Minutes of the December 1, 2021
Rapid City Historic Preservation Commission Meeting

Members Present: Brittany Neiles, Emily Calhoun, Jeremy Altman, Jenn Johnson, Pat Roseland and Carol Saunders

Members Absent: None


Johnson called the meeting to order at 8:01 a.m.

Quorum was met.

General Public Comment No Public Comment.

New Business
1) Comment on the Proposed Project at 525 Saint Joseph Street. An application to construct a mixed-use building and parking structure.
   Applicant: C.R. Lloyd Companies, Inc.
   File Number: 21CM005
   a. Application
   b. Aerial Map
   c. Plans and Elevations
   d. Massing and Solar Study
   e. Site Photos
   f. Contributing Building Heights
   g. Standards for New Construction in Historic Districts

Hanzel reviewed the proposed project provided by C.R. Lloyd Companies, Inc., the applicant for 525 Saint Joseph Street which is a mixed-use building and parking structure. Hanzel reviewed the boundaries of the Downtown Commercial Historic District noting that the west 25% of the subject lot is within the boundaries of the historic district. Hanzel summarized the proposed uses in the building, the exterior cladding materials, and the massing and solar study analysis submitted with the application. Jessen provided additional information for the project, noting that the design incorporated the appearance of “false ceilings” (matching cornice heights) to attempt to match up with the contributing historic structures which surround the property. Jessen noted that the tower on the parking structure was added since the preliminary design as a way to pull the architecture through the entire site and connection this property to surrounding properties.

Johnson inquired about the exterior material on portions of the parking garage. Jessen clarified that the parking structure will have mesh screening on the corners, and the towers will be glass. Jessen added that the mesh screens are typically manufactured for parking garages, which allows air to flow throughout for the exhaust from vehicles. The commission inquired into the height of the project as it compares to the surrounding historic structures. Jesses noted it will be one floor higher than that of the Alex Johnson. He added that new construction generally has higher floors than historic, so matching floor levels up is a struggle with construction and generally is not done. Hanzel reviewed the Standards for new construction in historic districts noting that average of the
surrounding contributing buildings is to be used to assess the potential for effect to the historic district. Discussion continued. Johnson summarized by stating that the commission is cautious about the character of downtown Rapid City and its historic skyline, including the prominence of the Hotel Alex Johnson. She added that the surface parking lot is not the best use for this property and that the proposed structure will set downtown on a path toward the future. Roseland added that the Hotel Alex Johnson will continue to be the prominent historic building downtown even if new buildings are constructed near it and voiced overall support of the project. Discussion continued.

Neiles inquired about the massing of the structure and how it relates to the surrounding context. In response to a question from Neiles about how projects have been reviewed in the past, Hanzel commented that the planning documents for downtown recommend that new buildings reflect the historical development pattern through treatment of the ground floor pedestrian areas, and breaking up building facades with vertical treatments among other methods.

Calhoun indicated that she reviewed a Sanborn maps for this property showing the area prior to it being developed and inquired about what kind of processes or requirements are in place should there be any archaeological artifacts uncovered during the construction process. Jessen confirmed that the water table is very high on this site. He added that should anything of significance be uncovered the Commission would be informed by the development team. Hanzel indicated she would research if there are any local ordinances regarding this topic.

Johnson inquired about security in the parking garage. Jessen noted that the Parking garage will be staffed with a third party security company that will do routine drive through. This garage will also have video surveillance as well as crossing arms for entry. The lighting will be reviewed for city-codified law with the final proposal.

Altman commented on the proposed design's compatibility with the Standards for New Construction within the historic district, apart from height, but that he was not concerned about an adverse effect given the materials and the design at the pedestrian level.

Saunders voiced her support for the proposed project commenting that it will be an improvement to the downtown area, acknowledging the difference in modern versus historic techniques.

Roseland moved to recommend approval of the proposed project noting that it overall met the standards for new construction in historic districts with the exception of height and to further add that the commission was not concerned that the proposed project’s height would be an adverse effect to the historic district.

In response to a question from Johnson regarding the requirement for any substantial changes to the project, or the structure’s height, be reviewed further by the Commission, Roseland concurred that the recommended approval was specifically for the design reviewed at the meeting.

The motion was seconded by Saunders and carried unanimously.

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

The commission briefly discussed the Grant project and the options for a time capsule or scrapbook project.

Acknowledge 11.1 Reviews: August 31, 2021 – November 29, 2021
1) 901 ½ Clark Street is a Non-Contributing structure in the West Boulevard Historic District. A permit was request to replace four windows on the home. The proposed windows fit the existing opening size, include a combination of sliding, and double hung windows, consistent with what is currently on the structure. City and SHPO determined no adverse effect on 9/21/21. 21RS013/CIHR21-0009

2) 623 Saint Joseph Street is a contributing structure in the downtown historic district. A permit was requested to rebuild and re-locate a staircase at the back (alley side) of the structure. In addition, a door opening will be changed to a window opening. A window opening will accommodate the door entry for the new stair location. City and SHPO determined no adverse effect on 10/1/21 given the alterations are not on the primary façade and do not effect character defining features. 21CM004/CIHR21-0020

3) 820 Saint Cloud is a contributing structure in the West Boulevard Historic District. A permit was requested to construct a detached 20’ x 20’ garage at the back of the lot with alley access. The proposed structure will have siding to match the contributing historic structure. The proposed project was found to meet the Standards for new construction in historic districts. 21RS014/CIHR21-0022

4) 910 West Boulevard is a contributing structure in the West Boulevard Historic District. A permit was requested to replace two north façade basement windows to meet egress requirements. City and SHPO determined no adverse effect. 21RS015/CIHR21-0024

5) 916 Mount Rushmore Road is a non-contributing structure in the West Boulevard Historic District. A permit was requested to make exterior alterations to the west façade including windows and cladding. City and SHPO determined no adverse effect. 21CM003/CIHR21-0017

Calhoun moved to approve the September 8, 2021 meeting minutes. The motion was seconded by Roseland and carried unanimously.

There being no further business, the meeting adjourned at 9:00 a.m.