

**From:** [Nelson, Kate](#)  
**To:** [Hanzel Sarah](#); [Nelson, Chris \(CHC\)](#)  
**Subject:** RE: Rapid City HPC 9/19/2014  
**Date:** Monday, September 22, 2014 7:57:31 AM

---

Hi Sarah,

The State concurs with No Adverse Effect for 922 South Street.

For 821 Saint James Street, the State also concurs with Adverse Effect. Since alternatives have been presented/considered, SHPO will not request a case report but will make its final determination that the project will have an Adverse Effect on historic property. Should the city proceed with the issuance of the permit, 10 days' notice by certified mail is required along with the city's determination that there are no feasible and prudent alternatives to the project and that the project includes all possible planning to minimize harm to the historic property.

Please let me know if you have any questions. Thank you,

Kate Nelson, Restoration Specialist  
South Dakota State Historical Society  
State Historic Preservation Office  
900 Governors Drive  
Pierre SD 57501-2217  
(605) 773-6005  
(605) 773-6041 (fax)  
[Kate.Nelson@state.sd.us](mailto:Kate.Nelson@state.sd.us)

---

**From:** Hanzel Sarah [mailto:[Sarah.Hanzel@rcgov.org](mailto:Sarah.Hanzel@rcgov.org)]  
**Sent:** Friday, September 19, 2014 11:19 AM  
**To:** Nelson, Chris (CHC); Nelson, Kate  
**Subject:** Rapid City HPC 9/19/2014

Hello Chris and Kate,  
Here are the findings of the HPC meeting for September 19, 2014

-  
11.1 Reviews -

1. **922 South Street (14RS019)**

Applicant: John Burke

District: West Boulevard Historic District - Contributing

Request: Build a single car garage to match materials and setbacks of house and existing garage. Remove carport.

**The commission recommended a finding that building a single car garage to match materials and setbacks of house and existing garage, as well as removing the existing carport would have no adverse effect on historic property.**

2. **821 Saint James Street (14RS018)** – *Continued from 9/5/14 HPC meeting*

Applicant: Constance Istratescu

District: West Boulevard Historic District – Contributing

Request: Replace siding on house and garage (various existing profiles) with 6” lap siding.

**The commission recommended a finding that replacing the siding on the house and garage to 6” lap siding (composite material) would had an adverse effect to historic property. In response to a question from the applicant, the commission recommended a finding that protecting the house from water infiltration by wrapping the boxed eaves, soffits, and replacing the gutters would have no adverse effect on historic property.**

**Chris – this is another example of a stop worker order, as you can see in the photos, it is partially complete on the front porch. The property owner has investigated options for painting and cedar replacement but ultimately prefers to go with the 6” siding.**

- **Estimate for painting = \$10,600 (not including the front porch or windows, no warrantee provided on the paint)**
- **Estimate for 4” cedar siding = \$18,000 (not including having it painted)**
- **Quote for 6” composite material siding = \$15,600**

Sarah Hanzel

Long Range Planner I

City of Rapid City

Community Planning & Development Services

Division of Long Range Planning

300 Sixth Street

Rapid City, SD 57701

605-394-4120

[sarah.hanzel@rcgov.org](mailto:sarah.hanzel@rcgov.org)