

Monroe expressed his opinion that if the Commission approves the proposed parking lot at this time, the Commission would be stating that it supports the design of the proposed parking lot. He added that he did not think the Commission supports the design without additional information. Additional discussion followed.

Thurston stated that if the design of the intersection is not changed significantly, Historic Rapid City would bring back a more detailed 11.1 Review for the parking lot for the Commission to review.

Jones expressed his opinion that the proposed parking lot could diminish the appearance of the property and would make the McGillycuddy house less visible to Mt. Rushmore Road.

Bill Kessloff informed the Commission that this corner lot has always been the vision of the group to be used for parking. He requested the Commission to approve the concept of a parking lot at this time and that a more detailed 11.1 Review could be submitted to the Commission for review at a later time. Additional discussion followed.

Estes expressed his opinion that the Commission should approve the concept of the parking lot at this time and that a more detailed parking plan be submitted for further review at a later date.

Kingsbury moved to recommend approval of the proposed conceptual parking lot contingent upon the applicant providing additional details for the final design of the parking lot. The motion was seconded by Rom and carried with Monroe, Rom, Shelton, Krull, Kingsbury and Jones voting yes and Freytag voting no.

412 5th Street (14CM014)

Hanzel reviewed the request and noted that the overhead doors will be rehabilitated. She noted that the current openings and appearance will be retained. She provided revised drawings to the Commission for their review and noted that the revised plans have grills in the windows.

Freytag moved to recommend a finding that rehabilitating the two overhead doors per revised drawings will have no adverse effect on the historic property located at 412 5th Street. The motion was seconded by Monroe and carried unanimously.

Case Report

1116 South Street (13RS031)

Hanzel briefly reviewed the original application, the Commission's recommendation and the State's findings. She added that the applicant is submitting an appeal to the City Council which includes the case report which documents the requirements and findings. She added that the applicant has considered alternative materials and has determined they are not feasible. She noted that the applicant is now proposing to use a painted metal seam roof which he finds more aesthetically pleasing to the residential characteristic of the structure.

In response to a question from Krull, Hanzel provided a drawing of the proposed metal roof.

Freytag expressed his opinion that metal roofs appear to endure the hail better than other roofs and that the costs for a metal roof are cheaper for the property owners. He added that the relevant factors have been addressed in the case report.

Bray stated that he wants the support of the historic district and of the Historic Preservation Commission. He added that he has put in a considerable amount of effort to maintain the historic appearance of the house and that he wants to put on a roof that will better withstand a hail storm.

Freytag moved to agree that the applicant has documented all relevant factors and has explored feasible and prudent alternatives in the case report. The motion was seconded by Monroe and carried unanimously.

Approval of Minutes

Shelton moved to approve the July 8, 2014 meeting minutes. The motion was seconded by Freytag and carried unanimously.

Treasurer's Report

Hanzel informed the Commission that an updated report will be available at the next meeting.

Staff Items

1. New volunteer rates have been published, increasing the value of volunteer donated time from \$15.60 to \$19.04.

Hanzel explained that the new volunteer rate is \$19.04 and that the time donated by the Commission members should be calculated using the new rate.

2. There is a Realtor Workshop being held by SHPO on September 10. Please pass this information to anyone who may be interested.

Hanzel requested the Commission to pass along information about the Realtor Workshop to anyone that they know that would benefit from attending the workshop.

3. There is a window restoration webinar being held on August 6 at 8:00 am MDT. Please pass this link along to anyone who may be interested. <http://go.indowwindows.com/e/29802/082014-hp/v88x/40895687>

New Business

Freytag requested clarification on the point of order in applying for a building permit.

Monroe explained that applicants do not have to apply for a building permit before their 11.1 Review is reviewed by the Commission. A brief discussion followed.

Freytag inquired as to whether the Building Inspection Division process has been updated to ensure that they have the minutes from the Historic Preservation Commission meetings prior to the issuance of building permits.

Horton advised that the documentation that is linked to the Historic Preservation Commission agendas is uploaded into the Building Inspection system (Trakit). She added that this information, along with the approved minutes, is available at the time an applicant applies for a building permit.

Freytag expressed concern about Aby's Feed meeting the conditions of approval determined by the Commission. Horton advised that the building inspectors will make those determinations at the time of the inspection.

Subcommittees Updates

1. Website

Krull advised that he has been contacted by the consultant and noted that the subcommittee will need to get together to review the proposed website.

2. Design Guidelines Subcommittee

Monroe advised that he does not have anything to report.

3. Founders Park

Shelton gave an update on Founders Park. She added that the subcommittee has been working with the Parks and Recreation Department. She advised that a nomination is going forth to the

State for the rock art. She explained that the nomination is the first step in getting protection for the rock art.

Kingsbury added that a decision will need to be made about some of the other features in the park such as the old electrical plant, water mill and the foundation. He added that these are located in a high use area and that they are not in good condition. Additional discussion followed.

Freytag moved to adjourn the meeting at 8:46 a.m. The motion was seconded by Shelton and carried unanimously.