Minutes of the October 25, 2017
Rapid City Historic Preservation Commission Meeting

**Members Present:** Carol Saunders, John Riker and Chris Wehrle

**Teleconference:** Ali DeMersseman

**Members Absent:** Brenna Moloney, Tim Smith, Brittany Neiles, and Jenn Johnson

**Others Present:** Sarah Hanzel, Jeanne Nicholson, Carla Cushman, Shawn Krull, Dustin Krueger, Erin Krueger, Diane Alberts, Lyle Henriksen, Angela Poches and City Council Liaison Ritchie Nordstrom

Riker called the meeting to order at 8:04 a.m.

**Approval of Meeting Agenda**

Saunders moved to approve the agenda. The motion was seconded by Wehrle and carried unanimously.

**New Business**

430 Main Street (17CM007) – Comment on the Findings of the Case Report for Proposed Exterior Alterations

Poches advised that the preservation of the historical elements of the building was taken into consideration during the design of the revised project. She added that approximately 80% of the brick will be exposed and to help with breaking up the length of the building, several storefronts will be created. She identified the proposed location for the Bridger Steel ribbed metal material and noted that the installation will not damage the brick. She advised that the proposed block that will replace the porcelain tile on the bottom is a more sustainable material and would be better than metal. She further explained that the windows will be smaller using standard manufactured windows and will have metal above them similar to what was used above the windows for Gambles. She advised that the glass block above the main entrance will be restored and the canopies will be the same size and shape as they were in the 1950’s. Poches added that the lettering on the front is very similar in size to Gambles but a different font will be used. She identified the proposed changes to the windows and the extension of the corners at the main entrance.

In response to a question, Poches advised that a rod system through the mortar will be used for mounting the metal panels to the brick.

Riker expressed his opinion that the mounting information should be included in the Case Report.

Riker commented that options for different materials should also be included in the Case Report to determine if any of the materials would be allowed and not have an adverse effect on the structure.
Poches stated that the applicants are trying to use some of the same elements that have been used for improvements to other structures in the downtown area.

Alberts commented that the ribbed metal was an original element of the building.

Riker commented that the examples presented in the application are from non-historic buildings, which makes them irrelevant to this discussion, as 430 Main Street is an historic building.

In response to a comment from Henriksen, Hanzel advised that if a structure is identified as contributing, then it is an historic building.

Riker expressed his opinion that the corner entrance is an historic characteristic of the structure and encouraged restoration or replacement with in-kind materials as much as possible on the building.

Poches explained that they have considered restoring the porcelain tile along the bottom of the building but it would be costly to repaint and maintain.

Alberts concurred that the main reasons for not keeping the porcelain tile is because of the cost and ongoing maintenance. She added that it would be hard to find someone to fabricate the tile.

Riker stated that the Case Report should include comments about restoration costs versus the costs for the replacement of in-kind materials. Additional discussion followed.

Saunders stated that the Case Report proves your case to the State Historical Office so it should include as much information as possible.

Hanzel briefly reviewed the Case Report and identified the distinguishing features of the structure. She added that the Case Report is documentation considering whether or not the applicant has reviewed all feasible and prudent alternatives, and undergone all possible planning to mitigate harm to the historic structure. She noted that the Historic Preservation Commission has the options of disagreeing, agreeing or decline to comment on the Case Report.

Riker inquired as to whether the installation of the upper windows at the corner entrance will require the removal of any brick.

Poches explained that the windows at the corner entrance will be for natural light and that no brick will be removed or damaged.

Riker suggested that comments explaining the proposed windows at the corner entrance be included in the Case Report. Additional discussion followed.

Alberts commented that the new awnings are more economical but mimic the historic element of the old awnings.

Krull expressed his opinion that original historic features of this structure are the porcelain tiles, the brick and the vertical architectural lines. He added that by keeping as many of the original materials ensures that the historic integrity of the structure will not be jeopardized.
Alberts requested that the Commission provide guidance for moving forward with the project.

Hanzel commented that if the Historic Preservation Commission believes more analysis needs to be completed, the Historic Preservation Commission could disagree with the findings of the Case Report and supply comments on the proposed project.

DeMersseman expressed her opinion that the next step would be for the Commission to approve the Case Report as submitted. She added that the Commission needs to take into consideration the work that the applicants have done in the restoration of the brick and the awnings. She noted that one area that needs further review is whether or not it is feasible to preserve the porcelain tiles along the bottom of the building.

Hanzel explained that the applicants could consider the Commission’s comments and resubmit a proposal. She noted that the Commission’s recommendations are to ensure that the improvements are more in compliance with the standards.

DeMersseman commented that the Commission could add a condition of approval to ensure that the applicant has looked at all feasible alternatives for preserving the porcelain tile along the bottom of the building.

Riker suggested to move forward with the Case Report and to suggest that the applicants submit additional information addressing the Commission’s comments on the proposed improvements to the main entrance and the porcelain tile along the bottom of the building.

D. Krueger expressed his opinion that they have considered a lot of different options and materials for the proposed improvements to the structure.

Saunders suggested that the applicant submit additional information rationalizing the changes prior to the Case Report moving forward to the State.

DeMersseman expressed her opinion that it is not necessary for a new application. She said the Commission can move forward with approving the Case Report with the condition that the applicant review alternative materials for the porcelain tile.

Riker concurred and suggested that the applicants submit a memo outlining the Commission’s concerns about feasible alternatives for the corner entrance and the porcelain tile.

Henriksen clarified that it is not porcelain tile and that it is a porcelain metal panel.

DeMersseman moved to agree with the Case Report with the stipulation that the applicants explore the repair of the existing porcelain metal panel. The motion was seconded by Wehrle.

Krull offered his services to assist the applicants with the next phase of submission.

The motion to agree with the Case Report with the stipulation that the applicants explore the repair of the existing porcelain metal panel carried with Riker, DeMersseman, Saunders and Wehrle voting yes and none opposed.
Approval of Minutes
DeMersseman moved to approve the July 12, 2017 and September 6, 2017 meeting minutes. The motion was seconded by Saunders and carried with DeMersseman, Saunders, Riker and Wehrle voting yes and none opposed.

Hanzel recommended that the remaining agenda items be continued to the next meeting.

There being no further business, the meeting adjourned at 8:53 a.m.