

Minutes of the November 10, 2015
Rapid City Historic Preservation Commission Meeting

Members Present: Eric Monroe, Ali DeMersseman, John Riker and Alternates Chris Wehrle, Aaron Sanders and Tim Smith

Members Absent: Clancy Kingsbury, Ken Orrock and Nate Nelson

Others Present: Sarah Hanzel, Jeanne Nicholson, Shawn Krull, Todd Hollan and Ritchie Nordstrom, City Council Liaison

Monroe called the meeting to order at 7:49

Approval of Meeting Agenda

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

11.1 Review

Hanzel reviewed the proposed demolition of the four structures identified in the case report and noted that two of the structures are located in the West Boulevard Historic District and that two are located in the environs. She explained that the initial case report was submitted in July, 2011 and since then, adaptive re-use alternatives were found for half of the locations identified in the original application. She advised that the property owners are considering mixed use development for the properties being considered at this time.

Krull advised that the property owners are trying to mitigate the negative impact on the residential and historic integrity of the neighborhood. He briefly addressed the condition of the structures and the ingress and egress issues. He added that the proposed uses for the properties will be a mix of commercial and residential development.

Hollan commented that the removal of the structures and the improvement to the ingress and egress will be more appealing to new development and will enhance the neighborhood. He added that the owners have done improvements to surrounding properties which has improved the overall appearance of the neighborhood.

In response to a question from Sanders, Hollan advised that there currently is no specific development plan for these properties.

Hanzel briefly reviewed a map showing a larger view of the area and noted that mitigation strategies for the structures have been considered, for example, the relocation of the structures if there is an interest and photographic documentation of the structures prior to demolition.

Riker advised that he has a business interest with the property owners and that he will participate in the discussion but will abstain from voting.

Sanders informed the Commission that he is a resident of the neighborhood and noted that the properties in question have been a topic of discussion for several years.

Hollan stated that the owners have been regularly working with the Police Department to resolve some of the issues and have been working diligently to keep the yards mowed and the

garbage picked up. He added that the surrounding property owners should not hesitate to contact the owners if they see inappropriate activity on the property. A brief discussion followed.

Monroe reminded the Commission that the motion should be to agree, disagree or decline to comment on the findings of the case report.

DeMersseman moved to agree with the findings of the case report that the applicants have reviewed all feasible and prudent alternatives for the project to minimize the negative impact to the historic district. The motion was seconded by Wehrle.

In response to a question from Sanders, Hollan informed that Commission that the zoning of the property will dictate the allowable uses. He added that there will probably be a mix of both commercial and residential uses.

Krull added that the adaptive reuse of the structures and improvement to the egress and ingress will make it attractive for small businesses to be located in this area.

In response to a question from Smith, Hollan responded that the abandoned buildings are a mix of single and multi-family dwellings.

The motion to agree with the findings of the case report that the applicants have reviewed all feasible and prudent alternatives for the project to minimize the negative impact to the historic district carried with DeMersseman, Monroe, Smith, Sanders and Wehrle voting yes and Riker abstaining.

Hanzel explained that the Commission will consider future uses of the structures.

Approval of Minutes

Wehrle moved to approve the October 28, 2015 meeting minutes. The motion was seconded by Riker and carried unanimously.

Riker moved to adjourn the meeting at 8:11. The motion was seconded by Sanders and carried unanimously.