

MINUTES
HISTORIC PRESERVATION COMMISSION
January 4, 2008

MEMBERS PRESENT: Duane Baumgartner, Ken Loeschke, Jean Kessloff, and Norm Nelson. Mike Bender participated via telephone.

STAFF PRESENT: Karen Bulman and Risë Ficken

OTHERS PRESENT: Bill Kessloff, Michelle Harris-Pulling and John Wagner

Call to Order

Loeschke called the meeting to order at 7:51 a.m.

11.1 Review – 618-620 Main Street (07CM038)

Michelle Harris-Pulling reviewed her proposal to expand the store at 620 Main Street into the adjacent space at 618 Main Street. Harris-Pulling advised that the access between the two stores was infilled at the time she originally leased the property at 618 Main Street. She identified the location of the original doorway between the spaces noting that the door header was left in place and that the same area would be reopened by removing the cement cinderblocks. She noted that a four foot by two foot “window-like” opening would be added to the same wall between the spaces. Harris-Pulling described the door that would be removed and infilled to create the smaller conference room and the need to install a new door to provide access to the office area. She indicated that the slanted wall in the storage area would be removed and straightened noting that a new wall and new doorway would also be constructed to create a larger meeting room.

Bender moved and Baumgartner seconded to recommend a finding that the interior remodel, including the creation of an entrance opening and “window” opening between the two store spaces, infilling of a door opening, creation of new door openings, and the removal and relocation of existing walls and construction of new interior walls on the property located at 618-620 Main Street will have no adverse affect on historic property.

In response to a question from Nelson, Harris-Pulling indicated that the pass-through window would not affect the bearing walls. In response to a question from Loeschke, Harris-Pulling indicated that the previous opening between the two spaces was infilled with cinderblock.

In response to a question from Bulman, Harris-Pulling advised that there will be electrical work performed in conjunction with the proposed improvements.

Bender and Baumgartner accepted a friendly amendment to the motion to recommend a finding that the interior remodel, including the creation of an entrance opening and “window” opening between the two store spaces, infilling of a door opening, creation of new door openings, and the removal and relocation of existing walls and construction of new interior walls and all electrical improvements related to the proposed expansion and improvements on the property located at 618-620 Main Street will have no adverse affect on historic property.

In response to a question from Nelson, Harris-Pulling confirmed the location of the diagonally slanted wall on the floor plan. She advised that the bathroom in the adjacent space was made handicap accessible at the time the current tenant leased the space.

The motion unanimously carried to recommend a finding that the interior remodel, including the creation of an entrance opening and “window” opening between the two store spaces, infilling of a door opening, creation of new door openings, and the removal and relocation of existing walls and construction of new interior walls and all electrical improvements related to the proposed expansion and improvements on the property located at 618-620 Main Street will have no adverse affect on historic property.

Treasurer's Report

Bulman provided a brief review of the treasurer's report.

New Business

Jean Kessloff requested that a subcommittee be appointed to work on the 2008 Historic Preservation Month activities.

Jean Kessloff volunteered to chair the Historic Preservation Month subcommittee. Baumgartner and Bender volunteered to serve on the subcommittee. Discussion followed.

Bender advised that a recent news story indicated that the Forest Service is planning to demolish an historic ranch near Custer. Bender suggested that the Historic Preservation Commission draft a letter of support for the preservation of the ranch and/or to request that the property be properly recorded prior to demolition.

Discussion followed concerning the suggestion for Bender to contact Chris Nelson in Pierre concerning whether a 106 Review has been performed on the property, the potential that the Historic Preservation Commission could request that the demolition be delayed until the property has been properly recorded, the possibility of gathering area Certified Local Governments together to address such issues, and investigation needed to determine a contact person to direct Commission correspondence related to the Custer ranch property.

Bender advised that a Section 106 Review workshop will be held in Pierre in May. Discussion followed.

Bill Kessloff introduced John Wagner noting that he has volunteered to serve on the Historic Preservation Ordinance subcommittee.

Bill Kessloff advised that the Roger Brooks is making a public presentation on community branding for Rapid City on Monday January 7, 2008 from 4:00 p.m. to 6:00 p.m. at the Ramkota. Discussion followed.

Jean Kessloff advised that the Windsor Block was accepted as a certified project by the National Park Service. She advised that a long red brick wall on the side of the Windsor Block appears to have been framed-in and is intact. Discussion followed.

Baumgartner advised that work on the Certificates of Recognition would resume at such time as Erica Johnson returns from her trip to Africa.

Historic Preservation Ordinance

Bill Kessloff requested that the Commission members share any comments on this draft of the proposed revisions to the draft Historic Preservation Ordinance. He described efforts to remove references to additional notices that are not required by State law and the intended reduction in

redundancy throughout the draft ordinance document. Bill Kessloff suggested that a neighborhood watch could be formed to assist with addressing enforcement issues. He suggested that additional definitions be included for clarification purposes. Bill Kessloff provided a brief review of the changes contained in the draft ordinance document. He advised that Bylaws would need to be created for the Historic District Commission. Discussion followed concerning the potential content of Bylaws that would be needed for the Historic Preservation Commission and the Historic District Commissions and the need for review of Commission Bylaws by the City Council.

Bill Kessloff expressed his opinion that projects requiring a Certificate of Appropriateness will not require an 11.1 Review noting that the State Office of History is investigating the need for 11.1 Review on projects that do not require a building permit. Discussion followed.

In response to a question from Bender, Bulman advised that the Historic Preservation Commission will continue to administer 11.1 Reviews on the interior of contributing commercial structures noting that State law does not authorize the Historic District Commission to review the interior of structures. Discussion followed.

Bill Kessloff requested that Commission members review the sample applications for Certificates of Appropriateness from other communities and contact him concerning suggestions for language for inclusion in a similar document for Rapid City. Bill Kessloff discussed the potential to educate the public as part of the application process for a Certificate of Appropriateness.

Discussion followed concerning the anticipation that final approval of the draft ordinance by the City Council could occur in conjunction with Historic Preservation Month in May, clarification needed in language contained in the draft ordinance, and typographical errors contained in the draft document.

Ficken advised that Bill Kessloff had expressed concern that the Election of Officers was not included on this agenda as set forth in the Historic Preservation Commission Bylaws.

Nelson moved, Bender seconded and unanimously carried to continue the Election of Officers to the January 18, 2008 meeting.

Adjourn

There being no further business, the meeting was adjourned at 8:41 a.m.