

MINUTES OF THE FEBRUARY 4, 2011
RAPID CITY HISTORIC PRESERVATION COMMISSION MEETING

Members Present: Pat Roseland, Heather Knox, Cynthia Matson, Duane Baumgartner, Jean Kessloff, Scott Sogge and Rich Grable

Members Not Present: Tamara Pier, Shawn Krull and Eric James

Others Present: Karen Bulman, Marcia Elkins, Michelle Dennis, Mayor Alan Hanks, Terry McLaughlin, Jake Boerger, Barbara Soderlin, Patri Riker and Fred Thurston

Roseland called the meeting to order at 7:30 am.

Approval of the Agenda

Baumgartner moved to approve the Agenda with the addition of Soderlin 11.1 Review under Old Business. The motion was seconded by Sogge and approved unanimously.

11.1 Review - 907 West Boulevard (11RS001)

McLaughlin indicated that he was representing the owner, Dawn Renee Coyle in the request to remove and replace the existing stairs and deck landing. He indicated that he would be replacing the existing structure with the same construction as it has deteriorated and does not meet the current code.

Grable entered the meeting at this time.

Matson moved to recommend a finding that the removal and replacement of the existing stairs and deck landing at 907 West Boulevard has no adverse effect. Baumgartner seconded the motion.

Kessloff asked McLaughlin if the owner would consider reversing the stairs to lead to the back of the building. Discussion followed regarding there being a separate apartment upstairs, the location of windows on the wall, the construction that the builder has started and the location of the parking.

Dennis outlined her suggestion to reverse the direction of the stairs to reduce the impact of the non-historic stairs on the front view of the historic home. Discussion continued regarding contacting the property owner and the potential impact of the changes on the use of the property.

Sogge made a substitute motion to continue the 11.1 Review for 907 West Boulevard (11RS001) to the end of the meeting. Grable seconded the meeting and it was approved unanimously.

11.1 Review - 415 Main Street (11CM006)

Riker presented the proposal to complete a partial interior demolition, demolish the rear floor area for the new stairs, create a second access at the rear of the building, construct two walls at the front with

display cases, encase the stairs with walls, add windows to the west wall, replace the front and rear doors, remove of non-bearing walls in the basement, construct a canopy along the rear of the structure, install guard rail at the rear of the structure along the exterior landing with stairs, install new hand rails at both the front and rear of the building and construct new walls in the basement. She reviewed the photos of the existing structure noting the clay tile that will remain exposed. She also reviewed the installation of the landscaping at the rear of the building. In response to a question from Elkins, Riker reviewed the installation of linear skylights at the front and the rear of the building, and described the installation of light tubes to the basement as well as, the installation of a new roof with a tapered insulated membrane roof. Discussion continued.

In response to a question from Kessloff, Riker reviewed the extension and enclosing of the staircase at the front of the building. Thurston outlined the use of the shelving unit and glass wall at the front of the building to preserve the original storefront feel at the front of the building. Additional discussion followed regarding the location of the enclosure of the stairs at the front. Discussion continued on the original stair rail, the potential retention of the existing lights if they can be made functional and the retention of the elevator shaft as a skylight.

Sogge moved to recommend a finding that the proposed partial interior demolition, remodeling of the rear half of the main floor, the reroofing and installation of sky lights and tube lights, the demolition of the rear floor area and construction of new stairs, the construction of the new walls at the front of the building, the enclosure of the front stair well, the installation of new hand rails at both the front and rear of the building, the construction of new walls in the basement, the installation of new exterior windows and the conversion of the new loading dock at the rear entry including the replacement of the railings and installation of the canopy on the property located at 415 Main Street(11CM006) will have no adverse impact. Matson seconded the motion and the motion was approved unanimously.

11.1 Review - 907 West Boulevard

McLaughlin indicated that he had contacted the owner and she indicated that she would prefer to retain the stair entrance at the front of the building to avoid additional congestion along the alley. Sogge indicated he spoke briefly with the owner and he confirmed the conversation.

Matson moved to recommend approval of a finding that the request to remove and replace the existing stairs and deck landing at 907 West Boulevard (11RS001)will have no adverse impact The motion was seconded by Baumgartner and approved with Matson, Baumgartner, Roseland, Sogge, Knox, Grable voting in favor of the motion and Kessloff voting against the motion.

11.1 Review - 629 St. Joseph Street (11CM005)

Upon a question from Roseland, Kessloff removed herself from the Commission.

