

MINUTES
HISTORIC PRESERVATION COMMISSION
August 6, 2010

MEMBERS PRESENT: Scott Sogge, Jean Kessloff, Richard Grable, Tamara Pier, Shawn Krull, Duane Baumgartner, Michael Bender

OTHERS PRESENT: Harry Christianson, Craig Christianson, Kris Bjerke, Doug Noyes, Kim Noyes, Michelle Dennis, Alan Hanks, Marcia Elkins, Karen Bulman, Sharlene Mitchell

Call to Order

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

Approval of Meeting Agenda

Baumgartner moved, Pier seconded and carried unanimously to approve the meeting agenda as presented.

415 Main Street (10CM030)

Bjerke presented the request to renovate the interior of the 415 Main Street structure from an auto parts store to an office facility. Bjerke indicated that the new interior office walls would be glass to maintain the open space appearance, that ceiling skylights would be installed to allow more natural light into the building interior, that the elevator hoist would be retained and converted into a small conference area and the raised area to the rear of the building would be converted to offices. Bjerke indicated that no changes are proposed for the building exterior with the exception of signage that will be presented at a later date. In response to a question, H. Christianson indicated that the elevator hoist would remain operational.

In response to a question from Krull, Bjerke indicated that the existing ceiling materials will be replaced with an acoustical drop down tile to permit access to the new mechanical/duct work. In response to a question from Krull, H. Christianson indicated that the exposed brick will remain exposed. In response to a question from Krull, Bjerke indicated that the railing to the raised area would be replaced as it does not meet current Building Code requirements.

In response to a question from Krull, Bjerke indicated that no changes are proposed for the building exterior with the exception of a future change in signage. H. Christianson indicated that one of the Parts Central signs has been given to the previous owner noting that the second sign does not meet code requirements and will be removed. H. Christianson indicated that a plaque will be placed on the building identifying the date of the renovation.

In response to a question from Kessloff, Bjerke indicated that new drop down ceiling tiles will be installed to provide better service access to the new mechanical/duct work. Bjerke addressed the poor condition of the existing ceiling tiles and their inability to meet the acoustical demands of an office environment. Bjerke indicated that the existing florescent lighting will be replaced due to its inability to provide adequate lighting for the office environment. H. Christianson indicated that the light fixtures are available for donation to anyone wanting them.

Kessloff indicated that the defining features of an art deco building are the ceiling lights and ceiling tiles noting that only three art deco buildings remain in the City. Kessloff encouraged the retention of the lights and tiles if at all possible given their importance to the art deco design. Discussion followed regarding the status of the existing ceiling tiles and the impact the new drop

ceiling would have on the street view into the building. Kessloff commented on the ceiling recommendations outlined in the Preservation Briefs. C. Christianson addressed the safety issues associated with a portion of the existing light fixtures. Discussion followed regarding the proposed drop ceiling.

In response to a question from Krull, Bjerke indicated that all interior walls will be glass for the purpose of maintaining the open space atmosphere. In response to a question from Krull, Bjerke indicated that if the florescent lights can be refurbished and if they are not the main source of lighting an attempt would be made to incorporate them into the reception area.

Pier indicated that the project is exciting and will be an improvement to the downtown area noting her support for the use of the florescent lighting in the reception area in addition to proper lighting for work needs.

H. Christianson indicated that due to the glass walls, blinds will be utilized to provide privacy for the offices noting that the art deco accents will be incorporated where possible.

In response to a question from Dennis, Bulman reviewed the National Register Nomination. Dennis supported reflecting the art deco design in the reception area and recommended concentrating on what can be saved while finding a way to create a usable space.

Elkins indicated that while the exterior is art deco design the interior is industrial design. Elkins addressed the information provided by the State Historic Preservation Office regarding adaptive reuse. Elkins suggested that the Commission concentrate on the features being retained such as the elevator hoist and second floor area.

In response to a question from Elkins, Bjerke indicated that the interior details have not been finalized. Elkins suggested that the Commission approve the remodel concept with the understanding that the reception area material details will be submitted under a separate application when finalized.

Krull moved to recommend a finding that the conversion of the interior office space including the removal of the existing interior walls and the addition of new interior glass walls on the property located at 415 Main Street will have no adverse effect on historic property with the stipulation that the details of the interior lobby finish including ceiling finish will be submitted under a separate application for formal review. Grable seconded the motion.

In response to a question from Bender, H. Christianson indicated that the height and pitch of the skylights have not been finalized noting that they should not be visible from the street view. H. Christianson indicated that the intent of the skylights is to provide natural light to the building interior. Bender encouraged the applicant to keep the skylight pitch and height as low as possible. C. Christianson addressed their advocacy for Rapid City and historic preservation noting their intent is to create a building that will complement, not detract, from the downtown area. C. Christianson indicated their willingness to submit a separate application when the lobby design has been finalized.

