Minutes of the September 6, 2017
Special Rapid City Historic Preservation Commission Meeting

Members Present: Ali DeMersseman, John Riker, Jenn Johnson, Chris Wehrle, Brittany Neiles and Carol Saunders

Members Absent: Brenna Moloney and Tim Smith


After a field trip to the site, Riker called the meeting to order at 2:30 p.m.

New Business

430 Main Street
Consult with owners and applicant regarding the proposal for alterations at 430 Main Street in Rapid City’s Downtown Commercial Historic District. The Commission will meet on site at 430 Main Street at 2:00 to view the existing conditions, and then proceed with a discussion in the CP Conference Room at approximately 2:30.

Hanzel thanked everyone for visiting the proposed site and noted that portions of the proposed scope of work could adversely affect the property. She briefly reviewed the 11.1 Review process and noted that the Commission can proceed with advising the applicants on how to determine prudent and feasible alternatives to their proposed scope of work.

Riker expressed his support for the new windows along Fifth Street and for making improvements to the building. He added that more detailed drawings may be needed for the proposed improvements to the façade and the canopies. He expressed concern that the some of the proposed improvements do not retain the historical features of the structure and that the Commission is willing to work with the applicants to determine alternative improvements for the structure.

DeMersseman advised that one of the main concerns with the proposed scope of work is the State Historic Preservation Office’s comments that the proposed improvements could have an adverse effect on the structure. A brief discussion followed regarding the Secretary of the Interior’s Standards.

DeMersseman expressed her opinion that the brick is a historic feature of the structure and that a new design which includes the existing brick may be deemed to not have an adverse effect on the structure.

Henriksen stated that the brick color is impossible to find and will be hard to be repaired and/or replaced.
Johnson commented that tying the existing brick and other historic features from surrounding structures into the new design may be more acceptable to the State Historic Preservation Office.

Riker added that the brick can and should be salvaged as the new the openings are being made to the building.

Alberts stated that she was not aware that the building was on the edge of the historic district and that she understands the need to retain the historical integrity of the structure. She added that they were trying to achieve a more industrial and edgy look for the new design.

Saunders expressed her opinion that the proposed design retains very little of the historic features of the Gambles Building.

Alberts responded that the original entrances, the glass blocks and some of the brick are being retained.

Hanzel suggested that the applicants check into the allowable square footage for signs and somehow incorporate new signs into the overall design of the building. A brief discussion followed.

DeMersseman suggested adding elements to enhance the corner entrance of the building. Discussion followed regarding the proposed panels, awnings and canopies.

In response to a question from Johnson, Henriksen advised that the columns do not protrude into the sidewalk and are allowed as designed.

Riker stated that the Commission is willing to work with the applicants and State Historic Preservation Office on the design elements that could potentially have an adverse effect on the structure. He recommended that the applicants take into consideration the comments that have been made today and move forward with an alternative design. He added that another meeting could be held to review the alternative design.

Alberts inquired generally whether a revised design that keeps the historic brick showing, adds windows on the Fifth Street side, utilizes plinths to add the appearance of height and separateness, and considers a different design for canopies, would be closer in line with a concept the Commission would support. Riker concurred that in concept those alternatives as discussed in the meeting would have less potential to adversely affect the historic integrity of the building.

There being no other business, the meeting adjourned at 3:15 p.m.