Minutes of the November 8, 2017
Rapid City Historic Preservation Commission Meeting

Members Present: Ali DeMersseman, Carol Saunders, John Riker and Chris Wehrle

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

Others Present: Sarah Hanzel, Jeanne Nicholson and City Council Liaison Ritchie Nordstrom

Riker called the meeting to order at 8:08 a.m.

Approval of Meeting Agenda
DeMersseman moved to approve the meeting agenda. The motion was seconded by Saunders and carried unanimously.

New Business

Comment on Historic Status of the Pap Madison Cabin - SHPO Correspondence
Hanzel advised that when the Pap Madison Cabin was moved from Halley Park to the Journey Museum, it was removed from the National Register. She added that Chris Nelson from the State has advised that the cabin will stay on the State Register. She noted that she is providing this as an informational item and that she will prepare a memo for the City Council identifying the Commission’s concurrence with the Pap Madison Cabin staying on the State Register. A brief discussion followed and it was noted that Halley Park was not the original location for the cabin. Hanzel advised that she would include the original location of the cabin in her memo.

DeMersseman moved to support retaining the Pap Madison Cabin on the State Register. The motion was seconded by Saunders and carried unanimously.

TDG Website Discussion
Hanzel briefly reviewed the website update proposal for picturercpast.com and the associated costs for the update.

In response to a question, Hanzel advised that funding may need to be moved from one line item to another to cover the update costs. A brief discussion followed.

Hanzel advised that she will check with the State about moving funds from one line item to another to cover the update costs.

Saunders moved to authorize staff to contact the State about funding for the website update costs. The motion was seconded by DeMersseman and carried unanimously.

Old Business

Update on 430 Main Street (17CM007) – Applicant’s Response Memo. No SHPO correspondence as of 11/6/17
Hanzel briefly reviewed the applicant’s response memo and noted that it was submitted to the State with the draft minutes. She noted that she has not received comments back from the State. A brief discussion followed.

Nordstrom commented that the application process may need to be revised to include a more detailed description of what the scope of work is for the project.

Riker concurred and additional discussion followed.

Wehrle expressed his opinion that a subcommittee should be created to review the guidelines.

Riker suggested that a worksheet be created outlining adverse effects and feasible and prudent alternatives.

Nordstrom suggested looking into available funding resources for historic preservation, similar to the request for funding of the Façade Easement Program by the Vision Fund.

DeMersseman inquired as to whether CDBG funds would be eligible for historic façade improvements. Hanzel suggested reaching out to Barb Garcia and invite her to attend a meeting to provide information on possible funding for historic properties.

Hanzel stated that she will contact the Commission when she has received comments from the State regarding their findings on 430 Main Street. She suggested that the Commission provide a memo to the City Council on the Case Report and that a member from the Commission attend the City Council meeting on the proposed Case Report. Riker volunteered to attend the City Council meeting.

**Acknowledge 11.1 Reviews – July 6, 2017 – October 17, 2017**

a) 523 Sixth Street (Alex Johnson Hotel) is a contributing structure in the downtown commercial historic district. A permit was requested to install a retractable awning on the east (6th Street) side of the building. Staff and SHPO found no adverse effect for the proposed project. August 2, 2017 | 17CM005/CIHR17-0023

b) 202 – 224 Main Street is a site in the environs of the Fairmont Creamery Mall. A permit was requested to construct a 16,000 square foot, two story, commercial structure (bank). The City and SHPO determined no adverse effect for the proposed project. August 7, 2017 | 17CM006/CIHR17-0024

c) 913 St. Charles is a non-contributing structure in the West Boulevard Historic District. A permit was requested to replace two egress windows on the west side of the house. Staff and SHPO found no adverse effect for the proposed project. August 16, 2017 | 17RS011/CIHR17-0025

d) 430 Main Street is a contributing structure in the Downtown Commercial Historic District. A permit was requested to make alterations to the exterior of the building. City Staff and the SHPO determined potential for adverse effect. The applicant will review alternatives as part of an abbreviated case report and/or submit a revised application in accordance with SDCL
and RCMC. The HPC met with the applicants for a consultation on September 6, 2017. 17CM007/CIHR17-0027

e) 1123 11th Street is a contributing structure in the West Boulevard Historic District. Staff and SHPO determined no adverse effect to repair/rebuild the side porch area and clad a small non-visible portion with stone panel material. August 22, 2017. 17RS012/CHIR17-0026

f) 1317 West Boulevard. Application to replace siding withdrawn. 17RS013/CIHR17-0028

g) 821 Fairview is a con-contributing structure in the West Boulevard Historic District. A permit was requested to replace a basement window on the front of the house with a vinyl window that meets egress requirements. Staff and SHPO determined no adverse effect based on the non-contributing status of the property and the basement window not being a character defining architectural feature. September 26, 2017. 17RS014/CIHR17-0031

h) 911 Franklin Street is a contributing structure in the West Boulevard Historic District. A permit was requested to replace 11 historic windows in the home with vinyl windows and to install 1 new vinyl window where there currently is no window. Staff and SHPO determined potential for adverse effect and requested HPC comments on an abbreviated Case Report. The applicant has since decided to resubmit the application proposing different windows. 17RS015/CIHR17-0033

i) 1415 11th Street is a contributing structure in the West Boulevard Historic District. A permit was request to remove a non-historic addition and install a wood craftsman style window where there is evidence that one existed previously. All modifications are located on the back of the structure. City staff and SHPO determined no adverts effect on October 16, 2017 |17RS016/CIHR17-0034

j) 1118 Saint James Street, house and garage, are non-contributing structures in the West Boulevard Historic District. A permit was requested to replace 10” Masonite siding with 7” fiber cement siding with a cedarmill texture on the house and garage. City Staff and SHPO determined no adverse effect on October 31, 2017 |17RS017/CIHR17-0038

A brief discussion followed.

Committee Reports

Downtown Walking Tour Update
Hanzel advised that she has not heard from Anthony on the last round of updates. She added that she hopes to have an update at the next meeting.

Approval of Minutes
DeMersseman moved to approve the October 25, 2017 meeting minutes. The motion was seconded by Wehrle and carried unanimously.

Hanzel informed the Commission that the November 22, 2017 meeting has been moved to November 21, 2017 due to the Thanksgiving holiday. She noted that if there are not any items
that need immediate attention, the November 21, 2017 meeting will be cancelled and the next regularly scheduled meeting would be December 13, 2017.


There being no further business, Wehrle moved to adjourn the meeting at 8:41 a.m. The motion was seconded by DeMersseman and carried unanimously.