



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

300 Sixth Street

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MEMORANDUM

TO: Legal and Finance Committee
Rapid City Council

FROM: Karen Bulman, Planner II

DATE: July 20, 2011

RE: Request for SDCL 1-19A-11.1 Final Determination relative to the proposed replacement of windows with tinted glass windows located at 413 Sixth Street located in the Downtown National Historic District

Douglas Koppmann is requesting that the City Council make a written determination that all feasible and prudent alternatives to the proposed replacement of windows with tinted glass windows on historic property at 413 Sixth Street have been pursued and all possible planning to minimize harm to the historic property has taken place.

Douglas Koppmann submitted an 11.1 Historic Review request to replace windows with tinted glass windows located on the front façade of the property. The subject property is located within the Downtown National Historic District. The building is classified as a “contributing structure”.

On March 5, 2010, the Rapid City Historic Preservation Commission found that the request to replace the windows with tinted glass windows would not have an adverse effect on historic property. However, on March 9, 2010, the State Historical Preservation Office, Office of History found that the replacement of windows with tinted glass windows was an adverse effect on the historic property. The State indicated that using tinted glass in windows that historically did not have tinted windows is not recommended in the Secretary of Interior’s Standards for the Treatment of Historic Properties.

The property owner is requesting that the City Council determine that all feasible and prudent alternatives to the proposed replacement of windows with tinted glass windows have been pursued and that all possible planning to minimize harm to this historic property has occurred.

Attached are copies of the minutes of the Historic Preservation Commission meeting at which this request was discussed. In addition, the e-mail communication received from the State



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Historic Preservation Office indicating the concern about using tinted glass in the windows is attached. The final e-mail communication indicates that the State Office of History has determined that the project is adverse due to the glass color, but that the applicant has explored alternatives to minimize the effect. The State further stated that the portion of SDCL-19A-11.1 that requires the consideration of feasible and prudent alternatives has been fulfilled.

Staff Recommendation: If the City Council finds that all feasible and prudent alternatives to the replacement of windows with tinted glass windows at 413 Sixth Street have been pursued and that all possible planning to minimize harm to historic property has taken place, staff recommends that the Council authorize the required notice to be forwarded to the State Historical Preservation Office, Office of History.