

Minutes of the June 14, 2023
Rapid City Historic Preservation Commission Meeting

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

Members Absent: Katie Molnar, Jeremy Altman

Others Present: Sarah Hanzel, Jonathan Howard, Ritchie Nordstrom (Council Liaison)
Cody Hodson (applicant); Sarah Gross (Public Comment)

At 8:07 no quorum existed so discussion items not requiring action were discussed. Howard gave an update on correspondence with South Middle School Principal and suggested a follow up meeting at the end of the month. Johnson offered to reach out to the construction Project Manager to inquire on the project status.

Hanzel gave a status update on the concerns about the condition of the Buell building. Johnson recommended that the documentation include recommendations from the Secretary of the Interior's Standards for Rehabilitation.

Gross gave an overview of the RC Schools History/Celebration project and inquired whether Commission members would be interested in helping.

Calhoun joined the meeting. Quorum was met.

Johnson called the meeting to order at 8:38 a.m.

General Public Comment

No Public Comment.

Approval of Meeting Agenda

New Business

- 1) Comments on Case report for 611 11th Street | 23RS006
 - a. Staff Memo noting change in project scope
 - b. Case Report
 - c. SHPO Notification Packet
 - d. SHPO Response Letter

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

Howard gave an overview of the project reminding the Commission that this was a previous agenda item that was continued due to the applicant's absence. Hodson described the existing conditions of the shed and indicated that he is needing more functional space due to the disrepair and the size of the shed not being able to accommodate a modern vehicle. Hanzel added that due to the size of the lot, adding additional structures is not feasible. Hodson noted that the contractors he has reached out to have indicated the structure needs to be lifted up in order to fix the foundation and that the foundation has a good deal of sag. Hodson requested a finding that there are no feasible and prudent alternatives.

Hanzel reminded the applicant and the Commission that new construction would require historic review and that the applicant will likely need a Variance to area regulations in order to construct a larger structure.

The applicant indicated that the original home was built with true 2 x 4 material but that the shed is more modern dimensional lumber. Johnson indicated that the materials appear to have historic construction methods. Johnson suggested that any salvageable material be re-used and recycled if possible.

In response to a question from Johnson, Hodson said it was unclear if there is a true foundation with footings or if it is a built up concrete edge.

Calhoun said that the integrity of the property is in question and she does not have a lot of concern about the proposed demolition, given the conditions.

Howard shared a screen showing that the 1923 Sanborn map identifies a different layout.

Saunders motioned to agree with the findings of the case report that there are no feasible and prudent alternatives to the proposed demolition of this shed due to its lack of deterioration, overall condition, and limited size. Calhoun seconded. Motion passed unanimously.

- 2) Comments on Case report for 1209 Clark Street- Shed Demolition| 23RS009
Action required: Agree with Findings, Disagree with Findings, Decline to comment, and make other comments as necessary

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Howard gave an overview of the proposed project noting the infiltration of sediment from the alley, the not-to-code electrical work, holes in the walls, the sagging roof, and the wood foundation.

Johnson noted the potential for fire hazard and the potential to damage the adjacent contributing building.

Calhoun agreed that there are no feasible and prudent alternatives and motioned such adding a recommendation that some retaining wall or other barricade be installed to mitigate any future issue of sedimentation coming into the primary structure. Saunders seconded. Motion passed unanimously.

Emily motioned to approve May 24, 2023 minutes. Neiles seconded. Motion passed unanimously.

Hanzel stated that the next meeting is Ritchie Nordstrom's last meeting. As a thank you to Ritchie for all of his service to the Commission, the next meeting will be held in person at City Hall with refreshments.

There being no further business, the meeting adjourned at 9:15 a.m.