

SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 - ARSD 24:52:07:03 CASE REPORT FORM



**SOUTH DAKOTA STATE HISTORICAL SOCIETY
STATE HISTORIC PRESERVATION OFFICE (SHPO)
SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 CASE REPORT**

If a state entity or political subdivision of the state is required by law or rule to report possible threats to the historical integrity of a property listed in the National Register of Historic Places or the State Register of Historic Places, the threat must be reported by means of a case report.

Case reports must provide the State Historic Preservation Office (SHPO) with sufficient information for the office to make an independent review of effects on the historical integrity of historic properties and shall be the basis for informed comments to state entities and the public. Case reports shall thoroughly examine all relevant factors involved in a preservation question. Abbreviated case reports may be requested at the discretion of the SHPO if less than a comprehensive view is needed. (ARSD 24:52:07:03 - Standards for Case Report)

SHPO reserves the right to request more information if needed. Typed forms are preferred. Submittal of this form without all requested information will cause review delays.

This is a new submittal. This is information relating to SHPO project number:


PROJECT LOCATION

Address

City

County

The responsible state entity or political subdivision of the state (cities, counties, etc.) must sign and date this form here prior to submitting it to the SHPO. Projects received without an original signature will cause review delays.

Signature: 

Date: 11/10/15

Name

Title

Agency

FOR SHPO USE ONLY. DO NOT WRITE OR INSERT ANYTHING HERE.

**STATE, CITY, COUNTY, OR OTHER GOVERNING BODY
PERMITTING, FUNDING, LICENSING, OR ASSISTING THE PROJECT**

STATE ENTITY, CITY, COUNTY, OR OTHER GOVERNING BODY

Agency Name

City of Rapid City, Community Planning & Development Services

Agency Contact Person

Sarah Hanzel

Mailing Address

300 6th Street

City, State, ZIP

Rapid City, SD, 57701

Email Address

sarah.hanzel@rcgov.org

Phone Number

605.394.4120

APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE

Company Name

NWE Management

Contact Person

Todd Hollan

Mailing Address

PO Box 2624

City, State, ZIP

Rapid City, SD 57709

Email Address

toddh@nwemanagement.com

Phone Number

(605) 394-3310

PROPERTY OWNER, IF DIFFERENT FROM ABOVE

Name

Harney Lumber Company, The Robford Company, LLC

Mailing Address, City, State, ZIP

PO Box 2624, Rapid City, SD 57709

Email Address

toddh@nwemanagement.com

Phone Number

(605) 394-3310

STANDARDS FOR CASE REPORT AS OUTLINED IN ARSD 24:52:07:03

1 & 2. Project Description. Describe the project. Include photographs and maps showing the existing project site and details of the proposed project. Where applicable, drawings, three-dimensional models, or accurate computer-generated representations of proposed construction may be included. The models or representations must clearly show the visual impacts of new construction on the surrounding neighborhood or landscape. Photographs, maps, drawings, and other supplemental materials should be submitted with this form as separate documents.

On July 15, 2011, eight properties were requested for demolition in the 11.1 Review process. The minutes of this meeting, and the response from Chris Nelson requesting an abbreviated Case Report are attached in Exhibit 1. The July 15, 2011 11.1 Review applications are attached in Exhibit 2. These properties included 8 residential and accessory structures located at 1305 West Main Street, 1311 West Main Street, 1311 West Main Street (garage), 609 West Street, 617 West Street, 617 West Street (garage), 623 West Street, and 1310 Kansas City Street.

Of these properties, four are contributing structures in the West Boulevard Historic District: 609 West Street, 617 West Street, 623 West Street, and 1305 West Main Street. The remaining four properties are not listed on the National Register, but are located within the environs of the West Boulevard Historic District (Exhibit 3).

The demolition requests were made so that the property could be redeveloped in the future into a mixed use development consisting of multi-family dwelling units and commercial uses. The proposed development will be designed to supplement and bolster the main artery to the northern and western boundaries of the Historic District while also drawing upon the historic neighborhood concept of a living/working/walking/biking environment, using compatible infill design.

Adaptive uses as an alternative to demolition were found for the structures at 1305 West Main Street, 1311 West Main Street, 609 West Street, and 617 West Street (garage).

Adaptive re-uses were not found for the structures at 617 West Street (contributing), 623 West Street (contributing), 1310 Kansas City Street (non listed) and 1311 West Main Street garage (non-listed). This case report will identify relevant information and alternatives considered for these four properties.

3. What is the planning and approval schedule for this project?

4. How was this project brought to the attention of the state or political subdivision (city, county, etc.)?

Demolition Permit

Building Permit

Other - Please explain:

5. Include a physical description of the affected historic property. Economic or situational information relevant to the affected property may be included if applicable.

According to the 2015 West Boulevard Historic District resurvey forms, 617 West Street was constructed in 1912. The house illustrates the varied economic status of the residents during this period of Rapid City's history and serves as a representative example of residential architecture popular at the time (Exhibit 4).

