

Minutes of the January 4, 2013
Rapid City Historic Preservation Commission Meeting

Members Present: Pat Roseland, Lance Rom, Jean Kessloff, Michelle Dennis, Duane Baumgartner, Sally Shelton, Gavin Williams and Bill Freytag

Members Absent: Eric James and Heather Knox

Others Present: Katherine Palmer, Kip Harrington, Patsy Horton, Jeanne Nicholson, Chris Albers and Chris Wells

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

Approval of Meeting Agenda

Roseland requested that an item to discuss a work session be added under New Business.

Baumgartner moved to approve the agenda with the noted addition. The motion was seconded by Williams and carried unanimously.

11.1 Reviews

920 St James Street (12RS024)

Albers informed the Commission that he has visited with Knechts regarding the smooth versus textured finish on the siding and explained the options that are available to the property owner. He added that there is cedar siding with a 6 ½ inch reveal underneath the current masonite siding. He further explained that the cedar siding was punctured by the nails that were used to install the masonite siding.

In response to a question from Dennis, Albers expressed his opinion that the cedar siding cannot be repaired because of the nail holes and the cracks that are in the siding. He added that the cedar siding is being tested for lead.

Roseland reminded the Commission about their action on the windows and the siding at the December 21, 2012 Historic Preservation Commission meeting.

In response to comments from Albers, Dennis reviewed the responsibilities of the property owners as they pertain to repairing and restoring historic property.

Rom expressed his opinion that realtors should be informing buyers about the requirements of restoring properties in the Historic District.

In response to a question from Dennis, Albers advised that approximately 10 square feet of the masonite siding was removed on the east side. He added that the cedar siding was cracked and had puncture holes from the nails at this location.

Dennis briefly reviewed the Design Guidelines and expressed her opinion that the siding should be replaced with the same materials and have the same reveal as the cedar siding.

In response to a comment from Williams regarding the corners, Albers advised that the plan is to have a vertical corner using hardi-plank siding strips. Williams expressed his opinion that the corners should match the existing corners on the house. A brief discussion followed.

Freytag expressed his opinion that the cedar siding is compromised and unstable. He added that the cedar siding should be replaced with similar siding and that a 6 ½ to 7 inch reveal would be appropriate for the neighborhood.

Williams expressed his opinion that additional siding should be removed to determine what kind of corners were used. Albers advised that the owner would be willing to match the corners.

Palmer suggested that the Commission could make a motion to see the condition of the remaining siding prior to approving or disapproving the 11.1 Review. Albers expressed his opinion that the cedar siding is not repairable. Freytag suggested that the Commission move forward with an action on the 11.1 Review.

Roseland expressed his opinion that the hardi-plank siding is not appropriate for the Historic District.

Palmer informed the Commission that she visited with Paul Porter from the State Historic Office and that the hardi-plank siding with smooth side out is preferred. She added the warranty on the hardi-plank siding would be voided if the siding was flipped out.

Williams moved to approve the removal of the siding and the application of the hardi-plank smooth siding with the same reveal as the cedar siding and using the same size corners and window and door trim that was on the cedar siding so that the integrity of the historic features are maintained on the house. The motion was seconded by Baumgartner.

Albers advised that he will try and salvage the crown above the window.

Kessloff expressed concern that the Commission members were not able to look at the cedar siding prior to the Commission taking action on the 11.1 Review. She added that it makes it hard to vote on something when we don't have all the information needed to make an intelligent decision on the 11.1 Review.

Rom suggested that the applicant bring in pictures for the Commission to review.

The motion to approve the removal of the siding and the application of the hardi-plank smooth siding with the same reveal as the cedar siding and using the same size corners and window and door trim that was on the cedar siding so that the integrity of the historic features are maintained on the house carried with a roll call vote with Freytag, Shelton, Williams, Roseland and Baumgartner voting yes and Rom, Kessloff and Dennis voting no. (5 to 3)

Further discussion followed regarding the application process.

Roseland stated that the realtors have been provided information about the Historic District and that the Commission should work with realtors about informing buyers about the requirements for historic properties.

Approval of Minutes

Williams moved to approve the December 21, 2012 meeting minutes. The motion was seconded by Baumgartner and carried unanimously.

New Business

Introduction of new commission members

Everyone introduced themselves and welcomed the new members to the Commission.

West Blvd. Design Guidelines

Palmer requested the Commission to review the West Boulevard Design Guidelines and submit their comments to her no later than January 18, 2013.

Dennis expressed her opinion that the Commission is not following the proposed Design Guidelines and the Secretary of Interior Standards. Additional discussion followed.

Kessloff suggested that a work session be held to review the proposed Design Guidelines. Horton suggested that the Commission also look at the legislation giving the Commission the authority to make decisions on whether 11.1 Reviews have an adverse effect or a no adverse effect on historic property. It was determined that a work session will be held on January 16, 2013 from 6:00 p.m. to 8:00 p.m.

Housekeeping

Roseland reviewed housekeeping items pertaining to speaking at meetings, ground rules, emails, and timesheets.

In response to a question from Freytag, Baumgartner reviewed the appeals process.

A brief discussion followed regarding the legality of Commission members visiting with applicants about a project outside of a scheduled meeting.

The Commission reviewed the Subcommittees and it was determined to delete the subcommittees for the Photo Documentation Project, the Photo Archive Catalog Improvement, the Historic Preservation Ordinance, the West Boulevard Study Committee, the Dakota Middle School Liaison Committee, the Main Street Square Subcommittee and the QR Code Subcommittee, as these projects have all been completed.

The Committee also reviewed the special projects under Other Business and it was determined to delete the Sweeney House project from the list.

Work Session

Roseland suggested that when there are no 11.1 Reviews for scheduled meetings, the Commission should review training items at the meetings. A brief discussion followed.

The Commission decided to hold a work session for the 2013 Work Program on January 23, 2013 at 6:00 p.m.

Election of Officers

Dennis moved to elect Kessloff as Secretary. The motion was seconded by Williams and was approved unanimously.

Dennis moved to elect Duane Baumgartner as Vice Chairman. The motion was seconded by Williams and was approved unanimously.

Dennis moved to elect Pat Roseland as Chairman. The motion was seconded by Baumgartner and was approved unanimously.

Williams moved to adjourn the meeting at 9:08 a.m. The motion was seconded by Baumgartner and carried unanimously.