

Minutes of the April 28, 2021
Rapid City Historic Preservation Commission Meeting

Members Present: David Williams, Brittany Neiles and Carol Saunders

Members Absent: Jenn Johnson, Jeremy Altman, Emily Calhoun and Pat Roseland

Others Present: Sarah Hanzel, Melissa Karpo, Ritchie Nordstrom - City Council Liaison, Eric Zimmer and Eric Abrahamson – Vantage Point Historical Services

Hanzel called the meeting to order at 8:06 a.m.

Quorum was not met.

General Public Comment No Public Comment.

New Business

- 1) Presentation of draft Phase III Deliverables from Vantage Point Historical Services
- 2) Discuss May 4 Virtual Public Forum

Zimmer and Abrahamson presented the Historic Context Document and Historic Preservation Plan. There will be interaction between the two documents to include hyperlinks in the information, images as well as position the commission to continue this work moving forward.

It was discussed by the commission the importance of including Rapid City's history in culture in the document, which highlights Lakota Homes as well as a couple notable homes in the city.

This will be presented on May 4th virtually to allow an option for both verbal and written feedback to finalize the draft document. Discussion of targeted invitations and posting the Virtual event on Facebook and Instagram.

The Third Workshop about Post War Hotels will take place this Fall. First, want to connect with Elevate Rapid City and a preliminary session with property owners on May 10th.

Old Business

- 1) TDG Website Update

Hanzel advised that TDG submitted the deliverables for the new logo. More will be coming forward from them.

Acknowledge 11.1 Reviews: February 26, 2021 – April 7, 2021

- 1) 915 Saint Cloud has a contributing secondary structure in the West Boulevard Historic District (non-contributing primary structure). The property owner proposes to demolish the structure due to severely deteriorated conditions and build a new secondary structure. The structure is proposed to be 27' x 22' and be loaded from the alley. It will have the same roof shape as the current structure and be clad with narrow lap siding to match the primary (non-contributing) structure. SHPO and City Staff determined that the demolition of the secondary structure is

- an adverse effect; however, the proposed new structure meets the Standards for New Construction. 21RS003/CIHR21-0006. Council approval on 4/19/21
- 2) 916 Saint Charles has a contributing secondary structure in the West Boulevard Historic District (non-contributing primary structure). The property owner proposes to demolish the structure due to deteriorating conditions. Council approval on 4/19/21.
 - 3) 1120 West Boulevard is a contributing structure in the West Boulevard Historic District. The applicant requested to replace one historic fixed window with a new window insert of the same size, texture, color, and design in a composite (fibrex) material. The historic window sill and trim will be retained. The City and SHPO concurred no adverse effect on 4/14/21 since the window is not architectural significant. 21RS005/CIHR21-0008
 - 4) 821 Saint Cloud is a contributing structure in the West Boulevard Historic District. The applicant proposes to replace 14 architecturally significant double hung windows with a composite replacement sash to match the current appearance of the historic windows. SHPO determined the project does not meet Standard 6 and has the potential to damage, destroy, or encroach upon historic property. The applicant is evaluating options. 4/21/21. 21RS006/CIHR2121RS009
 - 5) 821 Saint Cloud is a contributing secondary structure in the West Boulevard Historic District. The applicant is repairing structural problems with the roof that will not change the structures appearance. The applicant also proposes to replace the pedestrian door and window on the secondary structure with a French door. The changes to the structure will largely be screened with a privacy fence. The City and SHPO determined the project will not damage, destroy, or encroach upon historic property 4/22/21. 21RS21RS008/CIHR2121RS0011

915 Saint Cloud and 916 Saint Charles were both approved at City Council. No action taken on any of the items.

There being no further business, the meeting adjourned at 9:04 a.m.