

Minutes of the September 5, 2014
Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Sally Shelton, Bill Freytag, Shawn Krull, Lance Rom, Clancy Kingsbury and Alternate Jody Speck

Members Absent: Eric Monroe and Alternate Doug Jones

Others Present: Sarah Hanzel, Jeanne Nicholson, Patsy Horton, Nicky Spencer, Constance Istratescu, Dan Tribby, Ken Fuerst and Brad Estes, City Council Liaison

Krull called the meeting to order at 7:34 a.m.

Approval of the Meeting Agenda

Kessloff requested that 11.1 Meeting Packets be added as an item under Old Business.

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

11.1 Reviews

606 Main Street (14CM015)

Hanzel reviewed the request and noted that TREX product will be used for the deck and that the handrail will be re-powder coated.

Tribby explained that the existing deck is treated lumber that is 25 years old and that it is rotting. He added that the color of the new deck will closely match the color of the treated wood.

Rom moved to recommend a finding that replacing the existing wood deck with TREX product and re-powder coating the existing handrail will have no adverse effect on the historic property located at 606 Main Street. The motion was seconded by Shelton and carried unanimously.

1311 11th Street (14RS017)

Hanzel reviewed the request and addressed the product specs for the shingles.

Fuerst informed the Commission that the property owners have chosen the teak color for their shingles. He added that the insurance company is no longer insuring the existing wood shake roof because of its age.

Kingsbury moved to recommend a finding that removing the wood shingles and replacing them with Owens Corning 35 year architectural shingles in Teak color will have no adverse effect on the historic property located at 1311 11th Street. The motion was seconded by Freytag and carried unanimously.

In response to a question from Krull, Fuerst responded that the ridge cap will match the shingles.

940 Skyline Drive (14CM016) Dinosaur Park

Schmidt reviewed the plans for the proposed improvements to the parking lot, concessions, pedestrian crossing and the entrance at Dinosaur Park. He added that one of the intents for the improvements is

to accommodate large vehicle parking. He also reviewed the location for new landscaping and ADA parking spaces.

Kessloff informed the Commission that she was informed a couple days ago that Skyline Drive is eligible for the National Register.

Schmidt responded that this is the first phase of improvements along Skyline Drive. He added that there are no plans for redeveloping Skyline Drive in this area but there is a section that will be improved near Flormann.

Kessloff moved to recommend that the 11.1 Review for 940 Skyline Drive be continued to the next meeting to further investigate the National Register eligibility for Skyline Drive. The motion was seconded by Rom.

Freytag expressed his opinion that the 11.1 Review is for the parking lot, not for Skyline Drive, and that the 11.1 Review should not be continued.

The motion to recommend that the 11.1 Review for 940 Skyline Drive be continued to the next meeting to further investigate the National Register eligibility for Skyline Drive carried with Kessloff, Rom, Shelton, Krull, Kingsbury and Speck voting yes and Freytag voting no.

Schmidt asked if there is additional information about the road that the Commission would like to see before the next meeting. Additional discussion followed.

821 Saint James Street (14RS018)

Hanzel reviewed the request and noted that the structure is a contributing structure. She added that part of the work has been completed and that a stop work order was issued for the property.

Istratescu stated that she had no knowledge that the property was located in the Historic District. She stated that the siding is in terrible condition and that she has reviewed the costs for other types of siding. She added that she initially contacted painters to give her an estimate and was told that paint would not stick to the siding in its present condition. She added that she hired a siding contractor that lives in the Historic District. She added that she wants to retain the historic appearance of the house. She explained that 4" prefinished lap siding is not available but 6" prefinished lap siding is.

In response to a question from Kessloff, Istratescu advised that she purchased the property in 2007 and that her sister currently lives in the house. She added that when she retires, she will reside in the home.

In response to a question from Kessloff, Istratescu stated that the contractor inquired as to whether the house was in the Historic District and that I advised that I did not know. She added that there have been changes and additions to the house since it was originally built. She stated that she would not have started the project if she had known that the house was in the Historic District.

Kessloff expressed her opinion that the contractor should have known that the house was in the Historic District and that the City should pursue fining him for starting work on the project without the necessary permit.

