

MINUTES  
HISTORIC PRESERVATION COMMISSION  
September 17, 2010

MEMBERS PRESENT: Scott Sogge, Pat Roseland, Jean Kessloff, Richard Grable, Tamara Pier, Shawn Krull, Cynthia Matson, Duane Baumgartner, Michael Bender, Eric James, Bonny Petersen, Council Liaison

OTHERS PRESENT: James Van Nuys, Beth Palmer, Brian Bade, Eirik Heikes, Dan Senftner, Bob Fuchs, Rod Johnson, Alan Hanks, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call to Order

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

Approval of Meeting Agenda

The following item was added to the agenda:

- New Business – Goetzinger meeting

**Baumgartner moved, Sogge seconded and carried unanimously to approve the meeting agenda as amended.**

516 Sixth Street (10CM032)

Van Nuys indicated that the removal and replacement of the existing transom with clear glass will bring more natural light into the building interior noting that the existing transom is unattractive and a safety issue. Van Nuys indicated that should restoration of the transom be required, the project would be referred to the building owner. He expressed his concern with the possible requirement to protect an unattractive and inappropriate addition. Van Nuys presented a photograph to support his position that the original transom design was three clear glass windows.

Bade voiced his support for the Van Nuys proposal noting that the transom is unstable and a safety issue.

Pier and Krull entered the meeting at 7:33 a.m.

Bade stated that he felt the stained glass transom is not original to the building and that, as this is the last Italianate structure constructed in the area, installation of the clear glass transom would be more appropriate with the original appearance.

Kessloff presented her research of the project, noting that she has been unable to obtain a cost estimate to restore the stain glass at this time. Kessloff indicated that Viall has inspected the transom to determine what can be done to stabilize the structure.

James indicated that the applicant has provided acceptable photographic evidence that the existing transom is not original to the building. Kessloff indicated that, while the existing transom may not be original, it has gained historic significance in its own right.

Peterson entered the meeting at 7:35 a.m.

**Baumgartner moved, James seconded and carried with Kessloff voting No to recommend a finding that the removal of the existing stain/leaded glass transom and**

**replacement with a three pane clear glass transom on the property located at 516 Sixth Street will have no adverse effect on historic property.**

Bender entered the meeting at 7:38 a.m.

Main Street Square (10CM034)

Heikes presented the request to construct the Main Street Square at the northeast intersection of Main Street and Sixth Street. Heikes complemented and thanked the Historic Preservation Subcommittee for their assistance and input on the project.

Heikes provided a review of the site improvements including the expansion of the garden areas into the right-of-way, the addition of the Native American color wheel and waterfall. Heikes addressed the manner in which the Subcommittee's concerns with the size and mass of the garden areas have been addressed. Heikes indicated that the spire heights have been reduced to comply with the Secretary of Interior Standards height requirements noting that the materials for the garden-scapes will be provided from local quarries.

Heikes indicated that the improvements to the Parking Garage will reflect and complement the historic aspect of the structure noting that eight foot retractable canopies will be installed on the south side of the structure.

Krull complemented FourFront for the design work on the project.

**Krull moved to recommend a finding that the construction of the Main Street Square and the remodel of the Parking Garage on the property located at the northeast corner of Main Street and Sixth Street will have no adverse effect on historic property. James seconded the motion.**

Kessloff stated that the purpose of a Main Street Square has always been to create a City's own sense of place and history. Kessloff stated that the design focuses on the surrounding geographical features not on the history and development of the City itself noting that rocks and spires are not natural to the downtown area. Kessloff stated that she cannot support the design as it does not respect the City's history and the mass and scale of the project are not in compliance with the Secretary of the Interior Standards.

Roseland indicated that the design is appropriate noting the impact the Black Hills had on the development of both Rapid City and the surrounding communities. Krull indicated that due to the proximity to the Black Hills and the Badlands, tourism has been a prominent economic force in the development of Rapid City noting that the design addresses that influence.

In response to a question from Pier, Heikes indicated that the height of the spires is 10% lower than the Prairie Edge parapets in accordance with the Secretary of Interior Standards. Matson addressed the input provided by the Subcommittee and the manner in which the design group incorporated those recommendations into the final design of the Square. Grable commented on the volume of public input the project has received.

Heikes addressed the incorporation of the Lamphere's artistic input on the project. In response to a question from Pier, Heikes indicated that the garden walls are utilized to reduce the impact of sound on the Square and to provide privacy for visitors to the Square.