

13CM008

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City
300 Sixth Street, Rapid City, SD 57701-2724
Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: WILSON ELEM. SCHOOL BUILDING ENVELOPE REPAIRS

PROJECT ADDRESS:
827 FRANKLIN ST.

DESCRIPTION OF REQUEST:
INFILL EXTERIOR STAIR RAILINGS TO MEET LIFE SAFETY CODE. INFILL OF ^{EAST} SOUTH STAIR RAILINGS WILL BE SIMILAR TO INFILL COMPLETED AT NORTHWEST EXTERIOR STAIR APPROX. 5-7 YEARS AGO.

YEAR CONSTRUCTED:
ERECTED 1929 - 10 ROOM ADDITION, 1955

HISTORIC DISTRICT:
 West Boulevard Historic District
 Downtown Historic District
 Individually Listed Property
 Environs of West Boulevard Historic District
 Environs of Downtown Historic District
 Environs of an Individually Listed Property

STATUS:
 Contributing
 Non-Contributing

TYPE:
 Commercial
 Residential

OWNER OF RECORD

Name: RCASO 51-4 Phone #: 394-4105 Fax #:
Mailing Address: 300 6th ST. City, State, Zip: RAPID CITY, SD 57701
Owner's Signature: Date:

APPLICANT (If different from owner of record)

Name: UPPER DECK ARCHITECTS Phone #: 721-0237 Fax #: 721-0240
Mailing Address: 50 MINNESOTA ST. SUITE 1 City, State, Zip: RAPID CITY, SD 57701
Applicant's Signature: Date: 5/29/13

12 Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Rehabilitation of Buildings*

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values.

Standards for Rehabilitation

- 1 A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials.
- 2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3 Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4 Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6 Deteriorated historic features will be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10 New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

that are part of new construction may not introduce elements which are out of character with the setting of the historic district.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994; 24 SDR 73, effective December 4, 1997.

General Authority: SDCL 1-19A-5, 1-19A-11, 1-19A-29.

Law Implemented: SDCL 1-19A-5, 1-19A-11.1.

24:52:07:05. Consistency with historical tradition in historic districts. The use of elements as described in § 24:52:07:04 shall be consistent with the historical development of the historic district and shall be consistent with historical interpretations of the district as defined in a locality's historic preservation plan.

Source: 16 SDR 239, effective July 9, 1990; 21 SDR 50, effective September 21, 1994.

General Authority: SDCL 1-19A-5, 1-19A-11, 1-19A-29.

Law Implemented: SDCL 1-19A-5, 1-19A-11.1.