

MINUTES  
HISTORIC PRESERVATION COMMISSION  
November 6, 2009

MEMBERS PRESENT: Duane Baumgartner, Pat Roseland, Jean Kessloff, Scott Sogge, Ken Loeschke and Trevor Johnson

OTHERS PRESENT: Marcia Elkins, Karen Bulman, Jeanne Nicholson, Aaron Costello, Julie Pekron, Elli Schwiesow, Greg Wick, Michelle Dennis and Frank Gilbert

Call To Order

Loeschke called the meeting to order at 7:31 a.m.

Approval of Meeting Agenda

Kessloff requested that Grant Money for Individual Nominations be added to New Business. Sogge requested that the Notification Process for Historic Property and that 918 St. Cloud be added to General Discussion Items. **Sogge moved, Johnson seconded and carried unanimously to approve the Meeting Agenda as amended.**

912 Saint Andrew Street (09RS024)

Schwiesow requested final approval of the remodel project and briefly reviewed the revised window locations and the revised garage and house elevations.

Elkins explained that the original project went to the State for their determination based on the Committee's adverse recommendation. She added that the State determined that the project did have an adverse effect. Schwiesow's submitted the plans to the City Council for determination that all feasible and prudent alternatives had been met. She added that the City Council determined that all feasible and prudent alternatives had been met. She noted that because the plans are different than the ones approved by the City Council, staff is bringing the plans back to the Committee, with the applicant's cooperation, for further review to determine if the changes to the previously approved plans further impact the preservation of the property.

**Roseland moved to recommend acceptance of the changes. The motion was seconded by Johnson.**

In response to a question from Kessloff, Elkins explained that the revised plans will go to the City Council after the State has reviewed the revised plans. Additional discussion followed regarding the approval process, the revised window locations and the garage elevation.

**The motion to recommend acceptance of the changes carried with Loeschke, Sogge, Roseland, Johnson and Baumgartner voting yes and Kessloff voting no.**

816 12<sup>th</sup> Street (09RS023)

Pekron presented the request to lift the existing house, to remove the old foundation and to construct a new foundation. Discussion followed regarding the depth of the basement and what material will be used for the foundation.

**Roseland moved to recommend that the lifting of the house and that the construction of the foundation would have no adverse effect on the historic property. The motion was seconded by Baumgartner.**

In response to a question from Kessloff, Pekron indicated that the foundation would be painted concrete. A brief discussion followed regarding the concrete finish for the foundation.

**Roseland offered a friendly amendment to the motion to stipulate that the concrete foundation have a texture floated finish. Baumgartner accepted the friendly amendment.**

In response to Costello's question regarding egress windows, Pekron advised that two egress windows will be on the south side and one on the north side.

Roseland expressed his opinion that architectural drawings should be submitted. Additional discussion followed regarding the foundation work and egress windows.

**Roseland offered a friendly amendment to the amended motion to include two egress windows on the south side and one egress window on the north side. Baumgartner accepted the friendly amendment.**

Dennis clarified that the applicant has indicated that the two egress windows on the south side will be on the addition, not the existing structure.

**The amended motion to recommend that the lifting of the house and that the construction of the foundation with a texture floated finish and two egress windows on the south side and one egress window on the north side would have no adverse effect on the historic property carried unanimously.**

In response to Baumgartner's question regarding siding, Pekron advised that the existing siding will be restored and that vinyl siding for the addition will match the old siding. Baumgartner explained that vinyl siding would have an adverse effect on the property. Discussion followed regarding siding, window trim and the roof line.

Bulman reminded the Committee that the applicant has submitted a conceptual drawing and that a site plan is not available at this time. She reminded the applicant that a site plan will be required for the building permit.

Kessloff stated that the addition will change the original footprint of the house and could effect the contributing status of the property. A brief discussion followed.

In response to a comment from Sogge regarding the need for better drawings, Bulman advised that the applicant is looking for direction from the Committee and has provided conceptual drawings at this time. Discussion followed about adequate lot space for the house and the addition.

Dennis suggested that Committee members could tour the property to provide the applicant with a better understanding of what the building permit requirements will be. Dennis stated she would be willing to visit with the applicant. Pekron was in agreement with the additional help including a tour of the property.

Elkins suggested that the Committee should continue the entire application to allow the applicant additional time to have a site plan designed.

