

## Bulman Karen

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**From:** ChrisB.Nelson@state.sd.us  
**Sent:** Wednesday, June 06, 2012 2:51 PM  
**To:** Bulman Karen  
**Subject:** President's Plaza

Karen,

The State has reviewed the case report submitted for the President's Plaza project located at 6th and St Joseph Streets. Our final determination is that the project will encroach upon, damage or destroy historic property (Rapid City Downtown Historic District).

The city council will now make the determination whether or not to proceed as specified in SDCL1-19A-11.1.

The South Dakota Administrative Rule 24:52:07:04 (Standards for new construction and additions in historic districts) states, in part:

(2) Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;

For the council's consideration, building a shorter (4 or 5 story) building that meets the other standards in 24:52:07:04 would not be an adverse effect. As per SDCL1-19A-11.1, this is an alternative to consider. If the council does not feel that this is a feasible and prudent alternative (based on the information in the case report) and chooses to proceed, the next step we recommend is to consider that all possible planning to minimize harm to the historic property has taken place.

Minimizing the effect of the height of the proposal within the historic district is a challenge. Items detailed in the case report, such as the use of ground-level granite, pre-cast cladding in earth tones, elements of the contemporary design that pick up the rhythm and scale (on street-level stories) of the historic district, the reduction of glass from earlier proposals, the use of pre-cast instead of metal on the garage portion, as well as other items mentioned in the case report do, to the extent possible, help to minimize the effect. The council will need to determine whether all possible planning to minimize harm to the historic district has been outlined in the case report, or submitted to them directly, in order to proceed.

We also encourage the council to consider any public input concerning potential feasible and prudent alternatives or all possible planning to minimize the harm to the historic property when making their decision.

If, after considering all relevant factors, council determines that there are no feasible and prudent alternatives and that all possible planning has taken place, as per SDCL1-19A11.1 you will need to give this office ten days' notice by certified mail.

Let me know if you have any other questions.

Thanks,  
Chris