

Minutes of the October 26, 2016
Rapid City Historic Preservation Commission Meeting

Members Present: Eric Monroe, Ali DeMersseman, John Riker, Nate Nelson and Alternates Tim Smith and Chris Wehrle

Members Absent: Clancy Kingsbury

Others Present: Sarah Hanzel, Jeanne Nicholson, George Bauder, Chris Nelson and Kate Nelson

Monroe called the meeting to order at 7:50 a.m.

Approval of Meeting Agenda

DeMersseman moved to approve the agenda. The motion was seconded by Riker and carried unanimously.

New Business

Kate Nelson and Chris Nelson, SD State Historic Preservation Office: West Boulevard Historic District National Register Discussion

Kate Nelson explained that the last survey of the West Boulevard Historic District was done in 1995. She noted that the objectives of the 2015 Resurvey were to evaluate the current district and adjacent areas that may need to be included in the district, to evaluate changes to the district's integrity and to evaluate the period of significance. She noted that the current period of significance is from 1878 to 1945. Kate Nelson added that the 2015 Resurvey concentrated surveying the architecture of approximately 1,200 structures. She explained the ratios for contributing and non-contributing structures for possible expansions of the district to the east, northwest, southwest and the south. She also reviewed the maps and site photographs of the properties in the potential expanded areas. Kate Nelson advised that the consultants recommended expanding the West Boulevard Historic District and the period of significance. She added that a couple of concerns about expanding the district were the number of structures that had basic architecture styles and the size of the West Boulevard Historic District. She added that the State does not feel there is enough justification for expanding the period of significance. She noted that another consideration would be community support for expanding the district. Kate Nelson commented that the State Historic Office suggests that the boundaries of the West Boulevard Historic District remain the same and that the evaluation of contributing and non-contributing structures be amended. She recommended that the City explore opportunities with property owners in the area south of the West Boulevard Historic District to create a post war district. Additional discussion followed.

DeMersseman added that the residents south of the historic district circulated a petition of opposition to historic designation but perhaps other areas of town should be considered.

Kate Nelson suggested that the Historic Preservation Commission could use future grant funds for this type of project.

George Bauder, Rapid City Masonic Temple

Bauder stated that when he first entered the Masonic Temple years ago, he was amazed at the condition of the building, both inside and out. He added that he was delighted to meet an

individual from TSP who was interested in restoring the historic integrity of the building. He also stated that Chris Nelson and Kate Nelson from the State Historic Office have been very helpful in the restoration project. He added that he was surprised and excited to see that the Masonic Temple was nominated to be on the National Register. He thanked the Commission and the State Historic Office for their interest and support and welcomed all suggestions and advise on how to proceed with the ongoing improvements.

Monroe thanked Mr. Bauder for sharing his feelings and noted that it is nice to know that there are owners who take ownership and pride in the history of their structure.

Old Business

Downtown Area Architectural Survey: Update and Planning

Hanzel informed the Commission that Quality Services has been selected as the consultant to perform the Downtown Area Architectural Survey. She added that a public open house is tentatively scheduled for November 16, 2016 at the coffee house in the Creamery Mall. She added that she would provide the open house information to the Commission members as soon as it becomes available.

Façade Easement Program

Hanzel explained that the presentation for the Façade Easement Program was made to the Vision Fund Citizen Committee.

Monroe thanked Kingsbury, Smith and Wehrle for all the work and time they have spent on the proposed program.

11.1 Reviews – Summary from September 3 to October 17, 2016:

1. 1017 West Boulevard is a contributing structure in the West Boulevard Historic District. No 11.1 review was required to replace the concrete stoop to match existing size and materials (re-using the hand rail). September 29, 2016 | Project Number 16RS008/CIHR16-0041

Hanzel briefly reviewed the request to replace the concrete stoop and the site photographs.

2. 1702 West Boulevard is a contributing structure in the West Boulevard Historic District. An 11.1 Review was conducted to review the expansion of the existing one story garage to a two car, two story garage with a design that compliments the Tudor Revival style of the home. Determination was no adverse effect. October 12, 2016 | Project Number 16RS007/CIHR16-0040

Hanzel reviewed the request to expand the garage and the site photographs.

3. The Pennington County Courthouse at 301 Saint Joseph Street is an individually Listed structured on the National Register of Historic Places. Pennington County requested an 11.1 Review for a project that would re-configure/expand the annex between the historic courthouse and the non-historic addition. The determination was for no adverse effect October 17, 2016 | Project Number 16CM005/CIHR16-0042

Hanzel reviewed the request to expand the annex and the site photographs. A brief discussion followed.

Treasurer's Report

DeMersseman expressed her opinion that the Commission should review the Historic Preservation Commission's websites and consider other forms of social media such as Yonward to promote historic preservation. Monroe requested that staff try to obtain information regarding the number of viewers for the websites. Additional discussion followed.

Approval of Minutes

Riker moved to approve the August 10, 2016 and September 7, 2016 meeting minutes. The motion was seconded by Wehrle and carried unanimously.

In response to a question from Monroe, Hanzel advised that the kick off meeting for the Downtown Area Architectural Survey will be held in one of the conference rooms on the second floor.

Wehrle moved to adjourn the meeting 8:30 a.m. The motion was seconded by Riker and carried unanimously.