



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

PLANNING DEPARTMENT

300 Sixth Street

Bill Lass, Senior Planner
Urban Division
city web: www.ci.rapid-city.sd.us

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: bill.lass@ci.rapid-city.sd.us

MEMORANDUM

TO: Rapid City Legal and Finance Committee LF103101-08

FROM: Bill Lass, Senior Planner

DATE: 10/22/01

RE: Proposed Demolition of Garage at 1121 Clark Street in the West Boulevard Historic District

In accordance with SDCL 1-19A-11.1, Staff is requesting that the City Council to determine if all feasible and prudent alternatives to the proposed demolition of a historic structure have been pursued and if all possible planning to minimize harm to historic property has taken place.

The owners of the property located at 1121 Clark Street (legally described as Lots 19-20 of Block 32 of Boulevard Addition) have made application to the City of Rapid City for the demolition of the existing detached garage on the property. The subject property is located within the West Boulevard Historic District. The garage is classified as a "contributing structure" within the historic district and as such, is listed on the National and State Register of Historic Places.

On September 7, 2001 the Rapid City Historic Preservation Commission approved the proposed garage demolition in addition to the construction plans for the new garage. As required by SDCL 1-19A-11.1, consultation with the South Dakota Office of History was also required for the proposed demolition. A written response from the Office of History indicates that the garage demolition will have an adverse impact on historic resources. Because of the State's determination and in accordance with State Law, it is now necessary for the City Council to determine if *all feasible and prudent alternatives* to the demolition have been pursued and if *all possible planning to minimize harm to historic property* has occurred.

The attached letter from the property owner sets forth the factors considered before concluding that demolition of the garage was necessary. The owner points out that the existing garage is unsightly, in poor condition, difficult to access and is much smaller than today's typical garage resulting in additional vehicles being parked on the street. Further, the owner points out that the only way a new garage can be constructed while retaining the existing garage is by

removing a large tree and other historic elements including a brick wall and fireplace in the back yard.

Based upon the findings of the Rapid City Historic Preservation Commission and the information provided by the property owner, Staff believes that all feasible and prudent alternatives to the demolition have been pursued and that all possible planning to minimize harm to historic property has also taken place. The finding of the City Council must occur as part of a public hearing which has been advertised for the City Council meeting of November 5, 2001. According to State Law, if the City Council makes the above findings then a certified letter containing the City Council's decision and any public comments received must be sent via certified mail to the State Office of History. At least ten days following mailing of the letter to the State, the City may issue the requested demolition permit.

Staff is recommending that the City Council find that all feasible and prudent alternatives to the demolition have been pursued and that all possible planning to minimize harm to historic property has also taken place.

Staff will be in attendance at your October 31, 2001 Legal and Finance Committee meeting to answer any questions you may have regarding this matter.

Thank you.

Jim and Glenda Kolkman
1121 Clark Street
Rapid City, SD 57701

October 18, 2001

City Council of Rapid City
City/School Administration Building
300 Sixth Street
Rapid City, SD 57701

To the Members of the City Council:

I am writing to request that the City Council consider our request to demolish our garage. The garage has been designated a "contributing structure" for the West Boulevard area, and the state has declared that it would have an adverse effect to tear it down.

Several weeks ago, we presented our plan to the Rapid City Historic Preservation Commission and received their approval; as well as to approximately 25 members of the West Boulevard Neighborhood Association, and they unanimously voted that it would be an improvement over the present structure. According to Planning Department regulations, we sent out 18 registered letters to inform any property owners within 150 feet, and we personally visited with each of the neighbors who actually live adjacent to our property, or to whom our garage is visible, to explain our plan and to answer any questions. We have appeared before the Zoning Board of Adjustment, and we received the variances needed.

We were drawn to this unique neighborhood by its stately homes and wide boulevards. Our house was previously a rental and had fallen into disrepair and we have spent years stripping floors and woodwork, painting and papering, and generally trying to restore our home to the gem that it once was. We have no desire to detract from this historic district, however, in order to keep this area alive and vital, changes have to be made to meet today's needs and lifestyles. Because of the location of our garage, and the fact that while it remains it brings our lot coverage to the maximum allowed, it has to be taken down in order to build a new one. A consideration in our planning is preserving a stone fireplace and wall, which are original to the house, as well as avoiding a large, old maple tree, which shades the whole yard.

The garage, as it stands, is an eyesore. It is less than one foot from the sidewalk on the east, so it currently has no driveway at all. The siding doesn't match the house, the floor is dirt, and the garage is barely deep enough to hold a car, so our truck must be parked on the street. Using it as a workshop to refinish furniture or to work on a vehicle is out of the question.

Meanwhile, on the southeast corner of 11th street and Fairview, our neighbor tore down his garage and built a new one. It looks wonderful, and it enhances the entire block. It holds his vehicles and stores his belongings so that his street is clear and his yard is neat and tidy. That is what we would like to accomplish on our property.

We have enclosed some photos, which may help to show that while our garage is, indeed, old, it certainly doesn't contribute anything worthwhile to our neighborhood. We appreciate your consideration, and would be happy to provide any additional information you may find helpful.

Sincerely,

Glenda R. Kolkman

