

Jonathan Howard, Special Projects Planner
Community Planning & Development Services
City web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: jonathan.howard@rcgov.org

MEMORANDUM

TO: Historic Preservation Commission
FROM: Jonathan Howard, Special Projects Planner
DATE: July 6, 2023
RE: Request #2 for comments on a 4th floor addition to a historic commercial office building in the West Boulevard Historic District located at 809 South Street (23RS005)

An overview of the project was included in the SHPO Notification Packet, which is the compilation of information sent to the State Historic Preservation Office for their comment. On May 5, 2023, the SHPO provided their letter indicating that the work 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. Their letter is attached to the agenda.

At the May 24th Historic Preservation Commission meeting, the property owner, Peter Schmid, requested the HPC to conceptually review a project located at 809 South St and provide comments to the SHPO. The 3rd floor would be converted from office use to apartments, and a 4th floor addition would be constructed with 3 apartments. Schmidt advised that the proposal is an effort to preserve the building, and cover the costs of other improvements to the building.

During the meeting, the applicant requested an approval by the HPC to be forwarded to City Council. The HPC requested more information before sending comments to the SHPO on a formal 11.1 historic review application. The applicant offered to develop a conceptual re-design that better meets the SHPO's comments, and the design guidelines of the National Park Service's Technical Preservation Brief #14, specific to rooftop additions.

Since the May 24th HPC meeting, the applicant has submitted two new concepts for conceptual review, which are attached to this memo. Concept #1 will add one 4th floor rooftop apartment addition, and Concept #2 adds 3 apartments to a 4th Floor rooftop addition. Scaled elevations are provided to determine the massing and impact of the addition concepts on the character of the West Boulevard Historic District, as well as to provide accurate information to corroborate a future building permit.

Pursuant to State Law, the City has the final decision on issuing permits for historic property. The Historic Preservation Commission's comments and recommendations on the project are requested to address the SHPO's comments, and in anticipation of review before the City Council.

RECOMMENDATION: Comment on the Case Report. Provide comments/recommendations to the City Council regarding the project concepts at 809 South Street.