Members Present: John Riker, Carol Saunders, Brittany Neiles and Jenn Johnson

Members Absent: Brenna Moloney, Tim Smith and Chris Wehrle

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

Riker called the meeting to order at 8:07 a.m.

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

New Business

SD Supreme Court finding in historic preservation case
Carla Cushman, Assistant City Attorney, reviewed the SD Supreme Court’s finding in the Sioux Falls Historic Preservation case relating to the construction of a new house in the historic district. She noted that an old house was demolished and that the drawings for the new home were approved by the City and Historic Preservation Commission. She added that it appears that the completed house differed from the plans approved by the Historic Preservation Commission. She further explained that the adjacent neighbors expressed concern about the new house’s close proximity to their house, the size and the structure not meeting City codes. Cushman stated that the neighbors sued the property owner of the new house and the court ruled that the house needed to be brought into compliance with SD Administrative Rules. She advised that the property owners of the new home appealed which then sent the case to the Supreme Court for final ruling. Cushman briefly reviewed the SD Administrative Rules. Additional discussion followed.

Cushman informed the Commission that the Supreme Court ruled that the property owners of the new home must remove the top eight feet of the house. She added that the Supreme Court claimed that the “Public Duty Doctrine” was followed and that the City and Historic Preservation Commission are not liable. Discussion followed regarding City responsibility and the SD Administrative Rules.

Old Business

TDG website update
Hanzel informed the Commission that the project amount in the contract was increased by $300 to include written documents for the training process. She provided two options for the color palette and the font style and requested the Commission to choose the preferred color and font style. The consensus of the Commission was to use the blue color palette and to check with TDG to see if they can use the same font that was used on the Walking Tour Brochure. Johnson advised that she will provide the font style to TDG.

Saunders moved to approve color scheme number 1. The motion was seconded by Johnson and carried unanimously.
New Business

Develop Program for 2017-2018 Grant Application
Hanzel advised that updating the presentation plan, a State training session and education outreach training are projects that could be part of the new grant application. Saunders expressed her opinion that the six downtown interpretive signs need to be improved and/or replaced. Hanzel added that the City will be working on a Long Range Plan for Sixth Street from Rapid City High School to the Civic Center. Neiles suggested doing an education outreach project for realtors, architects and construction professionals. Hanzel suggested that Rapid City should pursue hosting the annual CLG meeting. Additional discussion followed.

11.1 Reviews: January 17 – February 5, 2018

a) 1318 West Boulevard is a non-contributing structure in the West Boulevard Historic District. A permit was requested to replace the existing 10” siding with a 5” pressed wood siding, and replace two windows and one door. The replacement windows will be wood Pella windows to fit the existing openings. City and SHPO determined no potential for adverse effect 1/18/18. 18RS001/CIHR18-0001.

b) 1002 Main Street is a non-listed structure in the environs of Halley Park. A demolition permit was requested to demolish the oil tanks and brick structure. City and the SHPO determined no potential for adverse effect on 1/29/18. 18CM001/CIHR18-0003.

c) 906 Saint Charles Street is a contributing structure in the West Boulevard Historic District. A permit and variance request have been submitted to construct a 24 x 24’ detached garage at the rear of the lot accessible from the alley. The design of the proposed structure will be compatible with the existing building on the lot and the historic neighborhood. City and SHPO determined no adverse effect on 2/2/18. 18RS002/CIHR18-0004.

Hanzel informed the Commission that the application for 430 Main Street is on today’s Legal and Finance Committee agenda and then will be on the agenda for the City Council meeting on February 20, 2018.

Approval of Minutes
Johnson moved to approve the January 24, 2018 meeting minutes. The motion was seconded by Neiles and carried unanimously.

There being no further business, Saunders moved to adjourn the meeting at 9:00 a.m. The motion was seconded by Johnson and carried unanimously.