



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Community Planning and Development Services Department

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MEMORANDUM

TO: Legal Finance Committee

FROM: Sarah Hanzel, Long Range Planner I

DATE: October 1, 2014

RE: Appeal of Historic Preservation Commission's recommended denial of siding permit at 821 Saint James.

Summary

- 821 Saint James is a contributing structure in the West Boulevard Historic District. Built in 1925, the house corresponds to the growth and development of the West Boulevard neighborhood in Rapid City from 1879 – 1929. The house illustrates the varied economic status of the neighborhood's inhabitants and serves as a representative example of residential architecture common at the time. Clapboard siding is one of the significant exterior architectural details of the property.
- Standard (6) of the Secretary of the Interior's Standards for Rehabilitation encourages the use of substitute materials which convey the same visual appearance of the historic material in size, profile, and finish. Substitute materials should only be considered when repair or in-kind replacement is not feasible.
- On September 19, 2014 the Historic Preservation Commission (HPC) determined that the applicant's request to install 6" composite siding (substitute material) over the existing 4" cedar siding would result in an adverse effect to historic property. The SD State Historical Preservation Office (SHPO) agreed with their finding.
- The property owner included a summary of alternatives to the adverse effect at the September 19 HPC meeting. As such, SHPO did not request a case report for this project.
 - Estimate for painting (No Adverse Effect) = \$10,600 (not including the front porch or windows, no warranty provided on the paint)
 - Estimate for 4" cedar siding (No Adverse Effect) = \$18,000 (unpainted)
 - Quote for 6" composite pre-finished siding (Adverse Effect) = \$15,600
- The property owner appeals the HPC finding to the City Council, and requests a final determination for project approval. If the City Council approves the request for a siding permit which adversely affects historic property, the permit cannot be issued until ten days after SHPO has received a notification of the City's final determination, sent certified mail.



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