**Roseland moved, Baumgartner seconded and carried unanimously to rescind the previous motion.**

**Roseland moved, Baumgartner seconded and carried unanimously to continue the 11.1 Review for 816 12<sup>th</sup> Street to the November 20, 2009 meeting.**

918 St. Cloud

Sogge advised that the alley structure behind 918 St. Cloud is in disrepair. Bulman showed the photos of the property. Discussion followed regarding the condition of the foundation and the location of the structure in close proximity to the alley. Sogge presented the plans and noted that the building would be converted into a storage garage. He explained that the existing building will be shortened on the west side so that the structure will have less impact on the alley, that the structure will have a gable roof and that the existing basement will be filled in. In response to a question from Loeschke, Sogge explained that there currently are two structures on the property. He added that the house has been repaired and is currently a duplex. Discussion followed.

Notification Process for Historic Property

Greg Wick advised that he has drafted a notice for the seller's disclosure statement if the property is within the Historic District or the environs. He added that he has met with Tom Rau, President of the South Dakota Association of Realtors and that Rau expressed his support for the notification. Wick added that the seller's disclosure statement would include the notation that the property is located within the Historic District or the environs. He noted that a bill will need to be introduced at the Legislature to add any notice for recordation to the current statute. Discussion followed.

621 Main Street

Kessloff expressed her concern that the applicant did not follow the direction to research the removal of the fake brick as stated in the minutes. A brief discussion followed. Elkins explained that the motions need to be very specific and that the motion may have been interrupted differently.

Approve Minutes

**Baumgartner moved, Roseland seconded and carried unanimously to approve the minutes of the October 16, 2009 meeting.**

Treasurer's Report

Bulman briefly reviewed the copy and mailing costs associated with the Dakota Middle School National Register Nomination that were submitted by Jean Kessloff.

**Baumgartner moved to approve payment of \$96.04 to Jean Kessloff for the Dakota Middle School National Register Nomination expenditures. The motion was seconded by Roseland and carried with Johnson, Baumgartner, Roseland, Sogge and Loeschke voting yes and Kessloff abstaining.**

Creamery Mall Letter of Support

Baumgartner expressed his support for the improvements but expressed concern that the Committee was not provided with information earlier. Bulman advised that the owners applied for a Deadwood Grant for the window replacement and that they were then advised to obtain

support letters. She added that the owner is now requesting a letter of support from the Historic Preservation Commission for this project.

**Baumgartner moved, Kessloff seconded and carried unanimously to authorize the chairman's signature on the letter of support from the Historic Preservation Commission for the window replacement project on the Creamery Mall.**

December 2009 term expirations (Johnson, Baumann, Viall, Loeschke)

Bulman reminded the Committee members that they will need to submit a Citizen Interest Form to the Mayor if they are interested in being reappointment to the Committee.

Grant Money for Individual Nominations

Kessloff advised that the Committee needs to decide what they would like to do with the \$4,000 Grant Money for Individual Nominations. A brief discussion followed. Elkins suggested that the Committee review the Comprehensive Plan for ideas. Roseland and Baumgartner volunteered to be on a Grant Nomination Committee and to provide one or two ideas to the Historic Committee at the next meeting.

Dakota Middle School National Register Nomination

Elkins advised that the Mayor would like to obtain the School District's support for the nomination prior to the nomination being submitted to the State. She added that she has met with Mike Kenton from the School District who indicated that several committee members have expressed concern with how the nomination would impact the School District's ability to continue using the building as a school and that they would like additional information before they would take a position on the nomination. She suggested that this Committee needs to work with the landowners about their support for the nomination. Elkins added that an email she received from Chris Nelson advises that the State does not, as a policy, recommend nominations without support from the underlying landowners. Discussion followed. Elkins strongly encouraged the Historic Preservation Commission to once again meet with the School District to further discuss the nomination and then request that the nomination be continued until the property owners can support the nomination. Elkins advised that the School District has been provided copies of the nomination documents. Bulman advised that the Dakota Middle School National Register Nomination is on the December 11, 2009 agenda and that Chris Nelson has indicated that the nomination can be removed from the agenda as late as the day of the meeting. Additional discussion followed.

**Roseland moved to continue the nomination for Dakota Middle School National Register Nomination until the next nomination meeting in April. The motion was seconded by Sogge and failed with Sogge, Roseland and Johnson voting yes and Kessloff, Loeschke and Baumgartner voting no.**

Loeschke advised that the Committee will need to meet with the School District about the nomination. Elkins advised that she would contact the school.

Frank Gilbert, National Trust for Historic Preservation, advised that it is great to see the Committee working with the property owners of the Historic District.

Adjourn

There being no further business, the meeting was adjourned at 9:14 a.m.