

Minutes of the September 8, 2021
Rapid City Historic Preservation Commission Meeting

Members Present: David Williams, Emily Calhoun, Jeremy Altman, Jenn Johnson, Pat Roseland and Carol Saunders

Members Absent: Brittany Neiles

Others Present: Sarah Hanzel, Melissa Karpo, Ritchie Nordstrom - City Council Liaison, Brian Bach – Property owner for 920 Fairview 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 Proposed Project to replace 18 windows at 920 Fairview Street, West Boulevard Historic District.

Applicant: Brian Bach, property owner

File Number: 21RS011

- a. Project Information
- b. SHPO Comments

Hanzel reviewed the proposed project provided by Brian Bach, the property owner of 920 Fairview Street. There are 18 windows proposed to be replaced of which 10 are believed to be historic. Bach provided additional comments on the materials used. Some parts of the window mechanism are vinyl but the actual structures of the windows you see are wood and aluminum clad. Responding to a question from Williams about how the siding will be infilled on the portion where the windows will be shortened by 8”, Bach indicated there will be no change aesthetically to the siding of the property with the project. Calhoun inquired as to whether the windows on the east façade are currently different sizes, or if they are the same. Bach indicated they are different sizes.

Hanzel noted that there are three different window trims on the property and the owner would like to make them uniform to the wide trim, like the historic windows have. In response to a question from Altman regarding the alignment of the tops of the windows, Bach indicated that the heads of the kitchen windows would still match.

Calhoun noted and the commission agreed the alteration in sizing of the windows are not a concern given that they are not located on the primary façade and that the windows on that façade are already different lengths. Williams noted the concern with rot spreading from the windows to other areas on the property, which would be detrimental to the integrity of the structure.

Saunders moved to approve the project proposal noting there are no feasible and prudent alternatives and the proposal includes all possible planning to minimize harm to the historic resource. The motion was seconded by Altman and carried unanimously.

Old Business

- 1) Discuss 2020-2021 CLG Grant Projects and overview of meeting with Rapid City School District representative.

The commission met with the Kumar Veluswamy from Rapid City Area Schools (RCAS) to discuss the CLG Grant project that would focus on historical schools. The order or priority would be South Middle, Robbinsdale, Canyon Lake and West Middle. RCAS inquired about surveying prospective sites, but the commission determined this would be outside the scope of the grant. The commission would be allowed access to the school sites and documents.

Calhoun is looking into the federal funding source to ensure there is no duplication with the school district and the commission. Hanzel is looking into the regulations and limitations from SHPO. The commission will reach out to some Architectural historians and analysts to see who meets requirements and project to start the project within a couple months.

Acknowledge 11.1 Reviews: July 19 – August 31, 2021

- 1) In Progress: 916 Mt. Rushmore Road

Roseland moved to approve the July 28, 2021 meeting minutes. The motion was seconded by Williams and carried unanimously.

There being no further business, the meeting adjourned at 9:06 a.m.