

Minutes of the October 26, 2022  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Brittany Neiles, Jeremy Altman, Carol Saunders, Katie Molnar, Jenn Johnson and Emily Calhoun

**Members Absent:**

**Others Present:** Sarah Hanzel, Melissa Bloomberg, Ritchie Nordstrom - City Council Liaison, Jacob Franz and Shane Hennies – All American Siding and Windows, Inc.

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

Quorum was met.

**General Public Comment** No Public Comment.

**New Business**

- 1) Review/comment on the Adverse Effect of the unpermitted work occurring at 1021 Kansas City Street File Numbers 22RS014/CIHR22-0020

Property Owner: Jacob Franz

Project Representative: Shane Hennies, All American Siding and Windows, Inc.

**Attachments**

- a. Staff Memo
- b. Project Notice to SHPO
- c. State Historic Preservation Office Letter
- d. Historic Sites Survey Form

Hanzel gave an overview of the unpermitted project at 1021 Kansas City Street, which is a Contributing Structure in the West Boulevard Historic District. The historic siding is being replaced with alternative material which does not convey the same appearance as the historic wood siding due to a wider reveal and the textured surface. Hanzel noted that the State Historic Preservation Office has commented on the project and determined that based on the Secretary of the Interior's Standards for Rehabilitation, the project is an adverse effect. She added that the process required by State Law is for the City Council to make the final determination with 10 days' notice sent to the State Historic Preservation Office if the work proceeds. Hennies added to the overview of the project that the existing siding is 2.5" reveal and that none of the columns, craftsman rafters, or decorative trim is being altered. Johnson commented on the proposed treatment of the corners, noting that the vertical trim board has a contemporary appearance, as opposed to the mitered corners found historically.

Hennies advised that alternative material that is the same size as the historic siding is not readily available.

Neiles agreed with the statements made by Johnson and added that this project should not be construed as setting a precedent because it was not reviewed or recommended by the Commission. Johnson noted a concern that a lot of work is already complete and the

historic appearance is lost. She added that the structure could lose its historic status due to the changes.

Molnar stated she agrees with the SHPO finding that it is technically an adverse effect and that the project as designed is a departure from what the Standards would recommend. She added that the siding replacement alone may not be enough loss of architectural integrity to immediately render it non-contributing. In response to a question from Molnar, Hennies explained that the new siding is proposed to be installed over the existing wood siding on the front gable. Altman commented on the effect of having multiple siding reveals that weren't present historically. Altman noted that had the project been reviewed by the Commission they would have recommended different treatments that would not necessarily have relied on custom milled siding. The committee discussed that there is significant damage to original siding, and that the lower portion of the front porch is not historic. In response to a question from Altman, Hanzel noted that the Building Official may double fine the project for commencing work without a permit and that contractors with multiple offenses can have their license revoked by the Building Board. Discussion continued. Calhoun stated that leaving the original siding on the gable end that has not yet been replaced leaves a physical record of the historic material.

Altman motioned with Calhoun seconding that the Commission agrees with the determination of the SHPO that this proposal would encroach upon, damage, or destroy historic property. In addition, the Commission would relay to the City Council that they met with the owner and contractor and would not recommend this treatment for siding to a historic property; however, it appears that there are no feasible or prudent alternatives.

## Old Business

### 2) South Middle School Project

The commission discussed reaching out to South Middle School administration again.

The commission discussed also wanting to host a public outreach education session for property owners and contractors.

## Approval of Minutes

### 1. Approval of the August 24, 2022 meeting minutes

Altman moved to approve the August 24, 2022 meeting minutes. The motion was seconded by Saunders and carried unanimously.

There being no further business, the meeting adjourned at 9:27 a.m.