



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

300 Sixth Street

Katherine Palmer, Planner I
Long Range Planning Division
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: katherine.palmer@rcgov.org

MEMORANDUM

TO: Legal and Finance Committee
Rapid City Council

FROM: Katherine Palmer, Long Range Planner I

DATE: May 21, 2013

RE: Appeal the determination of the Historic Preservation Commission that the proposed project of retrofit replacement of six double hung windows, the replacement of three storm glass windows, and the replacement of the patio door of 923 Fulton Street would have an adverse effect on the historic property.

Stephanie King is the legal property owner of 923 Fulton Street (legally described as W ½ of Lot 12; All of Lot 13; E ½ of Lot 14, Block 27, Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota). Collins Siding, Ms. King's contractor, submitted an 11.1 Historic Review application to retrofit replacement of six double hung windows, the replacement of three storm glass windows, and the replacement of the patio door with vinyl materials. The subject property is located within the West Boulevard National Historic District. The home is currently classified as a "contributing building".

On May 3, 2013, the Rapid City Historic Preservation Commission found that the request to retrofit replacement of six double hung windows, the replacement of three storm glass windows, and the replacement of the patio door with vinyl materials would have an adverse effect on historic property. The Historic Preservation Commission found that if wood windows were used for the retrofitting of six double hung windows, the replacement of three storm windows, and the replacement of the patio door, there would be no adverse effect on the historic property or historic district.

On May 13, 2013, the State Historic Preservation Office agreed and found that the vinyl would be an adverse effect, while the use of wood would not. They stated that if the homeowner wants to use the proposed vinyl, then keeping the original trim, window opening and configuration as proposed will minimize that adverse impact of losing the historic wood



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windows and their historic appearance. They did recommend two options for the applicant to consider avoiding adverse effect: 1) repair the historic windows and add storms or 2) replace the current windows in-kind with wood windows. They also indicated that the proposed retrofit replacement of six double hung windows, the replacement of three storm glass windows, and the replacement of the patio door would not affect the house's listing as a contributing structure in the historic district.

Stephanie King is requesting that the City Council determine that all feasible and prudent alternatives to the retrofit replacement of six double hung windows, the replacement of three storm glass windows, and the replacement of the patio door on historic property have been considered 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 meetings at which this request was discussed and the e-mail communication received from the State Historic Preservation Office with the notification of the adverse effect.

Staff Recommendation: Staff recommends denial of the appeal based on the decisions of the Historic Preservation Commission and the State Historic Preservation Office that the use of vinyl windows would create an adverse effect on the historic property.