Kessloff presented the 11.1 application for 629 St. Joseph Street on behalf of the owner, Dan Senftner. She described the proposal to restore four windows and the entrance on the west wall of the building.

In response to a question from Roseland, Kessloff indicated that the request did not include the replacement of the display window at the front of the building or the windows at the rear of the building as a structural engineer must review the proposed work. Kessloff described the relocation of the furnace, the removal of an existing partition half-wall, removal of the furnace enclosure, the electrical work and the installation of railings on the steps in the interior of the building.

Discussion continued.

Baumgartner moved to recommend approval of a finding that the restoration of the seven first floor windows on the west wall, construction of the display window at the front of the building, the reconstruction of the original doorway, the relocation of the furnace, the electrical work, the removal of the existing partition half-wall and the installation of the railings at 629 St. Joseph Street (11CM005) will have no adverse impact. The motion was seconded by Sogge and was approved unanimously with Kessloff abstaining.

Kessloff rejoined the Commission at this time.

510 9th Street (11CM007) – Preliminary Review Only

Nick Boerger reviewed the demolition work that has been completed and presented a photo of the proposed interior finishes and reviewed the interior floor plan. Riker described the replacement of the original front door with a functional door. Discussion followed regarding ADA accessibility to the front of the building and the inset of the door.

Roseland requested that a tour of the building.

Discussion followed regarding the artist's rendition of the proposed interior of the building.

In response to Sogge's offer to assist the applicant with their project, Roseland appointed Sogge as the liaison from the Historic Preservation Commission to the 510 9th Street project.

Mattson moved to approve the Chair's appointment of Sogge as the Historic Preservation Commission's liaison to the 510 9th Street project. The motion was seconded by Baumgartner and approved unanimously.

Old Business

Soderlin reviewed the previous 11.1 application and the issues that were discovered when they opened up the building. She noted that as a result of the damage and wood rot they found, the contractor removed the entire wall. She requested the Commission's support for the variance request to reduce the side yard setback.

Discussion followed regarding the variance process and criteria for review of variances.

Mattson moved to authorize Sogge to draft a letter to the Zoning Board of Appeals in support of the variance request to reduce the setback for the Chairperson's signature and authorize Sogge to appear at the hearing and speak in favor of the variance request on behalf of the Historic Preservation Commission. The motion was seconded by Grable and approved unanimously.

Discussion followed on the criteria for variances.

Baumgartner moved to approve the minutes of the January 7, 2011 meeting. The motion was seconded by Mattson and approved unanimously.

Discussion followed on the home show booth March 25 to 27, 2011. Knox and Sogge offered to serve on the Home Show Committee.

Mattson made a motion to confirm the Chair's appointment of Knox, Sogge and Krull to the Home Show Committee. The motion was seconded by Baumgartner and carried unanimously.

Roseland appointed Elkins, Bulman, Sogge, Brennan and Roseland to the Design Guidelines Consultant Selection Committee.

Baumgartner moved to confirm the Chair's appointment of Elkins, Bulman, Sogge, Brennan and Roseland to the Design Guidelines Consultant Selection Committee. The motion was seconded by Mattson and approved unanimously.

Discussion followed regarding a possible date for the Historic Preservation Commission to meet with Historic Rapid City Board. Dennis indicated that her board is willing to meet.

Sogge move to hold a Special Historic Preservation Commission Meeting on February 23, 2011 to meet with the Historic Rapid City Board. The motion was seconded by Knox and approved unanimously.

Roseland updated that Commission on the status of work on the clock. Roseland outlined the work that he has been doing on the project and an overview of the funds that have been expended to date. In response to a question from Mattson, Roseland provided an overview of the Clock Project to be installed on the First National Bank building at 7th Street and Main Street. Discussion followed on the ownership of the clock, the use of the clock project as a centerpiece of Historic Preservation Month in May and the need for agreements with the property owner and insurance requirements.

Heather Knox introduced herself to the Commission.

Peterson reviewed HB 1099, a bill regarding the criteria for the review of projects in locally designated Historic Preservation Districts. Discussion followed with Bulman noting that the bill has been approved by the House and action is now pending before the Senate. Discussion continued.

Roseland invited Peterson to participate in the Design Guidelines Consultant Selection Committee.

Baumgartner asked for clarification of the impact of the 10% 2012 State Budget cuts on the State Office of History.

Discussion followed on the Zoning Ordinance requirements for the West Boulevard District and future grant applications to undertake additional work on possible Zoning District Overlays for the West Boulevard District.

Mattson moved to adjourn. The motion was seconded by Sogge and approved unanimously.