



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Department of Community Development

300 Sixth Street

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MEMORANDUM

TO: City Council
FROM: Sarah Hanzel, Planning Projects Division Manager
DATE: April 14, 2021
RE: Request for City approval to demolish a secondary structure in the West Boulevard Historic District located at 915 St. Cloud Street

The property owner of 915 St. Cloud Street has applied for a historic review to demolish a deteriorated secondary structure and build a new garage. The structure is contributing in the historic district; however, it is in a significant state of disrepair. By State Law, the City has the final decision on issuing permits for historic property. If the City issues a permit for a project that will adversely affect a historic structure, the governing body must make a written determination based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal, and that the program includes all possible planning to minimize harm to the historic property. This determination must be sent to the SHPO office by certified mail.

The State Historic Preservation Office (SHPO) provided comments on the project in their letter dated March 24, stating *"the demolition of the contributing garage will encroach upon, damage, or destroy a historic property; however, it appears that there are no feasible and prudent alternatives to the proposal and that the proposal includes all possible planning to minimize harm to the historic structure."* The SHPO also commented that the proposed new construction met the Standards for New Construction in Historic Districts.

A review of this project concludes there are no feasible and prudent alternatives to the proposal and the proposal includes all possible planning to minimize harm to the historic structure. The relevant factors for this determination acknowledge economic practicability and include the information provided by Albertson's Engineering Structural Assessment. This assessment found the secondary structure to be in a state of structure failure and in need of extensive repair or replacement. Based on the number of repairs required the assessment suggested that replacement may be more economical than repair.

STAFF RECOMMENDATION: Approve the request, noting the factors outlined above.



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