

MINUTES
HISTORIC PRESERVATION COMMISSION
February 1, 2008

MEMBERS PRESENT: Richard Baumann, Duane Baumgartner, Mike Bender, Jean Kessloff, Norm Nelson, Pat Roseland, Dan Senftner, Scott Sogge, and David Viall

STAFF PRESENT: Karen Bulman and Risë Ficken

OTHERS PRESENT: Bill Kessloff, Ellie Schwiesow and Dawn Blickensderfer

Call to Order

Nelson called the meeting to order at 7:36 a.m.

Nelson asked if there were any questions or comments concerning the letter that was drafted in support of the proposed Pennington County Court House Preservation Plan.

Bauman moved, Roseland seconded and unanimously carried to authorize sending the letter drafted in support of the proposed Pennington County Court House Preservation Plan to the National Trust for Historic Preservation.

11.1 Review - 912 St. Andrew Street (08RS002)

Ellie Schwiesow advised that the current application is limited to the front elevation of the structure noting that if the request is approved, applications for changes to the side and the rear of the structure will be submitted. She briefly reviewed the request to widen the existing gable to expand the second floor area, provide a roof over the porch area, and add a dormer to provide natural light. Schwiesow indicated that the existing exterior appearance will be maintained and new siding will be painted gray to match the existing siding. She added that the trim would be white and the limited brickwork on the porch area would be a near match to the existing brickwork. Schwiesow referenced the examples of minimal traditional home designs included with the application noting that the proposed changes are consistent with other contributing structures of the same style.

Bender moved and Roseland seconded to recommend a finding that widening the gable, adding a window to the gable and constructing a new front porch roof and pillars on the property at 912 St. Andrew Street will have no adverse effect on historic property.

Viall advised that he had discussed the proposed improvements with Kate Divis at the State Office of History. Viall reviewed the concerns expressed by Divis, including the proposed addition of the dormer, the change in roof pitch and the elimination of the small hip roof entry noting that Divis had indicated that the proposed changes would cause the structure to become non-contributing. He added that the addition of the small window in the existing gable area would likely be an acceptable improvement.

The Commission reviewed and discussed the samples of minimal traditional architecture provided in the packet.

In response to a question from Sogge, Schwiesow indicated that it is unclear if the existing entry to the home is original noting that the original doorway may have been recessed.

In response to a question from Nelson, Schwiesow indicated that the brick steps at the front entry would either be replaced or covered with brick to divert the drainage away from the house.

In response to a question from Jean Kessloff, Schwiesow indicated that the new windows to be added to the structure would be appropriate to the minimal traditional style.

Lengthy discussion followed concerning potential design alternatives for the front elevation of the structure.

The motion unanimously carried to recommend a finding that widening the gable, adding a window to the gable and constructing a new front porch roof and pillars on the property at 912 St. Andrew Street will have no adverse effect on historic property.

Senfter moved, Roseland seconded and the motion carried to recommend a finding that the addition of a dormer with window on the property at 912 St. Andrew Street will have no adverse effect on historic property. (7 to 1 with Bender voting no)

Bender advised that an alternative design proposal could be submitted in the event that the State Office of History does not approve the application as proposed. Bulman added that an alternative design could be submitted as part of a case report, if required by the State Office of History.

11.1 Review - 1702 West Boulevard (08RS003)

Nelson suggested that the requests be considered separately.

Baumgartner moved, Sogge seconded and unanimously carried to recommend a finding that the installation of a basement egress window on the property located at 1702 West Boulevard will have no adverse effect on historic property.

Roseland moved and Baumann seconded to recommend a finding that rebuilding the upper portion of the addition, including the reconstruction and expansion of the existing hip roof over the addition, new windows in the addition and related electrical improvements on the property located at 1702 West Boulevard will have no adverse effect on historic property.

Blickensderfer explained that the addition is an un-insulated room adjacent to an insulated room located immediately to the north. She indicated that the addition is in poor condition and the ceiling is buckling from a drainage problem and water leak. Blickensderfer indicated that the windows in the addition are not to code and she reviewed the proposal to elongate the existing hip roof to the south to extend over the addition.

In response to a question from Roseland, Blickensderfer indicated that the hip roof would also need to be extended to the east in order to accommodate the additional width of the addition.

Blickensderfer added that the addition would be finished in the same stucco and wood detailing as on the remainder of the second story on the east side of the structure. She noted that another option would be to replace the flat roof on the addition.

Bender suggested that new windows in the elevation provided give the addition a Prairie-style appearance. He suggested that a narrower window could be used. Discussion followed concerning the suggestion to use Tudor-style windows in the addition.

In response to a question from Viall, Blickensderfer described the existing six-over-one double hung windows in the main house. Discussion followed concerning the potential to design casement windows to look like double hung windows.

Roseland and Baumann amended the motion to specify that the new windows would consist of narrower six-over-one double hung, side-by-side windows with timber between.

The amended motion carried unanimously to recommend a finding that rebuilding the upper portion of the addition, including the reconstruction and expansion of the existing hip roof over the addition, with the new windows to consist of narrower six-over-one double hung, side-by-side windows with timber between, and related electrical improvements on the property located at 1702 West Boulevard will have no adverse effect on historic property.

Minutes

Baumgartner moved, Jean Kessloff seconded and unanimously carried to approve the minutes of the January 18, 2008 meeting.

Treasurer's Report

Bulman advised that last year the budget allocation in the education line item was \$1,500 noting that the expenses for the Home Show booths were paid out of this line item and funding for the laptop was reallocated leaving a balance of \$540. She noted that the \$3,500 allocation for education associated with the Historic Preservation Ordinance is separate from the annual line item. Discussion followed.

New Business

Commission members welcomed new commissioner David Viall. Discussion followed concerning Viall's background working in the window industry and the beneficial information to be gained from his participation on the Commission.

Old Business

Kessloff moved, Bender seconded and unanimously carried to approve the letter of appreciation to Adrienne Kerst.

Historic Preservation Ordinance

Bill Kessloff reported on the Historic Preservation Ordinance subcommittee meeting with the City Attorneys noting that discussions included the need to locally designate historic districts. He indicated that Joel Landeen has offered to summarize all comments and prepare a final draft of the proposed ordinance to forward to Frank Gilbert for review. Bill Kessloff advised that he has been invited to present the draft Historic Preservation Ordinance to the West Boulevard Neighborhood Association on the fourth Monday in March. He expressed his hope that all Commissioners could attend the meeting. He added that Viall has offered to schedule a presentation of the proposed ordinance to the Construction Industry Center.

Nelson expressed his sincere appreciation to Bill Kessloff for all of his work on the draft Historic Preservation Ordinance.

Discussion followed concerning potential formats for presenting the information to the public, the potential for obtaining donations to help defray paper and printing costs associated with dissemination of the draft ordinance, the suggestion to review the draft ordinance with City Council members, efforts to obtain the support of City staff for the proposed ordinance, and the request submitted to the Attorney General for an opinion concerning the requirement to designate local historic district boundaries.

Adjourn

There being no further business, the meeting was adjourned at 8:56 a.m.