

Sarah Hanzel  
City of Rapid City  
Community Planning and Development Services  
300 6<sup>th</sup> Street  
Rapid City, SD 57701

Dear Sarah Hanzel:

Thank you for the opportunity to review the Lehe Planning report regarding Rapid City's Historic Preservation Program. After conferring with the HPC, the following is our response to each of the recommendations:

1. Terminate the Memorandum of Joint Agreement (MOA) between the State and the City, which is set to expire on December 31, 2014.
2. Adopt the recommended ordinance in Appendix E.

Response (1&2): The HPC concurs with the State in terminating the MOA with exception: The HPC would recommend extending the MOA until the Mr Lehe's recommended ordinance is reviewed for its impact on the West Boulevard Historic District.

3. Prepare and adopt design review guidelines for the West Boulevard Historic District and a separate set of design review guidelines for the entire Downtown area including the Downtown Historic District.

Response: The HPC recommends continuing with the Design Guidelines process that has already been started. The HPC recommends hiring an external professional resource to complete the final draft for a more user friendly publication.

4. Prepare and adopt staff guidelines for administrative approvals of minor exterior improvements.

Response: The HPC has already implemented a process for reviews of materials that are being replaced "in-kind," such as roofing replacements, and has an existing list for both residential and commercial. The HPC recommends reviewing the existing process already in place and recommends that this list can be amended upon mutual agreement of staff and HPC.

5. Provide professional-level continuing education in historic preservation, urban design, and main street management to the Planner.
6. Provide ongoing training for members of both Design Review Boards (HPCs).

Response (5&6): The HPC agrees with implementing professional-level training for both staff and the current commission structure (the HPC concurs with the State response regarding two commissions).

7. Develop a comprehensive historic preservation public education program and annual action program of activities.

Response: In 2009 the HPC created a Comprehensive Preservation Plan which included a public education program. In 2012 the HPC expanded the public education and outreach program to include specific training in historic preservation to contractors in the community which included the development and maintenance of a database for efficiency. Due to staff turnover, this program was never implemented. HPC recommends that staff help in expediting the existing process.

The HPC, with the exception of last year, coordinated activities during Historic Preservation Month (May of each year). Staff support has been reduced throughout the last few years for outreach programs.

8. Establish an awards program.

Response: In prior years, as part of the activities associated with Historic Preservation month (May), the HPC has given awards to both residential and commercial property owners when work adhering to the Department of the Interior Standards has been completed in a manner that shows exemplary preservation of historic elements. The HPC would recommend that this practice be continued.

9. Establish a Main Street Program.

Response: Several years ago the HPC exhibited support for the Main Street program; however, both the funding and support were reallocated to Roger Brooks as part of the development of Main Street Square. The commission was then (and is currently) in support of establishing a Main Street Program.

10. Prepare and adopt a Downtown Development Plan.

Response: The HPC recommends that any development outside the established historic district and its environs is structured and implemented by the Downtown Development groups already in place with a HPC member appointed as liaison.

11. Prepare and adopt a West Boulevard Neighborhood Conservation Plan.

Response: The 2009 Comprehensive Preservation Plan referred to in 7 is all inclusive. There is no need for a separate comprehensive plan.

12. Create financial incentives to foster rehabilitation of historic property, such as donation of historic façade easements and competitive grant awards for façade improvements and building rehabilitation.

Response: The HPC makes available all financial incentives that are currently in place (the Deadwood Grant, the Property Tax Moratorium provided through the State of South Dakota, and the Income Tax Credits for Income Producing Properties through the Department of the Interior). A façade easement program similar to other communities would be supported, but requires City and Staff support as the powers of the commission do not extend to public funding. A program similar to "Neighborworks" in Deadwood had been investigated by the HPC for the historic districts in Rapid

