



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Community Planning and Development Services Department

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MEMORANDUM

TO: Historic Preservation Commission
City Council

FROM: Sarah Hanzel, Long Range Planner I

DATE: August 7, 2015

RE: Abbreviated Case Report for 703 11th Street

The State Historic Preservation Office (SHPO) has reviewed the abbreviated case report (report) and determined that the proposed alterations will damage a historic property which is listed on the National and State Registers of Historic Places.

Historic Preservation Commission Comments

The Commission shall review the report for 703 11th Street. The report contains information about the historic character of the property, a summary of the proposed project, a description of the condition of the property, and the consideration of alternatives to minimize the harm to the historic property.

The Commission shall vote to agree with, disagree with, or decline to comment on the findings of the report. The commission may also include additional comments and suggestions regarding the project.

The report and the Commission's comments on the report will be forwarded to the SHPO for their final comments on the project. If the SHPO determines that the project will be an adverse effect then the permit cannot be approved administratively.

Appeal to the City Council

The applicant must revise their application or appeal to the City Council for a final determination. If appealed, the Legal and Finance Committee and the City Council shall review the report and the Commission's comments on the report. Based on the information provided, the City Council must determine whether there are feasible and



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prudent alternatives to the project and whether all possible planning to minimize the harm to historic property has occurred.

If the City Council determines that there are no feasible and prudent alternatives and that all project planning has occurred to minimize harm to the historic property then they will authorize staff to notify the SHPO of the City's final determination and issue a building permit for the proposed project. The permit cannot be issued until 10 days after the SHPO receives the notification of the Council's finding.

If the City Council determines that there are feasible and prudent alternatives or that all possible planning has not occurred to minimize the harm to historic property, then the applicant cannot receive a permit for the proposed project. The applicant will be required to revise the application and/or provide additional information to the Council, per direction by the Council.