

MINUTES  
HISTORIC PRESERVATION COMMISSION  
October 19, 2007

MEMBERS PRESENT: Duane Baumgartner, Mike Bender, Adrienne Kerst, Jean Kessloff, Norm Nelson, Pat Roseland and Dan Senftner

STAFF PRESENT: Monica Heller and Risë Ficken

OTHERS PRESENT: Susan Grubl, Ellie Schwiesow, Bryan Fuller and John Wagner

Call to Order

Nelson called the meeting to order at 7:32 a.m.

11.1 Review – 632 St. Joseph Street

Susan Grubl provided a brief review of the request to remove a non-structural wall including the removal and relocation of electrical outlets in order to expand the existing floor space.

**Roseland moved and Baumgartner seconded to recommend a finding that the removal of a non-bearing non-structural wall, the removal and replacement of 12x12 ceiling tile with 12x4 ceiling tile and the relocation and disconnecting of four light switches on the property located at 632 St. Joseph Street will have no adverse affect on historic property.**

In response to a question from Ficken, Grubl advised that the heating and air conditioning ductwork in the wall would also be removed.

**Roseland and Baumgartner accepted a friendly amendment to the motion to recommend a finding that the removal of a non-bearing non-structural wall, the removal and replacement of 12x12 ceiling tile with 12x4 ceiling tile, the relocation and disconnecting of four light switches, and related mechanical work on the property located at 632 St. Joseph Street will have no adverse affect on historic property.**

In response to a question from Kessloff, Grubl indicated that she did not know if the original tin ceiling was still intact. Discussion followed. The Commission requested that the applicant take care to cause no damage during the renovations to any tin ceiling that may still exist on the property.

Grubl advised that the existing awnings would be reused noting that only that portion of the awning fabric displaying the business name and any advertising would be replaced. Discussion followed concerning the need for the Historic Sign Review Committee to address the proposed changes to the awning.

**The motion unanimously carried to recommend a finding that the removal of a non-bearing non-structural wall, the removal and replacement of 12x12 ceiling tile with 12x4 ceiling tile, the relocation and disconnecting of four light switches, and related mechanical work on the property located at 632 St. Joseph Street will have no adverse affect on historic property.**

11.1 Review - 912 St. Andrew Street

Ellie Schwiesow introduced Bryan Fuller as the contractor selected for the proposed project.

Bender entered the meeting at this time.

Kerst distributed a document outlining elements of Minimal Traditional Architecture.

Schwiesow provided a brief overview of the project and described the changes proposed for the second floor addition, including the master bath and walkout second story balcony.

Nelson indicated that the review of the house and the proposed new garage would be considered separately.

**Kessloff moved and Kerst seconded to recommend a finding that the second floor addition, the sunroom addition, the exterior alterations include the addition of new brick entry, construction of new covered front porch, enlargement for front door opening, addition of new dormer, addition of new wood awning and the replacement, relocation and resizing of various windows on the property located at 912 St. Andrew Street will have an adverse affect on historic property.**

Kessloff stated that the house is a contributing structure noting the remodel would render the house non-contributing.

Nelson expressed concern that the addition of a second story to the structure would overwhelm the neighboring houses.

Schwiesow advised that the roofline of the remodeled structure would be lower than the rooflines of the neighboring structures.

Kerst discussed aspects of Minimal Traditional Architecture noting that the plans would completely change the character of the house. Discussion followed concerning the structure's appearance from the street to be a one story or a one and one-half story home.

Discussion followed concerning the combination of Cape Code, Craftsman and Victorian style of architecture showing in the building elevations.

In response to a question from Nelson, Schwiesow confirmed that windows on the west side of the house would be removed, relocated and replaced citing concerns related to the proximity of the home on that side of the house.

In response to a question from Kerst, Schwiesow advised that the center bay window would be infilled as the new stovehood would be installed as a part of the alcove remodel. She clarified that the two smaller bay window openings would be left in place.

In response to a question from Bender, Schwiesow advised that all of the windows in the structure need to be replaced.

Bender reviewed the responsibility of the Historic Preservation Commission to protect the historic fabric of the structures within the district noting that he feels the renovations as proposed will completely change the historic fabric of the house.

Senftner expressed concern with the scope of the changes proposed for the structure.

Nelson advised that the Commission is constrained to a finding of adverse impact and he provided a brief review of the procedures related to a finding of adverse impact. He expressed concern that the existing house would be unrecognizable after the proposed changes were made.

Schwiesow indicated that the proposed changes need to be made in order to make the home livable and to make the home meet their needs. Schwiesow discussed similar changes that were made to other properties within the district.

Bender discussed the current popularity of the architecture of the 1940's and 1950's noting that the Commission must determine what is best for the historic property.

Schwiesow stated her opinion that the proposed design is in keeping with the neighborhood.

Discussion followed concerning the existing agreements with the State Office of History, issues associated with maintaining local control of 11.1 Review applications, concerns related to the potential for a loss of a portion of the Historic District as a result of the loss of contributing structures, and the loss of the authenticity of the existing structure as a result of the proposed remodeling.

