



**CITY OF RAPID CITY**  
**RAPID CITY, SOUTH DAKOTA 57701-2724**  

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**Community Planning and Development**  
**Services Department**  
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**MEMORANDUM**

TO: Legal Finance Committee

FROM: Sarah Hanzel, Long Range Planner I

DATE: October 14, 2014

RE: Appeal of the Historic Preservation Commission's stipulation to preserve scalloped trim at 1725 9th Street

Summary

- 1725 9<sup>th</sup> Street is a contributing residential structure in the West Boulevard Historic District. It was built in 1940. The house was built in the minimal traditional style and its architectural features include a low pitched roof, narrow/boxed eaves, alternating 2" and 6" clapboard siding (ribbon pattern) and scalloped fascia.
- The property owner received a stop-work notice for failing to obtain a siding permit in the historic district. A majority of the siding had already been removed. On February 7<sup>th</sup>, 2014, the HPC recommended a finding of no adverse effect to install LP Smartside Siding, with the stipulation that it be applied in the same pattern (ribbon course) as the original siding, and that the decorative scalloped trim be rehabilitated, or re-fabricated and replaced. On February 10, 2014 the SHPO agreed with the HPC's finding.
- The stipulation was included to follow Standard (2) of the Department of the Interior's Standards for Rehabilitation reads "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features shall be avoided."
- The property owner came to the March 21 HPC meeting to obtain additional clarification about the requirements of the stipulation.
- The property owner has since finished siding the house, following the ribbon course. He has not replaced the scalloped trim for three reasons 1) He prefers the appearance of the property without it 2) It would be difficult to install the trim in the same manner as the original due to the gutter system that is in place and 3) The trim is not available locally in home improvement supply stores and it will need to be custom made.
- City Council must now review the contents of the Report, and make a final determination. Approval of the appeal will overturn the stipulation of the HPC's stipulation to re-apply the scalloped trim and enable staff to issue a final on the siding permit.



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