

MINUTES
HISTORIC PRESERVATION COMMISSION
November 2, 2007

MEMBERS PRESENT: Duane Baumgartner, Ken Loeschke, Adrienne Kerst, Jean Kessloff, Norm Nelson and Scott Sogge

STAFF PRESENT: Karen Bulman and Risë Ficken

OTHERS PRESENT: Steve McMachen, Aaron Crowley, Bill Kessloff, John Wagner and Michelle Dennis

Call to Order

Loeschke called the meeting to order at 7:31 a.m.

11.1 Review – 805 12th Street

Steve McMachen provided a brief review of the proposed expansion of the upstairs bathroom into the attic space, addition of a small dormer and removal of a window on the north side of the house.

In response to a question from Nelson, McMachen indicated that the furnace exhaust would be rerouted through the side of the house and the small chimney extending through the roof on the rear of the house would be removed to expand the square footage on the interior of the structure. In response to a question from Loeschke, McMachen indicated that the chimney is visible from the back side of the house.

Nelson moved and Baumgartner seconded to recommend a finding that the removal of the window on the north side of the house, removal of the chimney on the rear of the house, and the construction of a new dormer on the west side of the house on the property located at 805 12th Street will have no adverse affect on historic property.

Jean Kessloff noted that the chimney on the rear of the house appears to be constructed of newer brick and may have been added at the time a heating system was installed in the home. McMachen stated that the chimney on the front of the structure appears to be original to the house.

Discussion followed concerning space constraints in the existing shower in the upstairs bathroom.

The motion unanimously carried to recommend a finding that the removal of the window on the north side of the house, removal of the chimney on the rear of the house, and the construction of a new dormer on the west side of the house on the property located at 805 12th Street will have no adverse affect on historic property.

Minutes

Nelson moved, Kerst seconded and unanimously carried to approve the October 5, 2007 meeting minutes.

Nelson moved, Baumgartner seconded and unanimously carried to approve the October 19, 2007 meeting minutes with the correction of typographical errors.

Bill Kessloff entered the meeting at this time.

Treasurer's Report

Bulman reported that there is no new activity indicated on the treasurer's report.

Historic Preservation Ordinance

Bill Kessloff discussed the removal of language from the draft ordinance addressing the interior review of commercial structures, the review of the interior of commercial structures currently addressed through the 11.1 Review process, and the need to renew the Memorandum of Understanding with the State Office of History in order to continue to protect the interior of commercial structures. Bill Kessloff indicated that the subcommittee needs to meet once again to fine-tune the draft ordinance.

Kerst expressed concern regarding the removal of the language in the ordinance related to the 11.1 Review process.

Discussion followed concerning sections of the draft ordinance that need additional review by the subcommittee and scheduling of the next subcommittee meeting.

Bill Kessloff advised that Chris Nelson has expressed his hope that the Rapid City ordinance can be used as a model for other communities.

In response to a question from Bill Kessloff, Bulman stated that \$3,500 in grant funds as allocated by the State for use in promoting the draft ordinance has been approved by the City Council and is now available for use. Further discussion followed.

In response to a question from Loeschke, Bill Kessloff suggested that the next step for the Committee will be to prepare a list of individuals to communicate and share information with, beginning with the following: West Boulevard Neighborhood Association, Downtown Association, Construction Council and Board of Realtors. Bill Kessloff suggested that a professional PowerPoint presentation outlining the benefits of the proposed ordinance be developed as soon as possible.

In response to a question from Loeschke, Ficken reported that the new presentation equipment has arrived and will be made available for use by Commission members.

Bill Kessloff added that comments on the draft ordinance would also be solicited from the Growth Management Department and the City Attorney.

Old Business

Nelson indicated that the Schwiesow's and their contractor are working to develop a proposal for an addition to the house located at 912 Saint Andrew Street that would have less of a visual impact from the street. Nelson discussed suggestions by the applicant to position the majority of the proposed addition toward the rear of the structure.

Discussion followed concerning the potential for the structure to become non-contributing as a result of the proposed changes and replacement of all of the siding.

