

MINUTES  
HISTORIC PRESERVATION COMMISSION  
May 16, 2008

MEMBERS PRESENT: Duane Baumgartner, Jean Kessloff, Ken Loeschke, Norm Nelson, Pat Roseland, Scott Sogge and David Viall

STAFF PRESENT: Joel Landeen, Marcia Elkins, Rod Johnson, Karen Bulman and Risë Ficken

OTHERS PRESENT: Bill Kessloff, Al Luond, Jerry Matson, Elli Schwiesow, and John Wagner

Call to Order

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

11.1 Review-1511 Mt. Rushmore Road (08CM011)

Al Luond advised that when the handrail was removed for replacement it was discovered that the porch was also rotted and needed to be replaced. Luond stated that the platform, stairs and railing would be constructed to meet current building codes using redwood materials.

**Roseland moved, Baumgartner seconded and unanimously carried to recommend a finding that the replacement of the entrance stair and platform on the property located at 1511 Mt. Rushmore Road will have no adverse effect on historic property.**

11.1 Review - 410 Sixth Street – City Parking Ramp (08CM012)

Jerry Matson, Lund Associates, referenced the elevations showing the proposed third level to be added to the existing parking ramp noting that the existing brick pattern will be repeated and that coping designs similar to those found on adjacent historic structures have been incorporated into the design. Matson indicated that the stairways will be extended to the third level and, brick repair, cleaning and bird control issues in the existing parking structure will also be addressed.

In response to a question from Nelson, Matson advised that the structure was originally designed to accommodate a third level.

In response to a question from Loeschke, Matson indicated that some of the ledges would be covered and electrical conduits would be moved in order to eliminate areas where pigeons currently roost.

Rod Johnson entered the meeting at this time.

Viall entered the meeting at this time.

In response to a question from Bill Kessloff, Matson indicated that they intend to match the brick exactly, or as closely as possible, noting that the issue will require further review.

In response to a question from Baumgartner, Matson indicated that the third level of parking will provide an additional 200 parking spaces resulting in a total of 495 spaces for the entire structure.

In response to a question from Baumgartner, Matson stated that it is his understanding that all of the parking will be leased parking.

**Nelson moved, Roseland seconded and unanimously carried to recommend a finding that the construction of a third level on the existing parking ramp located on the property at 410 Sixth Street will have no adverse affect on historic property.**

11.1 Review - 912 Saint Andrew Street (08RS006)

Elli Schwiesow identified the various 11.1 Review applications previously submitted and reviewed for the property at 912 Saint Andrew Street noting the State Office of History's position that any changes to the front elevation of the house would render the structure non-contributing. Schwiesow indicated that they intend to move forward with the remodeling project as proposed noting she feels the proposed new design will blend in well with the neighborhood.

In response to a question from Loeschke, Schwiesow indicated that the last application submitted for review included only the proposed changes to the front elevation of the structure.

Jean Kessloff thanked Schwiesow for all of her time and work on the project and the efforts made to review the project with the Commission.

Landeen entered the meeting at this time.

**Kessloff moved and Nelson seconded to recommend a finding that the exterior remodel of the house affecting the north, south, east and west elevations and the construction of a new garage on the property located at 912 Saint Andrew Street will have an adverse affect on historic property.**

Roseland stated his opinion that the windows proposed for the west side of the house have a commercial appearance. Schwiesow indicated that the west side of the house is not visible from the street as the house is located lower than the neighboring house. Discussion followed concerning the potential to substitute double hung windows on the west side of the house and issues associated with egress from the proposed second floor bedroom.

Discussion followed concerning the process to be followed after a determination of adverse impact is made and the anticipated action from the State Office of History.

Discussion followed concerning the ratio of contributing versus non-contributing structures in the West Boulevard Historic District and the Commission's concerns related to the continued loss of contributing structures within the District.