Freytag explained that a mailing is done once a year to all property owners in the Historic District notifying them about the requirements for improvements to properties within the district. Istratescu and Spencer stated that they do not remember receiving the mailing.

Freytag stated that the contractor should have known that a permit was required and unfortunately, this is an issue between the property owner and the contractor.

In response to a question from Kingsbury, Hanzel reviewed the photographs that identify what work has been completed without a building permit.

Kessloff moved to recommend a finding that replacing the siding on the house and the garage with 6” lap siding will have an adverse effect on the historic property located at 821 Saint James Street. The motion was seconded by Shelton.

In response to a question from Freytag, Istratescu advised that she has walked around the neighborhood and it appears that other properties have used 6” prefinished lap siding. She added that the only thing being changed is the siding.

Freytag suggested that the property owner make a complaint about the contractor to the Building Inspection Department. He added that he can support the proposed 6” prefinished lap siding.

Rom inquired as to whether members of the Commission could look at the current siding before voting on the 11.1 Review and suggested that the 11.1 Review be continued to the next meeting.

Spencer expressed concern about delaying the 11.1 Review because of the weather and the lack of insulation.

Kessloff expressed her opinion that changing the drop of the siding would have an adverse effect and that the 4” lap siding is a historic characteristic of the house. She added that the Historic District was expanded in 1995 and that this property was added at that time.

Rom made a substitute motion to continue the 11.1 Review for 821 Saint James Street for two weeks and that the Commission members visit the property to look at the current siding. The motion was seconded by Shelton and carried unanimously.

Estes departed the meeting at this time.

Approval of Minutes

Shelton moved to approve the August 15, 2014 meeting minutes. The motion was seconded by Rom and carried unanimously.

Staff Items

Summit Meeting to coordinate a statewide Main Street Program among SD communities is being held October 30, 31 in Rapid City.

Hanzel apologized that the letter was not linked to the agenda. She briefly reviewed the letter and noted that she will email it to the Commission members.

New Business

Motion requested by Chair Krull to obtain Commissioner Bio’s – 1 to 2 sentences.

Krull recommend that the Commission members submit their background information to Hanzel.

Subcommittees Updates

Website

Hanzel briefly reviewed the proposed layouts of the website. Krull advised that the Commission needs to pick the format they like today. Freytag added that the Commission should be looking at the format, not the content.

Speck expressed his opinion private homeowners might be influenced more by Format 2.2.2 because of the house photographs shown on the format. He added that he likes both formats.

Kessloff stated that she supports 1.2.2 because of the old fashion style.

Freytag stated that the Commission can direct the consultant to make changes. He added that number 2 is brighter.

Kingsbury stated that he supports highlighting residential property more than commercial property. He added that he likes 2.2.2 and suggested that an automatic scroll option be included in the design and to use both residential and commercial properties.

Krull stated he would visit with consultant about the automatic scroll feature and about having photographs of both residential and commercial properties on the website.

After a brief discussion, the consensus of the Commission was to use the color of 2.2.2 and the background of 1.2.2 with the scroll feature and the mix of both residential and commercial property photographs.

Design Guidelines Subcommittee

No update was reported.

Founders Park

No update was reported.

Old Business

11.1 Meeting Packets

Kessloff requested that she receive a hard copy of the meeting packets because of associated printing costs. Krull requested that the Financial Information for the upcoming grant cycle be included on the next meeting agenda to review the projected budget for printing costs. A brief discussion followed.

Freytag expressed concern about the contractor for 821 Saint James not knowing the requirements for the Historic District.

Kessloff advised the Commission that they have reviewed another project done by the contractor.

Freytag suggested that the Building Inspection Department contact this contractor and inform him about the requirements for properties in the Historic District. He added that staff and Building Inspection should give their support to this particular property owner because of the contractor's actions.

A lengthy discussion followed regarding siding replacement in the Historic District.

Hanzel informed the Commission that Amendment #2 to the 2013-2014 Historic Preservation Commission CLG Grant to shift funding to different columns to cover expenditures is on the September 10, 2014 agenda for the Legal and Finance Committee.

Draft

Rom moved to adjourn the meeting at 8:48 a.m. The motion was seconded by Shelton and carried unanimously.