



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

300 Sixth Street

Katherine Palmer, Planner I
Long Range Planning Division
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: katherine.palmer@rcgov.org

MEMORANDUM

TO: Legal and Finance Committee
Rapid City Council

FROM: Katherine Palmer, Planner I

DATE: March 25, 2013

RE: Request for SDCL 1-19A-11.1 Final Determination relative to the proposed removal and replacement of windows, and replace the front door with a front storm door located at 1113 Fulton Street located in the West Boulevard National Historic District

Franki Welch is the legal property owner of 1113 Fulton Street (legally described as E ½ of Lot 23; All of Lot 24, Block 29, Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota). Richard Stangle, Ms. Welch's contractor, submitted an 11.1 Historic Review application to remove and replace the windows and front door with the front storm door. The subject property is located within the West Boulevard National Historic District. The home is currently classified as a "contributing building".

On March 15, 2013, the Rapid City Historic Preservation Commission found that the request to remove and replace the windows, and replace the front door with a front storm door would have an adverse effect on historic property. The Historic Preservation Commission split the application into two motions and made suggestions on each item. For the removal and replacement of windows, the Commission suggested that the applicant explore using storm windows, insulating, and re-installing the windows for a better seal. For the removal and replacement of the front door with a front storm door, the Commission suggested rehabilitating the door.

On March 18, 2013, the State Historic Preservation Office agreed and found that the windows are not in a state of disrepair, that the request creates an adverse effect on the Historic District, and that the proposed replacement windows, and replacing the front door with a front storm door would make the house a "non-contributing" structure in the historic



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

March 25, 2013

Page 2

district. After reviewing the materials submitted by the applicant, the State is not requiring a case report.

Franki Welch is requesting that the City Council determine that all feasible and prudent alternatives to the proposed removal and replacement of , and replacing the front door with a front storm door 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 Historic 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 , and replacing the front door with a front storm door at 1113 Fulton 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.