The residential structure at 623 West Street also illustrates the varied economic status of the residents during this period of Rapid City's history and serves as a representative example of residential architecture popular at the time. It was constructed in 1919 (Exhibit 5).

1310 Kansas City Street is a non-listed residential structure in the environs of the West Boulevard Historic District (Exhibit 6)

1311 West Main Street is a non-listed garage located in the environs of the West Boulevard Historic District (Exhibit 7).

6. Describe the potential effects of the proposed project on the historic property, including but not limited to physical and visual effects, alterations to the property, moving the property to another location, or change of use.

7. Provide a description of the feasible and prudent alternatives that were considered and rejected based on factors relevant to the project. Relevant factors should be supported by facts. Include the reason(s) for rejection of feasible and prudent alternatives. Describe other efforts undertaken to minimize harm to the historic property. Provide as much detail as possible when explaining consideration of alternatives and mitigation measures. Questions to be considered when reviewing the project include:

(a) How were decisions based on the consideration of factual reports, research, tried methods, and/or professional and lay preservation advice?

(b) How were alternatives beyond the immediate project explored, taking into account broad community or regional issues in which the historic resource may play a contributing role?

(c) How was the impact of potentially adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities taken into account, if applicable?

(d) Were decisions based on professional assessment(s) of the value and basic structural condition of the affected property and estimates of a range of rehabilitation or mitigative options prepared by people experienced in historic preservation work?

(e) Were adequate periods of time provided for information to be prepared and for preservation options to be attempted?

Adaptive re-uses were found for four of the structures that were originally requested to be demolished in 2011.

The proposed development necessitates the following four structures:

617 West Street (contributing)

623 West Street (contributing)

1310 Kansas City Street (non listed)

1311 West Main Street garage (non-listed)

To mitigate the harm to the structures at 617 West Street, 623 West Street, and 1311 West Main Street, the owner has agreed to award the house to anyone wishing to relocate it. To move the structures within the Historic District has not been determined to be a viable option. After marketing the structures to the public, if no person or business can utilize the house, the structures would be demolished. The owners have investigated mitigation to the adverse effect if demolition is the remaining option and will contact builders and salvage operators to salvage any structurally sound and historically significant features that remain prior to the demolition. Also, the house and the property will be documented for archival purposes to establish a record for historic preservation interests.

The property at 1310 Kansas City Street has been vacant for more than 30 years. The owners have investigated mitigation to the adverse effect and will contact builders and salvage operations to salvage any structurally sound and historically significant features that remain. The house and the property will be documented for archival purposes to establish a record for historic preservation interests.

8. Provide a copy of correspondence with SHPO. Correspondence should include the identification and evaluation of historic properties, assessment of effects, and any consideration of alternatives or mitigation measures. Copies of this information should be submitted with this form as separate documents.

9. Describe efforts made to consider the views of affected and interested parties.

The Case Report was reviewed at an open public Historic Preservation Commission meeting on November 10, 2015.

10. If applicable, the Historic Preservation Commission (HPC) in the community where this project is located should review and comment on this case report prior to its submittal to SHPO.

- The HPC agreed with the findings of the case report.
- The HPC disagreed with the findings of the case report.
- The HPC declined to comment on the findings of the case report.

In addition to the above findings, please include official comments from the HPC, if applicable.

See attached Historic Preservation Commission meeting minutes.

11. Provide copies of written views submitted by the public to the state entity, city, county, or other governing body concerning the potentially adverse effects of projects on historic properties and alternatives to reduce or avoid those effects. Copies should be submitted with this form as separate documents.

**Please print this entire form, sign and date the first page,
and mail completed form with any additional documentation to:**

Review and Compliance Coordinator
South Dakota State Historical Society
900 Governors Drive
Pierre, SD 57501

Questions about South Dakota Codified Law 1-19A-11.1 can be directed to:

Review and Compliance Coordinator
(605) 773-6004

Restoration Specialist
(605) 773-6005

Project information submitted to SHPO cannot be returned. This documentation is kept on file at the South Dakota State Historical Society. We review faxed and electronic submissions in the same manner as any other submission and with the same considerations for clarity and completeness. However, original documents with original signature must follow all faxed and electronic submissions. The submission of incomplete, unclear, or confusing information may result in unnecessary delays in the review process until adequate information is obtained.

Additional Resources:

South Dakota State Historic Preservation Office: <http://history.sd.gov/Preservation/>
Link to National and State Register Listed Properties: <http://history.sd.gov/Preservation/NatReg/NatReg.aspx>
Historic Contexts: <http://history.sd.gov/Preservation/OtherServices/SHPODocs.aspx>

National Park Service: <http://www.nps.gov/nr/>
Publications (National Register Bulletins, Preservation Briefs, etc.): <http://www.nps.gov/history/publications.htm>