**The motion unanimously carried to recommend a finding that the exterior remodel of the house affecting the north, south, east and west elevations and the construction of a new garage on the property located at 912 Saint Andrew Street will have an adverse affect on historic property.**

625-629 St. Joseph Street – Windsor Block (08CM013)

J. Kessloff advised that the project was previously going to be completed in phases noting that the applicant is now proposing to complete both phases at this time. J. Kessloff reviewed the

requested improvements in detail noting that EIFS is proposed to be used on the upper façade of the 1950 building as the structure cannot support additional brick.

In response to a question from Roseland, J. Kessloff indicated that the bottom portion of the 1950 building would continue to be used for commercial purposes.

**Roseland moved and Viall seconded to recommend a finding that the replacement of the ceiling in the 1886 building; the construction of six residential lofts in the 1886 building, the installation of 15 new windows on the south and west elevations of the 1950 building; the construction of three residential lofts in the 1950 building; and, the addition of EIFS to the upper façade of the 1950 building on the property located at 625-629 St. Joseph Street will have no adverse affect on historic property.**

In response to a question from Nelson, J. Kessloff indicated that research indicates that the structure was originally used as a 31 room boarding house. J. Kessloff indicated that the when the carpeting is removed the original wall locations will be documented.

In response to a question from Ficken, J. Kessloff clarified that there are no new windows proposed for the east elevation of the structure.

**The motion carried, with J. Kessloff abstaining, to recommend a finding that the replacement of the ceiling in the 1886 building; the construction of six residential lofts in the 1886 building, the installation of 15 new windows on the south and west elevations of the 1950 building; the construction of three residential lofts in the 1950 building; and, the addition of EIFS to the upper façade of the 1950 building on the property located at 625-629 St. Joseph Street will have no adverse affect on historic property.**

Roseland left the meeting at this time.

#### Minutes

**Nelson moved, Baumgartner seconded and unanimously carried to approve the April 18, 2008 meeting minutes.**

#### Treasurer's Report

**Baumgartner moved, Nelson seconded and unanimously carried to authorize payment of the following invoices: South Dakota State Historical Society - Traveling Exhibit - \$75; Erica Johnson - Certificates of Recognition- \$100 (to be paid out of the Historic Preservation account); United Rentals - Home Show Equipment Rental - \$160.40; and, Ace Hardware - Lectern Parts - \$9.96.**

**Nelson moved, Viall seconded and unanimously carried to authorize the reallocation of funding from the Membership line item in the amount of \$30 and from the Laptop line item in the amount of \$52.06, for a total of \$82.06 into the Program Administration line item.**

In response to a question from Bill Kessloff, Bulman advised that a date extension to August was granted by the State Office of History to expend the \$3,500 allocated for Historic Preservation Ordinance education.

New Business

Bulman advised that Viall is registered to attend the seminar entitled Green Strategies for Historic Buildings to be held in Sioux Falls on May 29, 2008 noting that the Commission's authorization is required so that a travel request can be prepared and reimbursement processed for the \$65 registration fee. Discussion followed.

**J. Kessloff moved, Sogge seconded and unanimously carried to authorize David Viall to attend the Green Strategies for Historic Buildings in Sioux Falls on May 29, 2008 and to authorize reimbursement of registration fees in the amount of \$65.**

Bulman reported that the State Office of History approved the 2008-2009 Certified Local Government Grant application as submitted. Bulman stated that the State Office of History has requested that an additional \$10,000 be included in the 2008-2009 grant to accommodate the petroglyph project. Bulman indicated that the City will provide the contract and the State Office of History will oversee the project. Bulman stated that no matching funds will be required from the City for the project and the State will assist with the preparation of the Request for Proposals for the project.

**Nelson moved, Viall seconded and unanimously carried to approve the addition of \$10,000 to the 2008-2009 Certified Local Government Grant for the petroglyph project.**

2007 Annual Report

Bill Kessloff thanked staff for the work on the annual report. Bulman stated that she would pass the information on to Sharlene Mitchell as she had prepared the Annual Report.

