December 6, 2021

Sarah Hanzel
City of Rapid City
Community Planning & Development Services
300 6th St
Rapid City SD 57701-5035

RE: SDCL 1-19A-11.1 Consultation
Project: 211130001S – 525 St. Joseph Street – Construct New Hotel and Mixed-Use Building
Location: Pennington County
(CORC)

Dear Ms. Hanzel:

Thank you for the opportunity to comment on the above referenced project pursuant to SDCL 1-19A-11.1. The South Dakota Office of the State Historic Preservation Officer (SHPO) would like to provide the following comments concerning effect of the proposed project on the non-renewable cultural resources of South Dakota.

On November 30, 2021, the SHPO received notification of the above-referenced project to construct a 10-story mixed-use building at 525 St Joseph Street in Rapid City. The proposed new construction at 525 St Joseph Street will fill the entirety of the vacant parking lot along St Joseph between 5th and 6th Street. This lot is partially located within the Rapid City Commercial Historic District, which is listed in the National Register of Historic Places. SDCL 1-19A-11.1 outlines a specific process that must be followed prior to any governmental action that may harm any historic property that is included in the National or State Registers of Historic Places.

Based on the information provided, the proposed project has the potential to encroach upon, damage or destroy historic property that is included in the National Register of Historic Places or the State Register of Historic Places. Specifically, the height of the proposed new construction exceeds 10% of average height of the surrounding historic buildings. Per state regulation ARSD: 24:52:07:04, new constructions in historic districts "may not exceed a standard variance of 10% of the average height of historic buildings on both sides of the street." The new construction is proposed to be 121 feet 7 inches, and the City of Rapid City has calculated the average height of surround historic buildings at 48 feet 3 1/2 inches. To meet height requirements of ARSD: 24:52:07:04 the new construction may not exceed 53 feet 2 inches.

Therefore, the SHPO is requesting an abbreviated case report regarding the height of the proposed new construction consisting of items 1, 2, 5, 7 and 10. For item #10, please have the Rapid City Historic Preservation Commission review and comment on the abbreviated case report within 180 days of receipt prior to submittal to SHPO.
Should you require any additional information, please contact Heather Mulliner at (605) 773-6005.

Sincerely,

Ted M. Spencer
State Historic Preservation Officer

[Signature]
Heather Mulliner
Historic Preservation Specialist
February 17, 2022

Sarah Hanzel  
City of Rapid City  
Community Planning & Development Services  
300 6th St  
Rapid City SD 57701-5035

RE: SDCL 1-19A-11.1 Consultation  
Project: 211130001S – 525 St. Joseph Street – Construct New Hotel and Mixed-Use Building  
Location: Pennington County (CORC)

Dear Ms. Hanzel:

Thank you for the opportunity to comment on the above referenced project pursuant to SDCL 1-19A-11.1. The South Dakota Office of the State Historic Preservation Officer (SHPO) would like to provide the following comments concerning effect of the proposed project on the non-renewable cultural resources of South Dakota.

On February 11, 2022, the SHPO received your abbreviated case report regarding the proposed new construction at 525 St. Joseph Street in Rapid City. The case report indicates that proposed new construction will be located on the site of a parking lot along St. Joseph Street, which is partially located within the boundary of the Rapid City Commercial Historic District. Upon receipt of the initial proposal on November 30, 2021, SHPO expressed concern that the proposed height of the new construction exceeds the standard variance of ten percent the average height of historic buildings as described state regulation ARSD: 24:52:07:04 Standards for New Constructions and Additions in Historic Districts.

Based on the information provided, the City of Rapid City has selected the proposal for this location based on an independent market study that indicated the downtown area held the greatest demand within the community for the hospitality component of the project. The Rapid City Historic Preservation Commission has reviewed the proposal agreed with the findings that overall project met the Standard for New Construction with the exception of the height. Although design portion of the proposal are compatible with the district, that proposed height significantly exceeds the ten percent standard variance of surrounding historic structures, and therefore does not meet the state regulation ARSD: 24:52:07:04. Therefore, SHPO has made its final determination that the proposed project will encroach upon, damage, or destroy historic properties listed in the National or State Registers of Historic Places.

As you take these comments into consideration, please remember that under State law our office only provides comments and recommendations pertaining to preservation standards, and the City of Rapid City will determine whether to issue the necessary permits for this project.
Their decision is based on consideration of all feasible and prudent alternatives, including economic practicability, and whether the proposal contains planning to minimize harm to the historic property. If the City proceeds with the issuance of the permits, then ten days' notice to our office by certified mail is required along with a record of factors considered in making this decision for our files.

Should you require any additional information, please contact Heather Mulliner at (605) 773-6005.

Sincerely,

Ted M. Spencer  
State Historic Preservation Officer

Heather Mulliner  
Historic Preservation Specialist