



CITY OF RAPID CITY

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MEMORANDUM

TO: Legal and Finance Committee
Rapid City Council

FROM: Karen Bulman, Planner II

DATE: May 21, 2008

RE: Request for SDCL 1-19A-11.1 Final Determination relative to the proposed remodel of home and garage construction at 912 St. Andrew located in the West Boulevard National Historic District

Attached please find a request submitted by Joel and Elli Schwiesow for a written determination that all feasible and prudent alternatives to the proposed home remodel and garage addition of a historic property have been pursued and if all possible planning to minimize harm to the historic property has taken place.

Joel and Elli Schwiesow are the owners of property located at 912 St. Andrew Street (legally described as Lot 27-28, Block 18, West Boulevard, Section 2, T1NR7E, BHM, Rapid City, South Dakota). They have submitted an 11.1 Historic Review request to remodel their home and add a garage. The subject property is located within the West Boulevard National Historic District. The house is classified as a "contributing structure".

On October 19, 2007 the Rapid City Historic Preservation Commission found that the request to remodel the house and add a garage was an adverse effect. On October 22, 2007, the State Historic Preservation Office concurred and found that the request was an adverse effect on the Historic District and requested an abbreviated Case Report. Thereafter, the property owners met on site with the State Office to review their request and discuss options.

On February 1, 2008, the Rapid City Historic Preservation Commission approved the request to remodel only the front of the house at 912 St. Andrew Street by widening the gable and adding a window to the cable and constructing a new front porch roof and pillars. On February 6, 2008, the State Historic Preservation Office found that the request was an adverse effect on the Historic District and stated that alternatives had been explored. As such, the State Office waived the



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case report. The applicant was able to request a building permit if a determination was made by the City Council that all prudent and feasible alternatives had been pursued. However, the State Office noted that the change in the front of the house would anticipate a change in the status of the property from “contributing” to “non-contributing”. The applicant did not move forward to request a Council determination and obtain a building permit.

Subsequently, the applicant submitted a revised request to remodel the four sides of the house and construct a new garage. On May 16, 2008, the Rapid City Historic Preservation Commission found that the request to remodel the four sides of the house and construct a garage at 912 St. Andrew Street was an adverse effect. A written response from the South Dakota Office of History indicates that they have found the proposed house remodel and garage addition will have an adverse impact on the West Boulevard National Historic District. The South Dakota Office of History has waived the requirement for the preparation of a case report due to the amount of information and alternatives considered to date. In accordance with State Statute, the property owner is now requesting that the City Council determine that all feasible and prudent alternatives to the house remodel and added garage have been pursued and that all possible planning to minimize harm to this historic property has occurred.

The attached letter from the property owner sets forth the factors they considered before concluding that the house remodel and garage addition were necessary. Also attached are copies of the minutes of the Historic Preservation Commission meetings at which this request was discussed. It should be noted that zoning variances may need to be obtained to authorize the house remodel and garage addition.

Staff Recommendation: Staff recommends that the City Council find that all feasible and prudent alternatives to the house remodel and garage addition at 912 St. Andrew Street have been pursued and that all possible planning to minimize harm to historic property has taken place.