

Minutes of the May 7, 2019  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Pat Roseland, Brittany Neiles, Carol Saunders, Jenn Johnson and John Riker

**Members Absent:** Cassie Vogt, Chris Wehrle and Alternates Jeff Drahota and Karlee Bauman

**Others Present:** Sarah Hanzel, Jeanne Nicholson and Ritchie Nordstrom, City Council Liaison

**Neiles moved to call the meeting to order at 8:05 a.m. The motion was seconded by Roseland and carried unanimously.**

**General Public Comments**

Hanzel thanked Roseland and Neiles for doing a presentation at the Turtle Soup Project at the Journey Museum.

Hanzel reminded the Commission that the Community Meeting that was cancelled due to the weather has been rescheduled for May 15, 2019 at the Rapid City Public Library with the same format.

Hanzel advised that the Business Improvement Board will be meeting about the grant funds and that they will contact us with the results.

**Approval of Meeting Agenda**

**Neiles moved to approve the agenda. The motion was seconded by Saunders and carried unanimously.**

Riker entered the meeting at this time.

**New Business**

**Discuss and determine potential next steps for pending deterioration by neglect case in the Commercial District**

Hanzel informed the Commission that staff has received complaints from community members and tenants about the condition of a historic building in the Downtown Commercial District. She added that the City is currently reviewing ordinances to determine what options are available. Discussion followed. The Commission determined that they would make a site visit to observe the condition of the structure.

**Discuss administrative review of non-contributing buildings**

Hanzel explained that the administrative review process for 11.1 Reviews meets the criteria to ensure that improvements being made to historic structures do not have an adverse effect on the property.

Roseland expressed his opinion that the proposed porch at 923 West Boulevard does not fit the neighborhood and would change the street scape.

Hanzel added that the Planning Commission denied a Variance to the Zoning Ordinance for reduced setbacks and maximum lot coverage for the proposed porch. She added that the applicant can resubmit a new application. Additional discussion followed.

Riker suggested that if a new application is submitted, then the administrative review process be followed and that the information be provided to the Commission members as an update.

### **11.1 Reviews: March 1 – May 2, 2019**

- a) 605 Main Street is a contributing structure in the Downtown Commercial Historic District. A permit as requested to make alterations to the non-primary façade. The scope of work includes 1) open up existing windows that have been bricked in on the south elevation 2) add new windows in a similar fenestration pattern on the east elevation (breezeway to the adjacent building) 3) add windows on the west elevation with similar rhythm and proportions and 4) add a window to the clerestory that will be above unit 5. City and SHPO determined no potential for adverse effect on 3/6/19/ 19CM001/CIHR19-0004
  
- b) 306 7th Street is an Individually Listed Structure on the National Register of Historic Places. A permit was requested to make exterior alterations to accommodate the change in use of the property from restaurant to office. The project scope includes retrofitting the jack-knife doors on the primary (north façade); rehabilitating metal divided lite windows; replacing windows on the south (alley) façade; altering doors on the south (alley façade). City and SHPO determined no potential for adverse effect on March 15, 2019. 19CM002/CIHR19-0005.

Hanzel briefly reviewed the site photographs and noted that the original openings will be used. A brief discussion followed.

- c) 923 West Boulevard is a non-contributing structure in the West Boulevard Historic District. City and SHPO determined no adverse effect to remove a deck and construct a covered porch. 19/RS003/CIHR19-0006
  
- d) 1214 West Boulevard is a contributing structure in the West Boulevard Historic District. City and SHPO determined no adverse effect to raise the home temporarily to make foundation repairs and to add three basement windows on non-primary facades. 19RS004/CIHR19-0007.

Hanzel advised that the entire house will be lifted and a new foundation will be installed. She briefly reviewed the site photographs.

- e) 822 South Street, garage, is a non-contributing structure in the West Boulevard Historic District. A permit was request to add LP Smartside lap siding, 6". No adverse effect determined by City and SHPO on 4/126/19. 19RS005/CIHR19-0009.

**Approval of Minutes**

**Roseland moved to approve the February 13, 2019, February 27, 2019 and March 18, 2019 meeting minutes. The motion was seconded by Neiles and carried unanimously.**

There being no further business, the meeting adjourned at 8:52 a.m.