MEMORANDUM

TO: Legal and Finance Committee
   City Council

FROM: Sarah Hanzel, Long Range Planner II

DATE: 12/13/17

RE: Proposed Alterations to the Historic Structure at 430 Main Street

Community Development staff, Henriksen Inc., the Historic Preservation Commission (HPC), the State Historic Preservation Office (SHPO) staff, and the property owners have reviewed plans for proposed alterations to a historic structure pursuant to SDCL 1-19A-11.1 and RCMC 17.54.080. The proposed project is located at the "Gambles Building" at 430 Main Street, a contributing structure in the Downtown Commercial Historic District. Three different project proposals have undergone review, comment, and discussion by the parties involved. The HPC reviewed the Case Report for the second project revision on October 25, 2017. The HPC agreed with the findings of the Case Report and commented that additional alternatives should be explored for some aspects of the project. The SHPO issued comments on the second project revision on November 21, 2017 and recommended four areas where additional project revisions would be more in compliance with the Secretary of the Interior's Standards for Rehabilitation. On November 30, 2017 the applicants submitted a third project revision in an effort to meet the intent of the SHPO, HPC, and staff comments. As of the third project revision, Community Development staff is satisfied that the requirements under state law and municipal code referenced above have been met. City staff commends the applicants and property owners for taking the comments into account and incorporating changes that are more consistent with the Secretary of the Interior’s Standards for Rehabilitation as they plan to make a significant investment in their property and the downtown district. As of this writing, SHPO comments on the third project revision have not yet been received.
Recommendation: Approve Option 1. Determine that there are no feasible and prudent alternatives to the proposed project and the project includes all possible planning to minimize harm to historic property. This action authorizes the applicant to apply for building permits for the project plan revisions dated 11/30/17.