

Email #1 for 1113 L&F

From: Palmer Katherine [<mailto:Katherine.Palmer@rcgov.org>]
Sent: Friday, March 15, 2013 2:59 PM
To: Nelson, Chris (CHC); Porter, Paul
Subject: Summary of March 15, 2013 11.1 Review

RAPID CITY HISTORIC PRESERVATION COMMISSION

Friday, March 15, 2013
7:30 A.M. - **3rd Floor West Conference Room**
City/School Administration Complex
300 Sixth Street

Call To Order

Approval of Meeting Agenda

11.1 Reviews

1. **1113 FULTON STREET (13RS007)**

Applicant: Richard Stangle Construction
West Blvd Historic District – Contributing
Request: Replace front door/storm door. Replace windows.

Commission recommended a finding of adverse effect to 1113 Fulton Street on both the windows and doors. The Commission separated out the requests into two motions.

The first motion was to approve the windows with no adverse affect, this was denied with a vote of two yes and five no. Commission member Kessloff suggested alternatives related to putting in storm windows, insulating, and re-installing for a better seal. Commission member Freytag was concerned that the alternatives would not help with energy efficiency or protect against leaks.

The second motion was to find the replacement of the front door as an adverse effect and the Commission recommended an alternative of rehabbing the door.

The audio of the minutes have been placed in dropbox, here is the link:
<https://www.dropbox.com/s/8qjvuwj9w7hgyt/HPC130315.zip?m>

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Email #2 for SHPO Correspondence

From: Nelson, Chris [<mailto:ChrisB.Nelson@state.sd.us>]
Sent: Monday, March 18, 2013 1:32 PM
To: Palmer Katherine
Subject: 1113 Fulton

Hi Katherine,

State concurs with determination of adverse effect. Information from the commission indicates that the windows are not in a state of disrepair, so this is the applicable Standard:

“6. Deteriorated historic features will be repaired rather than replaced. Where 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.”

Also, the cumulative effect of replacement siding, windows, and door would destroy the house’s material integrity making it non-contributing.

I’ll check with Paul and put together some alternatives we would recommend the city consider. Based on the information we have, I do not believe we will request a case report at this time.

Thanks,

Chris Nelson
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