

Minutes of the April 19, 2013
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Michelle Dennis, Sally Shelton, Duane Baumgartner, Shawn Krull, Lance Rom, Jim Jackson and Bill Freytag

Members Absent: Heather Knox and Gavin Williams

Others Present: Katherine Palmer, Jeanne Nicholson, Chris Albers, Eric Monroe, Tom Lehman, Dan Tribby, Gene Wittkowske, Tim Goodwin, Fred Thurston, Joel Landeen, Carla Cushman and Bonny Petersen, City Council Liaison

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

Approval of Meeting Agenda

Kessloff requested to add Historic Preservation Month as an item under New Business.

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

11.1 Reviews

1123 Fulton Street (13RS010)

Wittkowske briefly reviewed the application and noted that the siding will be replaced with LP Smartside siding and the new shutters will be vinyl. He added that the trim, fascia and window facing will remain but will be refinished.

Goodwin informed the Commission that the color of the siding will be changed from pink to beige.

Freytag moved to recommend a finding that the replacement of the existing siding and shutters with LP Smartside 7" siding and 14" vinyl louvered shutters will have no adverse effect on the historic property at 1123 Fulton Street. The motion was seconded by Jackson.

In response to a question from Baumgartner, Krull advised that the porch is part of the original house and is included in the Historic Inventory.

In response to a comment from Baumgartner regarding shutters, Kessloff advised that the nomination photographs show that shutters existed on the house. Dennis commented that shutters are added features and are not part of the character defining features of the house. She noted that the shutters are not inappropriate and are decorative.

Dennis questioned the age of the siding and commented that she was under the impression that at one time, this was a log house. Wittkowske noted that the current siding has been patched and weathered but none of the siding has been removed.

Kessloff added that the logs have not been substantiated in any of the available records. She expressed her opinion that she cannot make a well informed decision on the 11.1 Review because no pictures or samples of deterioration of the siding have been provided to the Commission for our review.

In response to a question from Krull, Goodwin advised that the current siding is a masonite lap siding.

Additional discussion followed regarding the condition of the existing siding.

Freytag called question. The motion to call the question was seconded by Jackson.

Krull asked if the siding will be wood, wood grain or flat side. Krull expressed his opinion that discussion can continue if the replacement siding will be flat siding.

Dennis advised that the State office has repeatedly stated that the wood grain appearance is inappropriate and that flat siding would be more appropriate. Additional discussion followed.

Krull asked if there are any objections to calling the question. Kessloff advised that she objects to calling the question.

The motion to call the question failed with Kessloff, Dennis, Shelton, Baumgartner, Krull and Rom voting no, and Jackson and Freytag voting yes.

Kessloff expressed her opinion that all homeowners should be informed of the tax moratorium which requires that all the Department of Interior standards are followed when it comes to improving historic properties. A brief discussion followed.

Jackson requested that an item be added to a future agenda about informing homeowners about the tax moratorium.

In response to a question from Freytag, Krull suggested that the applicant change the request to replace with flat siding.

Freytag amended the motion to recommend a finding that the replacement of the existing siding and shutters with flat siding and 14" vinyl louvered shutters will have no adverse effect on the historic property at 1123 Fulton Street. The amended motion was seconded by Jackson.

Goodwin commented that the homeowners would agree to using the flat siding instead of the wood grain siding.

A brief discussion followed regarding the appropriate color of the siding.

Dennis called the question. There were no objections by the Commission to call the question.

The amended motion to recommend a finding that the replacement of the existing siding and shutters with flat siding and 14" vinyl louvered shutters will have no adverse effect on the historic property at 1123 Fulton Street carried with Dennis, Shelton, Baumgartner, Krull, Rom, Jackson and Freytag voting yes and Kessloff voting no.

913 St. James (13RS011)

Albers informed the Commission that the patio is not currently accessible. He explained that the homeowners are not proposing to change the footprint but are requesting to strip off the roofing materials, to install a deck with colonial style spindles and white hand railing and to replace the window with a door to access the deck.

Baumgartner moved to recommend a finding that conversion of the existing patio cover on rear of structure to a deck, the installation of a railing and the replacement of the window with a door will have no adverse effect on the historic property at 913 St. James Street. The motion was seconded by Rom.

Dennis asked if the homeowners would be interested in using something more flattering for the hand railing that would be in character with the style of the house. She suggested using something that would be flatter.

Albers advised that he would visit with the homeowners about the Commission's suggestion.

In response to a question from Baumgartner, Albers explained that a door has not been selected yet and that the homeowners would be willing to follow the Commission's stipulations regarding the door. He noted that the proposed plan is for a plain door which would be painted to match the siding.

The motion to recommend a finding that conversion of the existing patio cover on rear of structure to a deck, the installation of a railing and the replacement of the window with a door will have no adverse effect on the historic property at 913 St. James Street carried unanimously.

502 Main Street (13CM006)

Dennis informed the Commission that she would abstain from voting on the 11.1 Review

Dennis reviewed the proposed request to install a covered bar on the north end of the deck and to install posts along the roof deck's perimeter to attach strings of non-permanent light fixtures. She noted that the bar will have fold up panels that can be raised and lowered for additional shade, shelter and storage. She noted that all materials will match the existing approved materials on the building.

Monroe informed the Commission that the canopy on the north face on the upper level of the building will be removed.

Dennis explained that the roof of the bar will extend to the awning that will be removed. She noted that the tables and umbrellas will be used as before and that lights will be strung from the proposed poles with minimal impact on the appearance of the property.

