

Minutes of the October 8, 2025  
Rapid City Historic Preservation Commission Meeting

**Members Present:** Brittany Neiles, Jenn Johnson, Emily Calhoun, Dave Viall, and Pat Roseland

**Members Absent:** Jeremy Altman and Tyler Holz

**Others Present:** Jennifer Bergstrom, Marlo Kapsa, and Melissa Bloomberg – Rapid City Community Development, Bill Evans – City Council Liaison, Matt Ehlman – Property Owner/Applicant, Don Iversen, Clarissa Wolf, and Brett Oleson – MAC Construction Co., and Jerud Pummel – Uda Architecture and Design

Johnson called the meeting to order at 8:00 am.

Quorum was met.

**General Public Comment**

No public comment was made.

**Approval of Meeting Agenda**

Viall moved to approve the October 8, 2025 meeting agenda. The motion was seconded by Roseland and carried unanimously.

**Approval of Minutes**

- Approval of the September 24, 2025 meeting minutes

Roseland moved to approve the September 24, 2025 meeting minutes. The motion was seconded by Viall and carried unanimously.

**New Business**

- Review of Proposed Development at 416 Saint Joseph Street (25CM002)

The commission discussed that while the proposed structure is located along a one-way traffic street, protecting visibility of the Stockgrowers Association sign from both the east and west direction is important for both vehicular and pedestrian flow. The Commission highlighted appreciation of the project design team's consideration to mitigate impact to the adjacent historic structure, specifically the sign, by designing the site to maintain an 11-foot setback from the front property line and a 10-to-16-foot setback from the west property line where a zero-foot setback would otherwise be allowed by the Central Business Zoning District along both property lines. The Commission also expressed appreciation for the applicant's work to maintain and preserve the integrity of historic structures, not only on this project but also past projects in the downtown area. They noted the structure's more modern design provides a needed differentiation between historic structures and newer development, recognizing that this proposed structure is located within the environs of a historic property, not within the Downtown Historic District Boundary. The Commission noted the need for both progress and preservation and

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recognized that urban infill in the downtown area is a good thing and that is what this project achieves.

**Other Business**

Neiles moved to place the Other Business items on the October 22, 2025 Historic Preservation Commission meeting. The motion was seconded by Viall and carried unanimously.

There being no further business, the meeting adjourned at 9:04 am.