



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Department of Community Development

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MEMORANDUM

TO: Historic Preservation Commission
FROM: Jonathan Howard, Planning Projects Division
DATE: March 22, 2023
RE: Windows and Shed Demolition at 1209 Clark St

The applicant, Doug Noyes, is a resident of 1213 Clark St. The application request is to replace all (10) character-defining 4-over-1 craftsman style windows on the primary structure, and demolish a contributing shed. Due to cost feasibility, the applicant is proposing white, Vector Envision, single-hung, and vinyl construction windows as the replacement.

An overview of the project is included in the Notice Form, which is the compilation of information sent to the State Historic Preservation Office for their comment. On March 9, 2023, the SHPO provided their letter indicating that the work is an adverse effect to the historic structure. Their letter is attached to the agenda. Pursuant to State Law, the City Council must make a determination as to whether there are feasible and prudent alternatives and whether the City will issue a permit for a project that is an adverse effect to historic property.

In response, the applicant has changed the scope of the project to minimize the impact of the adverse effect by removing the shed demolition for the time being, and installing custom 4-over-1 craftsman style muntins, with an adhesive, on windows that are visible from the street. The Historic Preservation Commission's comments and recommendations on the project are requested on the project scope change.

RECOMMENDATION: Provide comments/recommendations to Staff regarding the project's change in scope.



EQUAL OPPORTUNITY EMPLOYER