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

Members Present: David Williams, Brittany Neiles, Jenn Johnson, Pat Roseland and Carol Saunders

Members Absent: Emily Calhoun and Jeremy Altman

Others Present: Sarah Hanzel, Melissa Karpo, Ritchie Nordstrom - City Council Liaison, John Riker – Property owner for 1116 9th Street

Johnson called the meeting to order at 8:00 a.m.

Quorum was met.

General Public Comment No Public Comment.

New Business
1) Comment on the Case Report for exterior alterations to 1116 9th Street, West Boulevard Historic District.
   Applicant: John Riker, property owner
   File Number: 21RS010
   a. Project Information
   b. SHPO Comments
   c. Case Report Form

Hanzel reviewed the case report provided by John Riker, the property owner of 1116 9th Street. Riker provided additional comments on the property and the proposed project. Hanzel summarized the State Historic Preservation Office’s comments and their request for an abbreviated Case Report. In response to a question, Riker advised that the proposed windows are wood interior, aluminum clad exterior windows. Hanzel noted that the divided lite patterns will match those of the historic windows, and that grilles-between-the-glass are proposed. Riker indicated that the house has non historic storm windows which create a continuous glass effect and prevent the high visibility of the profile of the muntins from the street. Roseland stated that using externally applied muntins would help tremendously in replicating the character of the historic features. Roseland added concern that removal of the historic fabric could render the property non-contributing in the future. Discussion about the applicant’s consideration of rehabbing the wood windows on the front façade, and using an externally applied muntin on the front windows only. Riker indicated the window trim will be a hardie board with the same dimensions of the historic siding and the crown pediment will be a heavy duty PVC product that is pre-finished to match the trim.

In response to a question about the siding, Riker indicated the proposed siding is also pre-finished and that the historic siding would be removed in order to install continuous insulation and mitigate the extension moisture issues. Riker noted that the existing belly board trim will be replaced to separate the different sizes of siding that exists today, and will be replicated with the new siding.

The commission inquired as to why the property owner is looking to replace with a textured siding instead of the smooth option. The contractor advised the property owner that the texture would allow for subtle minor hail damage to go unnoticed, unlike with a smooth
texture which will give more longevity to the aesthetic performance of the siding. The property owner is not looking into any tax moratorium as with these changes, he is assuming the state would not approve.

The commission inquired about other options considered in replacement. The property owners looked at rehab, but with the age of the home, they want to balance budget constraints, the necessary repairs, and long term maintenance and preservation requirements. Many exterior parts of the home will not hold paint due to the moisture issues, so their only feasible option is to replace the siding system. The house was repainted in 2012 and they have continued to touch up paint as necessary on a regular basis. In addition, many of the windows are non-operational. The property owner is looking at longevity, and trying to mitigate the property falling into further disrepair.

Hanzel noted that some elements of the replacement materials do not meet the Secretary of the Interior’s Standards but the proposed project has given attention to replicating the proportions and dimensions of the two siding sizes of historic siding, the exterior window trim/pediment, the siding corner condition, and the design and width of the window muntins.

In response to a question from Neiles, Hanzel explained the Case Report process and the options for recommendations from the Commission. Discussion continued. The commission agrees that the property owner replicated several of the historic dimensions and proportions with this application.

Williams moved to agree with the findings of the Case Report and recommend approval of the project proposal with comments discussed during the meeting. The motion was seconded by Neiles and carried unanimously.

**Old Business**
1) Discuss 2020-2021 CLG Grant Projects

**Acknowledge 11.1 Reviews: July 1 – July 19, 2021**
1) In Progress: 920 Fairview Street

There are no new updates to share currently on the CLG Grant Projects. The TDG website updates are still in the works and will have something to review soon.

Roseland moved to approve the July 7, 2021 meeting minutes. The motion was seconded by Neiles and carried unanimously.

There being no further business, the meeting adjourned at 8:53 a.m.