**Baumgartner moved, Sogge seconded and unanimously carried to approve the 2007 Annual Report.**

Historic Preservation Ordinance

Bill Kessloff reported that a meeting with the Mayor and City staff resulted in the recommendation to amend the existing Historic Preservation Ordinance to designate only the West Boulevard area as a local historic district at this time. B. Kessloff noted concerns were expressed with regard to the length, detail and complexity of the draft Local Historic District Ordinance. B. Kessloff indicated that the Downtown Historic District and individually listed properties are not proposed to be designated at this time and will continue to be reviewed under the existing 11.1 Review process. B. Kessloff requested approval of the concept of moving forward with the recommendation and suggested that the Commission appoint the study committee at this time.

Landeen clarified that the City Council will appoint the study committee noting that the study committee will be limited to seven members. Discussion followed.

Elkins added that the purpose of the suggestion is to move forward with amending the existing ordinance to include only the West Boulevard area as a pilot project in order to identify and work through the issues, gauge community reaction and build confidence in the new process. Elkins indicated that if the Commission agrees with the recommendation, Landeen will write the ordinance amendments with the concept that the amendments would be simplified and narrower than the draft ordinance as currently written.

In response to a question from Nelson, Landeen discussed how the existing ordinance would be amended to include a new section addressing the local designation of only the West Boulevard area.

Discussion followed concerning additional amendments that could be made to the existing Historic Preservation Ordinance for the purposes of clarification at some point in the future.

Nelson requested clarification concerning whether the process as discussed can be accomplished in time to meet the August deadline to expend the ordinance education funding provided in last years Certified Local Government grant.

Landeen discussed the process for designating a local historic district.

Discussion followed concerning the information to be contained in the report to be prepared by the District Study Committee and the need for a periodic resurvey of the existing historic districts.

In response to a question from Loeschke, Landeen clarified that the pilot project will be limited to the West Boulevard area noting that City Council approval and an ordinance amendment would be required to authorize a District Study Committee for a different area.

Discussion followed concerning the draft ordinance prepared by Frank Gilbert.

**Nelson moved, Viall seconded and unanimously carried to approve the concept of moving forward with the designation of the West Boulevard area as a local historic district.**

Lengthy discussion followed concerning the number of individuals designated by State statute to serve on the District Study Committee versus the number of individuals currently serving on the Historic Preservation Commission, the need for the Commission to prepare a recommendation for members to serve on the District Study Committee for consideration by the City Council, the State statute language indicating that the members of the District Study Committee should be from the district where possible and suggestions concerning who might serve on the District Study Committee.

Loeschke requested that B. Kessloff and Roseland provide for the Historic Preservation Commission's consideration at the next meeting the names of seven individuals for recommendation to the City Council for appointment to the District Study Committee.

Nelson expressed his appreciation to the Mayor and staff for their help with the Historic Preservation Ordinance.

B. Kessloff stated that his research in polling other communities in South Dakota concerning their preservation efforts indicates that the Commission can be proud of Rapid City concerning their accomplishments with Historic Preservation as well as the direction the City is moving with the Historic Preservation Ordinance.

Preservation Month

J. Kessloff reported that there are two more scheduled functions remaining during Preservation Month and she invited the Commission members to attend and bring their families. J. Kessloff reported that the movie was well attended by approximately 80 people noting that the activities scheduled for the first weekend in May coincided with the blizzard event. J. Kessloff advised that the reception held at Pat Roseland's house for the State History Board of Trustees was well received. Discussion followed concerning the need for reimbursement of the private funds expended for the event.

Landeen left the meeting at this time.

Other Business

Viall advised that Sioux Falls uses cement pillars to identify major streets entrances to the historic districts. Viall suggested that a similar signage program or some type of markers along streets entering the West Boulevard Historic District may help to raise awareness to the district boundaries in Rapid City.

Elkins recommended that the suggestion be submitted to Kadramas, Lee and Jackson, noting that the design firm is currently performing the Mt. Rushmore Road Corridor Study.

Discussion followed concerning the need for area realtors to advise property buyers when properties are located in the historic district and the potential positive impact of signage identifying the boundaries of the district.

Loeschke stated that he would contact the consulting firm concerning the suggestion for signage identifying the historic district along the Mt. Rushmore Road corridor.

Adjourn

There being no further business, the meeting was adjourned at 8:52 a.m.