

Minutes of the May 18, 2012  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Michelle Dennis, Jean Kessloff, Pat Roseland, Heather Knox, Cynthia Matson and Shawn Krull

**Members Absent:** Richard Grable, Eric James, Gavin Williams and Duane Baumgartner

**Others Present:** Karen Bulman, Jeanne Nicholson, Jay Swaby, Eric Monroe, Lynn Uhrig, Nicole Uhrig, Micah Schmid, Bonny Petersen, Council Liaison and Ron Sasso, Council Liaison Alternate

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

**Approval of Meeting Agenda**

Matson requested that Bylaws be added as an item under New Business. Roseland requested that the Committee have a discussion about the Buildings in Peril list.

**Krull moved to approve the meeting agenda with the noted additions. The motion was seconded by Matson and the motion was approved unanimously.**

**11.1 Reviews**

**908 South Street (12RS005)**

Uhrig reviewed the proposed request to demolish a garage and noted that they would like to build a two car garage with a loft that would match the existing style of the house.

In response to a question from Krull, Bulman explained that according to the aerial map, the garage does not appear to be a contributing structure.

Dennis explained that the house and attached garage are considered one structure and the map identifies two contributing structures on the property. She expressed her opinion that the unattached garage along the alley is a contributing structure. Additional discussion followed.

In response to a question from Krull regarding setback requirements, Bulman explained that an addition can be added to the existing detached garage without changing the setbacks; however, if the existing detached garage is demolished and a new garage is built, the new garage would need to meet the current setback requirements. A brief discussion followed.

**Krull moved to recommend a finding that demolishing the garage will have an adverse effect on historic property. The motion was seconded by Knox.**

Additional discussion followed regarding setback requirements.

Ron Sasso entered the meeting at this time.

**The motion to recommend a finding that demolishing the garage will have an adverse effect on historic property carried unanimously.**

306 7th Street (12CM013)

Swaby reviewed the proposed request to install an air conditioning unit on the east side of the building. He added that the air conditioning unit will be enclosed in an historic looking wood fence which will be painted maroon to match the building. Swaby further explained that the old units on the south side will eventually be removed.

**Krull moved to recommend a finding that installing an air conditioning unit on the east side of the building will have no adverse effect on historic property. The motion was seconded by Matson.**

Dennis expressed her opinion that the fence is not necessary and may draw more attention than the air conditioning unit.

Krull stated that he does not object to the fence but would like to see the fence painted a different color than maroon. Dennis concurred. Additional discussion followed.

Swaby advised that the paint for the color of the fence will be changed to match the deck.

**The motion to recommend a finding that installing an air conditioning unit on the east side of the building will have no adverse effect on historic property carried unanimously.**

1819 West Boulevard (12RS012)

Schmid reviewed the proposed request to install an egress window on the northeast corner of house.

Discussion followed regarding the size of the proposed window and code requirements.

**Krull moved to recommend a finding that installing an egress window will have no adverse effect on historic property. The motion was seconded by Matson.**

Kessloff expressed her opinion that the egress window opening may be located too close to the step and front door. Schmid stated that something will be placed over the ground opening for safety issues. Additional discussion followed.

**The motion to recommend a finding that installing an egress window will have no adverse effect on historic property carried unanimously.**

512 Main Street (12CM014)

Dennis advised that she will abstain from voting on this item.

Dennis informed the Committee that this is the last phase of development and that there are very few historic materials and features remaining on the second floor.

Monroe explained that the common area, stairway and elevator features from the first floor will extend to the second floor. He added that the intent for the second floor is to divide the space into four, possibly five, retail spaces. Monroe explained that the back stairways will be retained and that the steel fire door will be replaced with double wooden doors similar to the doors on the first floor. He advised that the windows on the Main Street side will be replaced with the same windows that are on the west side and that the glass block window in the rear stair well will remain as is. Monroe also noted that the openings for the two long windows on the north side

will be made smaller to match the existing square windows and that all of the square windows will be glass blocks. Additional discussion followed.

**Matson moved to recommend a finding that the remodeling of the second floor will have no adverse effect on historic property. The motion was seconded by Krull and carried with Dennis abstaining.**

#### **Approval of Minutes**

**Matson moved to approve the May 4, 2012 meeting minutes. The motion was seconded by Dennis and carried unanimously.**

#### **New Business**

##### Case Report for President's Plaza

Bulman informed the Committee that the applicant has requested that the Case Report be continued to the June 1, 2012 meeting. Bulman added the applicant has indicated that changes have been made to the front of the proposed building.

Krull expressed his opinion that the Committee needs to focus on actual footage of the structure as well as the height.

##### Bylaws

Matson expressed her opinion that the Committee should discuss the need for possibly changing the Bylaws to add alternate members to ensure that quorum is present for meetings. Discussion followed.

#### **Old Business**

##### Design Workbook comments

Bulman briefly reviewed the comments received at the workshop for the Design Workbook. She noted that several comments were received regarding the landscaping and color items in the workbook and expressed her opinion that they should be stated as a recommendation, not as a requirement in the workbook. Additional discussion followed.

Bulman reminded the Committee members that they should get their comments to her so she can forward them to Nore Winter. She added that the City Council approved the extension of the contract for the Design Workbook to the end of July.

Bulman informed the Committee that the State has increased the matching dollars to \$15.60 per volunteer hour.

##### Buildings in Peril

Roseland explained that he received a call from the owner of 1021 St. Joseph Street who was concerned with his property being included in the list of Buildings in Peril that was identified in the newspaper last week. Roseland advised that the owner indicated that the building has been restored. A brief discussion followed.

##### QR Coding

Kessloff informed the Committee that she received an email from Dan Daly requesting the history information for the buildings included in the project. Discussion followed.

**Dennis moved to adjourn the meeting at 8:40 a.m. The motion was seconded by Matson and approved unanimously.**