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MEMORANDUM

TO: City Council
FROM: Jonathan Howard, Special Projects Planner
DATE: June 20, 2023
RE: Request by Doug Noyes for City approval to demolish a contributing shed in the West Boulevard Historic District located at 1209 Clark Street

The property owner at 1209 Clark St, Doug Noyes, is a resident of 1213 Clark St. The property owner is requesting to demolish a contributing shed that is in poor condition, neglected by previous owners, and sits too close to the primary home structure. A replacement structure is not being proposed at this time. The Historic Preservation Commission (HPC) acknowledges the shed's fire and electrical code violations as a serious safety issue.

An overview of the project is included in the notification packet, which is the compilation of information sent to the State Historic Preservation Office for their comment. On May 30, 2023, the SHPO provided their letter indicating that the work is an adverse effect to the historic structure, but there are no feasible and prudent alternatives to the proposal and that the proposal includes all possible planning to minimize harm to the historic resource. Their letter is attached to the meeting agenda.

The Historic Preservation Commission (HPC) reviewed the Case Report at their meeting on June 14, 2023, and provided comments. The HPC agreed that there are no feasible and prudent alternatives and motioned to add a recommendation that a retaining wall or other barricade be installed to mitigate any future issue of sedimentation coming into the primary structure.

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

RECOMMENDATION: Approve with the finding that there are no feasible alternatives to the request to demolish the shed due to its deterioration, neglect, and for safety reasons.