



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

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## Community Planning & Development Services

300 Sixth Street

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### MEMORANDUM

TO: Legal and Finance Committee  
Rapid City Council

FROM: Katherine Palmer, Planner I

DATE: January 14, 2013

RE: Request for SDCL 1-19A-11.1 Final Determination relative to the proposed removal and replacement of siding and windows located at 920 St. James Street located in the West Boulevard National Historic District

Attached please find a request submitted by Chris Albers of Allstar Construction for a written determination, in accordance with State Statute, that all feasible and prudent alternatives to the proposed removal and replacement of siding and windows on historic property have been pursued and all possible planning to minimize harm to the historic property has taken place.

Carol Jensen is the legal property owner of 920 St. James Street (legally described as E80' of Lot 21 & ½ Vacated Alley, Block 39, West Boulevard Subdivision, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota). Mr. Albers, Ms. Jensen's contractor, submitted an 11.1 Historic Review request to remove and replace the siding and windows of the property. The subject property is located within the West Boulevard National Historic District. The home is classified as a "contributing building".

On December 21, 2012, the Rapid City Historic Preservation Commission found that the request to remove and replace the windows would not have an adverse effect on historic property. The Historic Preservation Commission tabled the discussion on the siding due to inadequate information to make a determination. On January 4, 2013, the Rapid City Historic Preservation Commission found that the request to remove and replace the siding would not have an adverse effect on historic property, with stipulations.



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

On January 10, 2013 the State Historical Preservation Office disagreed and found that the request created an adverse effect on the Historic District and that the proposed replacement siding and windows would make the house a “non-contributing” structure to the historic district. After reviewing the materials submitted by the applicant, the State is not requiring a case report.

Allstar Construction is requesting that the City Council determine that all feasible and prudent alternatives to the proposed removal and replacement of siding and windows on historic property have been pursued and that all possible planning to minimize harm to this historic property has occurred.

Attached are copies of the minutes of the Historic Preservation Commission meetings at which this request was discussed and the e-mail communication received from the State Historical Preservation Office with the notification of the adverse effect.

**Staff Recommendation: If the City Council finds that all feasible and prudent alternatives to the removal and replacement of siding and windows at 920 St. James Street have been pursued and that all possible planning to minimize harm to historic property has taken place, staff recommends that the Council authorize the required notice to be forwarded to the State Historical Preservation Office, Office of History.**