Discussion Items

Nelson discussed a recent tour of the property located at 1021 St. Joseph Street and the anticipated request by the new property owners to rezone the property from Office Commercial District to General Commercial District in order to operate an antique store on the property. Nelson discussed second floor access issues noting that the house is in need of some structural repair.

In response to a question from Loeschke, Bulman indicated that a zoning variance cannot be granted to allow only a single identified use in a General Commercial Zoning District. Bulman added that General Commercial zoning at this location would be considered spot zoning. Bulman advised that there is a planned development designation on the property noting that some parking issues may be able to be addressed through that process. Bulman added that Office Commercial zoning is less obtrusive than General Commercial zoning.

Discussion followed concerning the various development applications that would be required in order to rezone and develop the property as proposed.

Kerst expressed concern that the City does not enforce minimum maintenance requirements noting concerns with apparent demolition by neglect on the property adjacent to 1021 St. Joseph Street. Discussion followed concerning City standards that address public health issues and concerns related to an open window on the property located at 1019 St. Joseph Street.

In response to a question from Loeschke, Bulman stated that she would advise the Commission at the time an application is submitted requesting a rezoning of the property at 1021 St. Joseph Street. Discussion followed concerning parking issues in the area and the potential for the Commission to offer support for requested variances.

In response to a question from Jean Kessloff, Bulman provided a brief review of the planned development process.

In response to questions from Bill Kessloff, Bulman reviewed the function of a planned development designation noting that all properties on this block that were rezoned to Office Commercial District have a planned development designation overlay. Discussion followed.

In response to a question from Loeschke, Bulman advised that no information has been submitted for the case report for The Rushmont project.

Bulman advised that discussions with Public Works staff revealed that ISTEAs grant funds were used the last time the rock guard rails along Skyline Drive were repaired. Bulman added that there are no ISTEAs grants available for this kind of project at this time. Bulman indicated that a study for the repair of Skyline Drive currently is in progress although any repair work is anticipated to be three to five years out. Discussion followed concerning the probable scope of the repair work, the Skyline Drive Preservation group's involvement in the study and the need for the study to address the historic walls as part of the review.

Buildings for Recognition

Baumgartner requested authorization from the Commission to work with representatives from The Dahl's Cultural Affairs Committee to develop a new photographic version of a recognition certificate.

Nelson moved, Jean Kessloff seconded and unanimously carried to authorize Baumgartner to work with representatives from The Dahl's Cultural Affairs Committee to develop a new recognition certificate design.

Baumgartner advised that The Dahl Cultural Affairs Committee is working with the Rapid City Journal to develop a publication sponsoring the Downtown Art Walk in the spring. Baumgartner requested authorization to make inquiries concerning the possibility of including Rapid City Walking Tour inserts in the publication. Discussion followed concerning the potential for the Rapid City Journal to publish the brochures and the number of Rapid City Walking Tour brochures available for use in such a project. Further discussion followed.

Nelson moved, Kerst seconded and unanimously carried to authorize Baumgartner to make inquiries related to the possible inclusion of Rapid City Walking Tour inserts in conjunction with the promotion of the upcoming Art Walk event.

Kerst reported on discussions with Chris Nelson related to funding issues for the Rapid City Rock Art project. Discussion followed concerning the Archeological Research Center's interest in the Rock Art project and the potential for that group to host an educational archaeological dig event related to the project. Discussion followed.

Baumgartner advised that there was a recent letter to the editor related to the proposed relocation of the 'Pap' Madison cabin.

Kerst indicated that the Historic Preservation Commission can support efforts to make the Rapid City Downtown more inviting. Discussion followed concerning on-going issues related to timed parking in Downtown Rapid City. Further discussion followed.

In response to a question from Sogge, discussion followed concerning the listing of the Sweeney House under the heading of Buildings in Peril.

Loeschke stated that he would contact Alvin Ficek concerning the potential for the Historic Preservation Commission to tour the Buell building.

Adjourn

There being no further business, the meeting was adjourned at 8:31 a.m.