



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Department of Community Development

300 Sixth Street

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MEMORANDUM

TO: Historic Preservation Commission
FROM: Sarah Hanzel, Planning Projects Division Manager
DATE: May 20, 2021
RE: Request for City approval to alter a contributing secondary structure in the West Boulevard Historic District located at 916 St. Cloud Street

The property owners of 916 Saint Charles Street originally applied for a permit to demolish their contributing secondary structure. The applicants have since revised their application to retain the existing structure and modify it by replacing the siding to match their home, extending the roof line, and relocating the garage door to take access from east/west alley instead of the north/south alley.

The State Historic Preservation Office (SHPO) provided comments in their letter dated May 5, 2021 stating *"the alterations to the siding, roof, and overhead doors of the contributing garage will encroach upon, damage, or destroy a historic property which is included in the National and State Registers of Historic Places; however, the new proposal is favorable to demolition and will minimize harm to the historic district."*

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 City Council is anticipated to review the proposed project at their work session on June 2nd and their regular meeting on June 7, 2021. Staff will provide a summary of the HPC's comments on the proposed undertaking.

The HPC will review this project on Wednesday, May 26 at 8:00 am and provide comments that will be available to the applicant and the City Council. The applicant, Stephanie Hurd, is expected to be in attendance.

STAFF RECOMMENDATION: Provide comments on the proposed project to modify a contributing structure.



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