Roseland expressed concern that the request is a major change to the property.

Nelson noted that all the windows are proposed to be resized and relocated on the west side of the house.

Schwiesow reviewed the proposal to relocate and replace the windows on the west side of the house in order to provide more privacy from the neighboring property. Schwiesow added that similar windows were used on another property in the area. Discussion followed concerning the determination of adverse impact that was made on the structure with the windows as referenced.

Kessloff advised that options are available to treat the existing windows in order to provide privacy from adjacent properties.

Schwiesow stated that she feels the proposed renovation would upgrade the entire neighborhood noting that the tradeoff is necessary in order for people to come into the neighborhood and invest and improve these homes.

Discussion followed concerning the loss of contributing structures through renovations, the potential for a decrease in property values in the neighborhood, the evaluation of historic properties in other communities and the structure's contribution to the district as an example of Minimal Traditional Architecture.

In response to a question from Nelson, Schwiesow stated that the square footage of the main floor will not be increased noting that a four seasons room would be added. She noted that additional plans include heated sidewalks and a heated garage floor. Schwiesow indicated that a master bathroom and master closet would be added to the second floor, hopefully doubling the square footage.

Ficken reviewed the zoning variances that will need to be obtained in order for the project to proceed as proposed, including a front yard setback variance, side yard setback variances and a lot coverage variance. Schwiesow clarified that the variance to the lot coverage was revised to 33% as opposed to 37%.

Discussion followed concerning the previous owner of the property.

**The motion unanimously carried to recommend a finding that the second floor addition, the sunroom addition, the exterior alterations include the addition of new brick entry, construction of new covered front porch, enlargement for front door opening, addition of new dormer, addition of new wood awning and the replacement, relocation and resizing of various windows on the property located at 912 St. Andrew Street will have an adverse affect on historic property.**

**Kessloff moved and Roseland seconded to recommend a finding that the construction of a new garage on the property located at 912 St. Andrew Street will have no adverse affect on historic property.**

Bender requested clarification concerning how much of the garage would need to be removed in order to meet the 30% lot coverage requirement. Bryan Fuller indicated that in addition to a portion of the garage being removed, the covered porch adjacent to the garage would also need to be removed. Discussion followed concerning the application of lot coverage calculations related to covered patio spaces and the proposed access to the new garage structure from the alley.

In response to a question from Roseland, Fuller advised that the height of the garage would be the same as the renovated house.

In response to a question from Bender, Fuller stated that a side yard setback variance is not required for the garage.

Roseland noted that if the proposed changes to the house are not approved the new garage would not match the existing structure.

In response to a question from Bender, Fuller stated that the footprint of the house is approximately 20 square feet larger than the footprint of the garage. Discussion followed concerning the dimensions of the house.

In response to a question from Bender, Schwiesow identified the project architect as Nicole Semmler. Discussion followed concerning the architect's licensing status and familiarity with historic architecture.

In response to a question from Schwiesow, Ficken advised that the State Office of History will make a determination concerning whether the project has an adverse or non-adverse impact within three business days. Discussion followed concerning the need for the submission of a case report in the event of a finding of adverse impact.

**The motion to recommend a finding that the construction of a new garage on the property located at 912 St. Andrew Street will have no adverse affect on historic property**

**resulted in a tie vote. (2-2-3 with Roseland and Nelson voting yes, Baumgartner and Bender voting no, and with Kessloff, Kerst, and Senftner abstaining from the vote)**

Discussion Items

Heller advised that the individuals requesting discussion of the property located at 1021 St. Joseph Street have withdrawn that request. Discussion followed.

Minutes

Ficken advised that the minutes from the October 5, 2007 meeting have not been completed and would be included in the next packet mailing. Nelson requested additional revisions to the September 21, 2007 meeting minutes.

**Roseland moved, Kerst seconded and unanimously carried to approve the September 21, 2007 minutes with additional corrections.**

Treasurer's Report

Ficken provided a brief review of the treasurer's report.

New Business

Senftner distributed copies of an article on historic homes recently published in the Rapid City Journal. Discussion followed. Nelson suggested that the article be considered for use during Preservation Month.

Buildings for Recognition

Roseland suggested that remodeled Thirsty's building be considered as a candidate for a recognition certificate. Discussion followed concerning the Buildings for Recognition subcommittee makeup. Baumgartner volunteered to serve as the subcommittee representative.

Special Projects Subcommittee

Roseland advised that he will contact the sign shop this week concerning the Clock Project.

Photo Documentation Project

Bender indicated that there was nothing new to report.

Photo Archive Catalogue Improvement

Nelson indicated that there was nothing new to report.

Historic Preservation Ordinance

Kessloff reported that the Historic Preservation Ordinance subcommittee has prepared comments for distribution to Frank Gilbert noting that the documents also include Joel Landeen's comments. She added that Chris Nelson has not yet commented on the proposed revisions.

Structures in peril

Kerst requested that staff contact the Street Department or the Parks Department concerning the need to repair the rock walls along Skyline Drive. Discussion followed.

There being no further business, the meeting was adjourned at 8:37 a.m.