

Minutes of the March 22, 2023
Rapid City Historic Preservation Commission Meeting

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

Members Absent: Jeremy Altman

Others Present: Sarah Hanzel, Melissa Bloomberg, Jonathan Howard and Douglas Noyes
- applicant

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

Quorum was met.

General Public Comment No Public Comment.

New Business

1) Comments on Case report for 1209 Clark Street | 23RS002

Action required: Agree with Findings, Disagree with Findings, Decline to comment, and make other comments as necessary

- a. Staff Memo noting change in project scope
- b. Case Report
- c. SHPO Notification Packet
- d. SHPO Response Letter

Howard advised the commission on the proposed case report for 1209 Clark Street. The applicant has changed the scope of the project to minimize the impact of adverse effect by removing the shed demolition at this time due to time constraints, and replacing all character defining windows with Vector-Envision single-hung vinyl windows. The single hung windows would have an appearance of a double hung window, which includes installing custom 4-over-1 craftsman style muntins with an adhesive that would be visible from the street. Due to the value of the home, the costs of replacing with wood or fiberglass windows would be of substantial cost of the value of the home and is not feasible to the homeowner. The commission also discussed repair, but commented the lack of resources in the area to preform repairs. Additionally, the commission discussed the age of the home, shed, and noted the poor condition of the shed and issues with foundation.

Noyes advised that if he was required to replace with fiberglass or wood windows and take on the cost, he would be looking then at a complete demo permit as the land value would be more beneficial than the home in its state of repair. The commission agreed that improving this home structure would be far superior to demoing the home seeing this is on the edge of the Historic District. Noyes mentioned that his home insurance would be dropped by June if the home repairs were not mitigated including windows.

Saunders motioned that although there is a necessary adverse effect to avoid further deterioration and/or demolition, the homeowner has mitigated this adverse effect and that the Commission recommend approving that the proposed project be permitted given the

unique circumstances of this property such as its size, its overall condition, and its position on the lot making it non-conforming. The motion was seconded by Neiles and carried unanimously.

2) Discussion Item Canyon Lake Elementary School

Hanzel advised that Canyon Lake Elementary School is not found to be eligible from the Postwar Schools Architectural Survey conducted last year.

Old Business

- 1) Bob Yapp Seminar
 - a. Contractor training
 - b. Homeowner Training
 - c. Commission Training

Hanzel gave update on the distribution of fliers and training materials. The masks for training are a grant eligible expense and will be covered by the Historic Preservation Commission. Will need to get the order to Knecht's by beginning of April.

Approval of Minutes

1. Approval of the March 8, 2023 meeting minutes

Calhoun moved to approve the March 8, 2023 meeting minutes. The motion was seconded by Neiles and carried unanimously.

There being no further business, the meeting adjourned at 9:20 a.m.