

Minutes of the September 19, 2014
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Sally Shelton, Eric Monroe, Bill Freytag, Shawn Krull and Alternate Jody Speck

Members Absent: Clancy Kingsbury, Lance Rom and Alternate Doug Jones

Others Present: Sarah Hanzel, Jeanne Nicholson, Kip Harrington, Constance Istratescu, John Burke and Cheri St. Pierre

Krull called the meeting to order at 7:32 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

922 South Street (14RS019)

Hanzel reviewed the request and addressed the application, aerial map, site plan and photographs.

In response to a question from Kessloff, Burke explained that the existing garage will remain the same but the carport will be removed. He noted that the new single car garage will match the materials and the setback of the current structures.

In response to a question from Monroe, Burke explained that 4" siding will be used and that a window will be installed in the back of the new garage which will match the windows of the existing garage. A brief discussion followed.

Shelton moved to recommend a finding that building a single car garage using matching materials and setbacks of the house and existing garage and the removal of the carport will have no adverse effect on the property located at 922 South Street. The motion was seconded by Monroe.

A brief discussion followed regarding the materials that will be used on the new garage. The motion was clarified to include that matching and original materials from the existing garage and the house will be replicated on the new garage.

The motion to recommend a finding that building a single car garage using matching materials and setbacks of the house and existing garage and the removal of the carport will have no adverse effect on the property located at 922 South Street carried unanimously.

821 Saint James Street (14RS018)

Hanzel reminded the Commission that this 11.1 Review was continued from the last meeting and briefly reviewed the application and the photographs. She added that several of the members visited the property to look at the condition of the siding.

Istratescu stated that she supports the Commission and thanked the members who came to her house to review the siding. She reviewed the historical significance of the house and noted that the house is

built of modest construction materials. She added that she has visited with several painters who are not interested in the project and she has been told that paint will not stick to the siding because of its present condition. Istratescu stated that she has received a bid for \$10,600 to paint the house, garage and carport with no warranty. She added that this bid does not include the porch and the windows.

In response to a question from Krull about a quote for replacing the siding with cedar siding, Istratescu advised that she has received a bid of \$18,000 to replace the siding with cedar but painting the siding is not included in the quote. She expressed her opinion that the integrity and appearance of the house will look the same with 6" lap siding versus 4" siding.

Monroe expressed his opinion that the 4" siding is a characteristic feature of this house. He added that the 6" siding that has been used on other properties in the district maybe characteristic to those structures. Monroe expressed his support for repairing and repainting the existing siding and that the character of the front porch be maintained.

In response to a question from Istratescu, Krull explained that she would need to visit with Building Inspection to determine if the new siding on the porch needs to be removed.

Istratescu advised that she has visited with Building Inspection and was informed that the contractor is not licensed in the City. She added that she believes the contractor that he was not aware that he needed to be licensed in the City. She added that the gutters have been pulled off the house and the eaves and soffits also need to be repaired. She inquired as to whether a seamless gutter system is allowed.

In response to a question from Kessloff, Istratescu reviewed the estimates that she has received. They are: \$10,600 to paint the house, garage and carport but does not include the front porch and the windows; \$18,000 to replace siding with cedar but would not include painting; and \$15,600 for 6" composite material siding.

In response to a question from Freytag, Istratescu explained that the bid for \$15,600 would include the composite material siding, cladding for the windows, eaves and soffit work.

Freytag explained that the Commission uses guidelines to determine if all feasible and prudent alternatives have been considered. He added that the Commission will make a recommendation to the State and they will render their determination. He noted that the applicant can submit an appeal to the City Council for their consideration. He added that the current application does not include the aluminum cladding for the windows, eaves and soffits.

A brief discussion followed regarding the guidelines established for the Commission to use in determining whether improvements to structures in the Historic District would have or not have an adverse effect on the property and if all feasible and prudent alternatives have been considered.

Istratescu commented that insulation would be installed under the composite material siding. She added that the current insulation is not adequate for the structure.

Freytag expressed his opinion insulation is an important factor and that it has been determined that energy also needs to be preserved in historic properties.

In response to a question from Monroe, Istratescu stated that insulation was added upstairs in the past but she does not know about the insulation in the roof cavity. Monroe commented that the insulation in the roof cavity should be checked.

Kessloff moved to recommend a finding that replacing the siding on the house and garage with 6" lap siding would have an adverse effect on the property located at 821 Saint James Street. The motion was seconded by Monroe and carried with Kessloff, Monroe, Shelton, Krull and Speck voting yes and Freytag voting no.

Kessloff requested clarification about what kind of cladding will be used.

