



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: May 4, 2012

RE: Request for SDCL 1-19A-11.1 Final Determination relative to the proposed demolition of a garage located at 811 St. Andrew Street located in the West Boulevard National Historic District

Attached please find a request submitted by Michael Robeck for a written determination, in accordance with State Statute, that all feasible and prudent alternatives to the proposed demolition of the garage on historic property have been pursued and all possible planning to minimize harm to the historic property has taken place.

Michael Robeck and Nicole Delmudo-Robeck are the legal property owners of 811 St. Andrew Street (legally described as Lot 6-7, Block 22, West Boulevard, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota). Mr. Robeck submitted an 11.1 Historic Review request to demolish the garage located at the rear of the property. The subject property is located within the West Boulevard National Historic District. The building is classified as a "contributing structure".

On April 10, 2012, the Rapid City Historic Preservation Commission found that the request to demolish the garage would have an adverse effect on historic property. On April 11, 2012, the State Historical Preservation Office concurred and found that the request was an adverse effect on the Historic District. After reviewing the materials submitted by the applicant, the State is not requiring a case report.

The property owner is requesting that the City Council determine that all feasible and prudent alternatives to the proposed demolition of the garage have been pursued and that all possible planning to minimize harm to this historic property has occurred.



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Attached are copies of the minutes of the Historic Preservation Commission meetings at which this request was discussed and the e-mail communication received from the State Historic Preservation Office with the notification of the adverse impact.

Staff Recommendation: If the City Council finds that all feasible and prudent alternatives to the demolition of the garage at 811 St. Andrew Street have been pursued and that all possible planning to minimize harm to historic property has taken place, staff recommends that the Council authorize the required notice to be forwarded to the State Historical Preservation Office, Office of History.