C.R. Lloyd Associates, Inc. has submitted a historic review application to construct a 10 story mixed-use structure at 525 Saint Joseph Street. The project information is included with the linked attachments. The State Historic Preservation Office (SHPO) provided comments in their letter dated February 17, 2022 stating “Although design portions 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 on the National Register of Historic Places.”

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 historic property, 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 project includes all possible planning to minimize harm to the historic property. This determination must be sent to the SHPO office by certified mail.

The Historic Preservation Commission reviewed this project at their meeting on January 26, 2022. The Commission agreed with the findings of the Case Report that 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 1) economic practicability as determined from a downtown hospitality market study completed by the applicant 2) soil and environmental factors which make it necessary to provide parking above grade which raises the height of the building; and 3) site orientation such that placing the parking structure on 6th Street as opposed to 5th Street does not meet the City’s vision and would not be in the best interest of Downtown Rapid City’s vitality. In addition, the proposed development is compatible with the downtown historic
district and the standards for new construction in a historic district, with the exception of height. The minutes of the Historic Preservation Commission meeting are attached.

RECOMMENDATION: The Historic Preservation Commission recommends approving the request, noting the factors outlined above.