



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Growth Management Department

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MEMORANDUM

TO: Legal and Finance Committee
Rapid City Council

FROM: Karen Bulman, Planner II

DATE: March 12, 2010

RE: Request for SDCL 1-19A-11.1 Final Determination relative to the proposed demolition of the garage located at 1011 St. Joseph Street located in the West Boulevard National Historic District

In accordance with State Statute, the State Historic Preservation Office is requesting that the City Council submit a written determination that all feasible and prudent alternatives to the proposed demolition of the shed/garage in an historic property have been pursued and all possible planning to minimize harm to the historic property has taken place.

Les Odegaard is the owner of property located at 1011 St. Joseph Street (legally described as E1/2 of Lot 23 and all of lot 24, Block 3, Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, South Dakota). Mr. Odegaard submitted an 11.1 Historic Review request to demolish the shed/garage located at the rear of the property. The subject property is located within the West Boulevard National Historic District. The shed or garage is classified as a "contributing structure".

On March 5, 2010, the Rapid City Historic Preservation Commission found that the request to demolish the shed/garage will have an adverse effect on historic property with the understanding that the applicant has explored all feasible and prudent alternatives to the demolition. On March 10, 2010, the State Historic Preservation Office concurred and found that the request was an adverse effect on the Historic District. However, after reviewing the minutes of the Historic Preservation Commission meeting, the materials submitted by the property owner, and the minutes from the Development Appeals and Review Board, the State is not requiring a case report. The State Historic Preservation Office has found that all feasible and prudent options have been explored and is recommending approval of that finding by the City Council.



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Recommendation: The State Historic Preservation Office and the Rapid City Historic Preservation Commission recommends that the City Council find that all feasible and prudent alternatives to the demolition of the garage at 1011 St. Joseph Street have been pursued and that all possible planning to minimize harm to historic property has taken place.