



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA
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Community Planning and Development Services Department

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MEMORANDUM

TO: Historic Preservation Commission

FROM: Sarah Hanzel, Long Range Planner I

DATE: November 10, 2015

RE: Case Report for properties generally located south of Saint Joseph Street and west of West Street

On July 15, 2011 NWE Management underwent an 11.1 review to demolition 8 historic and non-historic structures located on the northern terminus of the West Boulevard Historic District. The State Historic Preservation Office (SHPO) requested a case report to document the investigation of feasible and prudent alternatives for the proposed project. Adaptive re-use alternatives were found to negate the need for demolition at half of the locations. However, the applicant requests demolition of the structures located at 617 West Street, 623 West Street, 1310 Kansas City Street, and 1311 West Main Street (garage only). The case report identifies additional mitigation strategies including the potential for relocation, photo documentation, and/or salvaging historic materials from these sites.

The case report is linked to the agenda for your review. The Commission shall review the report and vote to agree with, disagree with, or decline to comment on the findings of the report. The commission may also include additional comments regarding the project. The report contains a summary of the proposed project, a description of the condition of the property, and the consideration of alternatives.

The report and the Commission's comments on the report will be forwarded to the SHPO in order for them to issue their final comments on the project to the City. Since demolition is inherently an adverse effect and cannot be permitted administratively, the applicant shall request a final determination from the City Council that there are no feasible and prudent alternatives to the project and that all possible planning has occurred to minimize the harm to historic property.

Staff Recommendation: Review the case report and agree, disagree, or decline to comment on the contents of the report. Provide any other comments on the project's potential to adversely affect historic property.