



CITY OF RAPID CITY
RAPID CITY, SOUTH DAKOTA 57701-2724

**Community Planning and Development
Services Department**
300 Sixth Street

Sarah Hanzel, Long Range Planner I
Community Planning & Development Services Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: sarah.hanzel@rcgov.org

MEMORANDUM

TO: Legal Finance Committee

FROM: Sarah Hanzel, Long Range Planner I

DATE: August 13, 2014

RE: Appeal of Historic Preservation Commission's recommended denial of roofing permit at 1116 South Street.

Summary

- On December 6, 2013 the Historic Preservation Commission (Commission) determined that the applicant's request to install a seam metal roof at 1116 South Street would have an adverse effect to historic property. The SD State Historical Preservation Office (SHPO) agreed with their finding.
- The City and property owner prepared a 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 appeals the denial of the building permit to City Council.
- At the August 1, 2014 HPC meeting, the Commission agreed with the findings of the Case Report. Agreement with the Case Report is not an endorsement of the proposed project, rather it confirms that the City has documented all relevant factors and explored feasible and prudent alternatives to minimize the adverse effect to historic property.
- City Council must now review the contents of the Case Report, and make a final determination for project approval or disapproval. If the City Council approves the request for a roofing permit which adversely affects historic property, permits cannot be issued until ten days after SHPO has received a notification of the City's final determination, sent certified mail.



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