In response to a question from Kessloff, Elkins clarified that the lobby area drop ceiling would be an element of the separate application.

The motion to recommend a finding that the conversion of the interior office space including the removal of the existing interior walls and the addition of new interior glass walls on the property located at 415 Main Street will have no adverse effect on historic property with the stipulation that the details of the interior lobby finish including ceiling finish will be submitted under a separate application for formal review carried unanimously.

1213 Clark Street (10RS016)

D. Noyes presented the request to construct a new residential structure on the Clark Street property. D. Noyes briefly addressed the history of the property and the vacation of the right-of-way along the rear property line noting that a “no build” easement has been placed on the area due to the unstable soils. D. Noyes indicated that the final structure elevations would be subject to the elevations required to support a gravity feed sewer. D. Noyes reviewed the photographs providing the view shed from the subject property to all adjacent properties.

In response to a question from Kessloff, Dennis indicated that the property is in the West Boulevard Historic District and therefore falls under the infill guidelines.

Pier moved to recommend a finding that the construction of a new residential structure on the property located at 1213 Clark Street will have no adverse effect on historic property. Grable seconded the motion.

Krull suggested the utilization of privacy screening between the new structure and the historic properties on the east property line to reduce the impact of the new structure on the district.

In response to a question from Kessloff, Dennis indicated that the evaluation elements would include size and scale, materials, setbacks and structure position.

The motion to recommend a finding that the construction of a new residential structure on the property located at 1213 Clark Street will have no adverse effect on historic property carried with Kessloff abstaining.

Elkins recommended that Kessloff clarify the conflict of interest to support the abstention vote. Pier stated that based on her research of the Commission bylaws a “conflict of interest” is not required for an individual to abstain from voting. Pier indicated that she would provide additional information on the abstention issue in the future.

Approval of Minutes

Kessloff requested that the minutes be amended to reflect that the applicant of 907 Clark Street did not object to the placement of the air conditioning unit in the rear yard. **Pier moved, Krull seconded and carried with Grable abstaining to approve the minutes of the July 16, 2010 meeting as amended.**

Treasurer's Report

Bulman addressed the current copy and postage charges assessed to the budget. Bulman advised the Commission that the 2010-2011 CLG grant has been approved and encouraged the Commission to begin working on the identified projects to insure their completion in a timely manner.

Emergency 11.1 Review Approved by SHPO

Bulman indicated that the application was submitted to the State Historic Preservation Office as an emergency review as the existing roof had been removed and needed to be replaced as quickly as possible. Bulman indicated that she has advised the property owner of the 11.1 Review requirements for the property.

West Boulevard Photo Project

Kessloff indicated that she is continuing to work on the project.

West Boulevard Study Committee

Elkins indicated that Goetzinger will present the final report to the September 1, 2010 Legal and Finance Committee.

Dakota Middle School Liaison Committee

Baumgartner addressed the architect's request for clarification regarding the removal, restoration and reinstallation of the balcony seating. Bulman indicated that the State Historic Preservation Office was contacted and the request is a permitted action as long as the restored seating is reinstalled.

In response to a question from Dennis, Elkins indicated that the architect advised that the plans would be presented to the Commission in mid-September. Baumgartner indicated that a meeting with the liaison committee has been scheduled for August 15, 2010.

In response to a question from Kessloff, Krull indicated that her concerns and comments would be presented to the architect at the August 15, 2010 meeting.

Main Street Square Subcommittee

Krull indicated that the Mayor, the State Historic Preservation Office and the Main Street Square Group met after the last presentation noting that the Subcommittee was not included in the meeting. Elkins indicated that it was a last minute meeting called at the Mayor's request.

Krull indicated that the decisions reached during the meeting with the State Historic Preservation Office effectively make the Subcommittee input on the project ineffective and irrelevant.

In response to a question, Bender indicated that the project should be placed for bid at the end of August with a possible construction start of November. Bender expressed concern that while the same engineering firm is working on both the 6th Street Reconstruction project and the Main Street Square project, the plans are not compatible.

Mt. Rushmore Road Corridor Study

Elkins addressed the current status of the study noting that the study has been completed and the Final Report approved. Elkins suggested that the item be removed from the Subcommittee list. **Krull moved, Baumgartner seconded and carried unanimously to remove the Mt Rushmore Road Corridor Study from the Subcommittee list.**

Skyline Drive Rock Guardrails

In response to a question, Elkins indicated that the City has been unable to secure funding for the restoration of the Skyline Drive rock guardrails. Krull indicated that he has asked a contact

of his who specializes in restoration of these types of structures to evaluate the guardrails and provide information regarding the type and cost of restoration required. Discussion followed.

Other Business

Kessloff indicated that the grandson of Valentine McGillicuddy will be in Rapid City August 19-21, 2010.

Adjourn

There being no further business the meeting was adjourned at 8:58 a.m.