MEMORANDUM

TO: Historic Preservation Commission
FROM: Sarah Hanzel, Planning Projects Division Manager
DATE: March 16, 2022
RE: Addendum to application materials for the proposed Block 5 Project located at 525 Saint Joseph Street, Rapid City (21CM005)

On January 26, 2022 the Historic Preservation Commission reviewed the Case Report and associated materials for the proposed project known as Block 5 Project. The Case Report was requested by the State Historic Preservation Office given that the height of the proposed new construction exceeds that of the “Standards for New Construction in Historic Districts” as spelled out by SD Administrative Rules. The Commission reviewed and commented on the Case Report, agreeing with the findings of the Case Report and recommending approval of the Project to the City Council. Review of the project by the City Council is expected to occur on April 4, 2022.

The plans set for the proposed project has been further refined since the Historic Preservation Commission’s review in January. In reviewing plans for the Planning Commission meeting, Staff noted the addition of a mechanical equipment penthouse and other minor changes to the proposed exterior of the structure.

For sake of posterity, Staff requests that the Historic Preservation Commission review and comment, if desired, on the updated plans set so that there is no questions about the changes at a later time.

RECOMMENDATION: Acknowledge the addendum to the plans set and submit additional comments to the City Council if desired.