



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Community Planning and Development Services Department

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MEMORANDUM

TO: Historic Preservation Commission

FROM: Sarah Hanzel, Long Range Planner I

DATE: August 1, 2014

RE: Request to obtain roofing permit for historic property at 1116 South Street.

Summary

- On December 6, 2013 the property owner was denied his request to replace the existing asphalt shingles with a seam metal roof. The Historic Preservation Commission (HPC) and the South Dakota Historic Preservation Office (SHPO) determined the project would be an adverse effect to historic property.
- The City and property owner prepared an abbreviated case report pursuant to SDCL 24:52:07:03 to document relevant factors and explore feasible and prudent alternatives to minimize the adverse effect to historic property.
- The property owner maintains his original intent to install a seam metal roof, and will appeal the denial of the building permit to City Council. He has modified his proposal, requesting to replace the existing asphalt roof with a multi-tone painted seam metal roof.
- The Historic Preservation Commission may now comment on the Case Report. The Commission may 1) agree 2) disagree or 3) decline to comment on whether the City has documented all relevant factors, and explored feasible and prudent alternatives to minimize the adverse effect to historic property. The Commission may also make additional comments for the project record.
- The Case Report and its associated attachments, along with the comments provided by the HPC will be placed on the agenda for the August 13, 2014 Legal Finance Committee meeting for recommendation to City Council.
- If the City Council approves the request for the roofing permit, it will not be issued until ten days after the SHPO has received a notification of the City's final determination, sent certified mail.



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