Istratescu informed the Commission that aluminum cladding would be used for the windows, eaves and soffits and that seamless gutters would be installed on the house.

In response to a question from Krull, Freytag explained that the original eaves and soffits will be wrapped with aluminum cladding and that the original materials will not be removed.

Freytag moved to recommend a finding that wrapping the windows, eaves and soffits and the installation of seamless gutters would have no adverse effect on the property located at 821 Saint James Street.

Krull handed the gavel to Monroe.

The motion was seconded by Krull and carried with Freytag, Monroe, Shelton, Krull and Speck voting yes and Kessloff voting no.

Speaker Request Form

Hanzel advised that Cheri St. Pierre owns a home at 1114 12th Street and she is requesting comments from the Commission about doing an addition to her house.

St. Pierre informed the Commission that she purchased the property approximately 10 years ago. She noted that the house was moved onto the lot in the 1940's. She explained that she is wanting to do an addition and would like to do it at the same time that a new foundation is done. She added that she would welcome the Commission's comments about the proposed improvements.

Freytag suggested that Ms. St. Pierre visit with Building Inspection about the maximum square footage allowed on the property and that the foundation be repaired first to ensure no further damage to the house. He added that then she should submit a 11.1 Review for her proposed improvements to the property.

Kessloff informed the Commission that the house was built in the 1920's and is an Aladdin kit home. She added that tax credits and a tax moratorium would be available for the improvements to the house.

Monroe advised that the home owner should ensure that the addition is definable from the original house and that the selection of materials and the design of the addition should be relative to the time period.

Freytag explained that if tax credits are available, the homeowner will be required to follow the requirements for preserving the historic character of the structure and will have to use like materials and match the character of the original house.

Hanzel commented that the original structure should be retained and not overwhelmed by the addition. Krull concurred.

St. Pierre explained that the addition will be on the side where there is the most available space. She noted that the dilapidated garage on the property will be removed. She stated that she may look into expanding the attic also.

Krull suggested to Ms. St. Pierre to see a design professional about the attic. Freytag concurred.

Kessloff stated that she would be willing to meet with the home owner to visit about the tax credits and noted that the addition of the second story could affect the tax credits.

St. Pierre inquired as to whether the concrete steps can be modified or replaced with wood steps.

Krull suggested that she look at different step styles for Aladdin house kits on the website to get some ideas.

Kessloff thanked Ms. St. Pierre for coming to the Commission with her ideas.

Krull advised that the Commission members can make a site visit to offer ideas for the improvements.

Freytag commented that the homeowner should do this before any formal application is submitted.

Approval of Minutes

Shelton moved to approve the September 5, 2014 meeting minutes. The motion was seconded by Monroe and carried unanimously.

Staff Items

2014-2015 Grant Budget Summary

Hanzel advised the documentation is to provide the Commission with the budget information for the upcoming grant cycle. She added that printing meeting packets would come out of the supplies budget.

Monroe moved to continue this item to the next meeting. The motion was seconded by Freytag and carried unanimously.

New Business

Motion requested by Chair Krull to obtain Commissioner Bio's – 1 to 2 sentences.

Krull inquired about how many Commission members have created their bio's for the website. He requested that the members submit their bio's to Sarah so they can be incorporated into the website.

Subcommittees Updates

Website

He briefly reviewed the changes that have been made to the website since the last meeting.

Design Guidelines Subcommittee

Monroe advised that the subcommittee will be meeting next week to review the Draft Window Replacement Pamphlet.

Founders Park

No update was reported.

SHPO Summary Report – SHPO concurred with the findings of the 9/5/2014 HPC meeting. They also commented that there was no adverse effect for the proposed project at Dinosaur Park.

Hanzel explained that an 11.1 Review is not required for the Dinosaur Park parking lot improvements. She further explained that the Commission can submit comments to the Parks Department about improvements along Skyline Drive.

Krull stated that he would like a letter from the Parks Department outlining what materials will be used for the work that will take place in the environs or that encroach into individually listed property.

Krull suggested that this item be continued to the next meeting.

Kessloff suggested that the Commission request a meeting with the Parks Department to discuss the improvements at Dinosaur Park. She added that she didn't think the Commission should wait two weeks in case they get started on the project.

Krull gave the gavel to Monroe.

Krull moved for the Commission to draft a letter to comment that natural building materials should be considered/used for the wall along Skyline Drive. The motion was seconded by Freytag seconded and carried unanimously.

Shelton moved to adjourn the meeting at 8:56 a.m. The motion was seconded by Freytag and carried unanimously.