

Minutes of the February 18, 2011
Rapid City Historic Preservation Commission Meeting

Members Present: Duane Baumgartner, Heather Knox, Jean Kessloff, Rich Grable, Eric James, Shawn Krull, Scott Sogge

Members Not Present: Pat Roseland, Tamara Pier, Cynthia Mattson

Others Present: Marcia Elkins, Karen Bulman, Steve McCarthy, Frank Smyle, Jake Boerger, Patri Riker, Tony DeMaro

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

Approval of Meeting Agenda

Kessloff requested that a discussion of "Gas Meters on Sixth Street" be added under New Business. Sogge requested that "Roofing" be added under New Business.

James moved to approve the agenda with the addition of "Gas Meters on Sixth Street" and "Roofing" added under new business. The motion was seconded by Baumgartner and approved unanimously.

11.1 Reviews

508 6th Street (529 Main Street) (11CM008)

McCarthy reviewed the proposed remodel of the interior of the building. He noted how the gas meters will be addressed on his building. McCarthy reviewed the demolition work that has been completed to date.

Krull moved to recommend a finding that the remodeling of the interior and the re-roofing to include new mechanical roof units of 508 6th Street (529 Main Street) will have no adverse impact. The motion was seconded by James.

In response to questions from Kessloff, McCarthy indicated that this is a tax credit project. He proceeded to review the changes being made to the windows and the exterior of the building. McCarthy reviewed the installation of the roof mounted HVAC units and the replacement of the rubber roof and the installation of a new rubber membrane roof. He indicated that there would be no changes in the roof structure or the roof installation.

The motion was approved unanimously.

510 9th Street (11CM007)

DeMaro reviewed the demolition work that has been completed to date noting the timber girders that have been revealed and the brick columns. DeMaro and Riker reviewed the proposed carriage door replacement on Main Street and 9th Street as well as the restoration of the single door on the north side of the building. They reviewed the changes to the east side and the infill of the door on the south side of the building. They continued with the description of the replacement of the two garage doors with (one operable and one inoperable door) mimicking the garage door onto the patio.

In response to a question from Kessloff, DeMaro indicated that the project is a tax credit project.

Discussion followed regarding the removal of the shed roof on the east side of the building with DeMaro noting that the request includes the removal of the shed roof.

James moved to recommend a finding that the interior remodel of the first floor, replacement of the carriage doors, side door and two garage doors on the patio, the removal of the two doors and replacement with windows on the east side, the infill door on south side and the removal of the exterior shed roof on the east side of the building will have no adverse effect. The motion was seconded by Grable and approved unanimously.

James moved to table the Approval of the February 4, 2011 Meeting Minutes. The motion was seconded by Baumgartner. The motion was approved unanimously.

Sogge reminded the Commission that they needed to sign up for the Home Show.

Bulman noted that the Design Guidelines Consultant Selection Committee has met and will be interviewing consultants on Tuesday.

Bulman noted that the meeting with the Historic Rapid City group has been scheduled for February 23, 2011 at 5:30 pm in the Third Floor West Conference Room.

Sogge reviewed the concern with roofing permits now being subject to historic review requirements. Discussion followed. James and Krull indicated that they felt the roofing permits should be submitted for review and approval of the roof replacement. Discussion continued.

Kessloff reviewed the issue of Montana Dakota Utilities installing gas meters on the front of Historic Buildings in the Downtown Historic District. In response to a question from Kessloff, Bulman reviewed her discussions with a representative of Montana Dakota Utilities noting that the right-of-way permits are subject to review through the Historic Preservation Commission. Discussion continued.

Bulman noted that there were additional updates needed to the Membership List indicating that she will resend the list on Monday.

James moved to adjourn. The motion was seconded by Kessloff and approved unanimously.