Monroe reviewed the bar measurements and noted that the bar will be placed in a location to eliminate its visual impact on the property. He added that the small shades on the lights will reduce the glare and will not negatively impact the appearance of the property.

Dennis noted that the lights, tables and umbrellas will be moved during the winter but the posts will remain intact and would be visible.

Baumgartner moved to recommend a finding that the installation of a 20 foot x 13 foot covered bar, on the north end of the deck, with hinged panels that can be raised and lowered and the installation of posts along the roof decks perimeter to attach strings of non-permanent light fixtures will have no adverse effect on the historic property at 502 Main Street. The motion was seconded by Shelton.

In response to a question from Krull, Monroe explained that the wind issue has been considered and that the covered bar would minimize the wind profile when the wood framed panels are closed.

The motion to recommend a finding that the installation of a 20 foot x 13 foot covered bar, on the north end of the deck, with hinged panels that can be raised and lowered and the installation of posts along the roof decks perimeter to attach strings of non-permanent light fixtures will have no adverse effect on the historic property at 502 Main Street carried with

Shelton, Baumgartner, Krull, Rom, Jackson, Kessloff and Freytag voting yes and Dennis abstaining.

Approval of Minutes

Jackson moved to approve the April 5, 2013 meeting minutes. The motion was seconded by Rom and carried unanimously.

New Business

Ex Parte

Landeen briefly explained the due process requirements and the duties of the Commission. He further explained the legal issues as they relate to an individual visiting the property and the entire Commission visiting the site. He added that the Commission cannot be both the investigator and the judge. A lengthy discussion followed.

Rom asked what recourse the Commission has when the applicant provides false information. Landeen reviewed the options available to the Commission. Additional discussion followed.

Thurston expressed his opinion that the most serious problem is that contractors and homeowners are uninformed about Historic Preservation requirements. He added that the goal of the Commission is not to delay the approval of 11.1 Reviews, but to provide homeowners with preservation options that are available for their property. He explained that many years ago, a committee was established to visit properties to explain to the homeowners what options are available to them so that they can retain the historic characteristics of their properties.

Landeen recommended that an individual, separate from the Commission, be selected to go and visit properties to inform the homeowners about the options that are available to them. He added that this would be beneficial to the Historic Preservation Commission. He noted that public education would be an excellent tool for the public.

Freytag expressed his opinion that once the application is filed, the public hearing process needs to be honored by the members of the Commission.

Jackson asked if the homeowner/applicant is getting the necessary information about the requirements of the application at the time they submit the application.

Krull asked if the application needs to have more distinct requirements at the time of submission.

Palmer reviewed the application process and noted that the Department of Interior standards are included in the application.

Landeen suggested that the public should be informed about talking to someone who is experienced in historic preservation prior to visiting with contractors and submitting the application.

Freytag suggested that a mailing to property owners within the Historic District be done to inform them about the Historic Preservation requirements prior to them making a decision on the improvement projects.

Palmer advised that a mailing to the owners of contributing structures is scheduled in the near future to explain about improvements to their property. She added that another document would be sent to all the professionals from previous Historic Preservation Commission applications and the Black Hills Homebuilders members.

Landeen suggested that the mailing could also be sent to licensed contractors.

In response to a question from Krull, Palmer advised that a large portion of the budget for the current year was spent on the Preservation Briefs that were provided to the Commission members.

Landeen suggested that the Commission create a policy for the members of the Commission to follow and that the members should not talk to applicants outside the process. He added that the application should identify that action on the 11.1 Review will not take place until all of the information outlined on the application is submitted.

Dennis asked if there is the possibility that a subcommittee could be created again to visit with homeowners about improvements to their historic property. Landeen advised that he would like to do further review and consider the option. Additional discussion followed.

Landeen explained that drive-by's and street view observations are not inappropriate but more involvement than that could cause potential problems.

Krull expressed his opinion that the public needs to be informed about the requirements for historic preservation and the different architectural styles that are located within the district.

Landeen commented that City staff is not available to do the pre-meeting work for Historic Preservation. A brief discussion followed.

Palmer suggested that this item be continued to another meeting because another meeting has been scheduled in this room at 9:00 a.m.

HPC Annual Report – 2012

Jackson moved to recommend approval of the HPC Annual Report. The motion was seconded by Rom and carried unanimously.

Palmer asked if the Commission would like to hold a special meeting to finish the items on the agenda.

Freytag expressed his opinion that a special meeting is not necessary.

Rom advised that the State Historical Society Annual Conference will be held before the next regularly scheduled meeting on May 3, 2013. Kessloff, Rom and Shelton commented that they would like to attend the conference.

Kessloff stated that the Commission needs to visit about Historic Preservation month. She explained that awards have been presented to properties within the district, a traveling exhibit is available for display and the Mayor could possibly do a proclamation. She added that the Commission needs to make some decisions on Preservation month.

Kessloff moved to recommend that the Historic Preservation Commission hold a special meeting. The motion was seconded by Rom and carried with Shelton, Baumgartner, Krull, Rom, Dennis and Kessloff voting yes and Freytag and Jackson voting no.

Krull suggested that the special meeting be held on Wednesday, April 24, 2013 at 6:00 p.m.

Krull called for a vote on the special meeting. The Commission voted to hold the special meeting on April 24, 2013 at 6:00 p.m. with Rom, Shelton, Baumgartner, Krull, Dennis, Jackson and Kessloff voting yes and Freytag voting no.

Krull moved to adjourn the meeting at 9:07 a.m.