



CITY OF RAPID CITY

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Community Planning & Development Services

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MEMORANDUM

TO: Legal & Finance Committee
City Council

FROM: Sarah Hanzel, Long Range Planner I

DATE: December 2, 2015

RE: Request for SDCL 1-19A-11.1 Final Determination relative to the four proposed demolition requests located south of Saint Joseph Street and west of West Street.

On July 15, 2011 NWE Management underwent an 11.1 Review to demolition 8 historic and non-historic structures located on the northern terminus of the West Boulevard Historic District. The State Historic Preservation Office (SHPO) requested a case report to document the investigation of feasible and prudent alternatives for the proposed project. Adaptive re-use alternatives were found to negate the need for demolition at half of the locations. However, the applicant requests demolition of the structures located at 617 West Street, 623 West Street, 1310 Kansas City Street, and 1311 West Main Street (garage only). The case report identifies additional mitigation strategies including the potential for relocation, photo documentation, and/or salvaging historic materials from these sites. The Historic Preservation Commission voted to agree with the findings of the Case Report at their November 10, 2015 meeting.

The SHPO reviewed the Case Report and determined that though the project poses an adverse effect to historic property, it appears that there are no feasible and prudent alternatives, and that all possible planning has occurred to minimize the harm to historic property.

Historic Preservation Commission Recommendation: The Historic Preservation Commission recommends that the City Council provides a Final Determination that there are no other feasible and prudent alternatives to the proposed project, and that all possible planning has occurred to minimize the harm to the historic resources.



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