

**DEVELOPMENT SERVICES CENTER**

Growth Management Department

City of Rapid City

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**HISTORIC  
PRESERVATION  
11.1 REVIEW****PROJECT NAME:**

Independent's Hall

**PROJECT ADDRESS:**621 Main Street  
Rapid City SD 57701**DESCRIPTION OF REQUEST:**

- Stub in 4 inch water line. Install Fire Sprinkler system in Basement. Replace old water main service. (lead)
- Replace Damaged sidewalk sections.
  - Remove Black Rock Facade, Restore, Reface or cover with painted panels.
  - Install suitable wood trim over aluminum window frames, Painted panels below windows. - Remove tin covering on awning, temporarily replace with signboard
  - Install New Canvas Awning.
  - Remove steel siding. Restore, Repair Brick Face, or cover with painted steel siding.
  - Trim Board (Beam) across Top. Decorative.

**YEAR CONSTRUCTED:**

1927

**HISTORIC DISTRICT:**

- West Boulevard Historic District  
 Downtown Historic District  
 Individually Listed Property

- Environs of West Boulevard Historic District  
 Environs of Downtown Historic District  
 Environs of an Individually Listed Property

**STATUS:** Contributing Non-Contributing**TYPE:** Commercial Residential**OWNER OF RECORD**

Name: TCPET LLC

Phone #: (605) 718-7859

Fax #: 718-7934

Mailing Address: 5418 West Elm Street

City, State, Zip  
Black Hawk SD 57718.Owner's Signature: *Chuck Cressy*

Date: 3/26/09

**APPLICANT (If different from owner of record)**

Name:

Phone #:

Fax #:

Mailing Address:

City, State, Zip

Applicant's Signature:

Date:

1611 9<sup>th</sup> Street (09RS007)

Oswald presented the request to relocate the existing garage, replace the front stoop and provide an addition to the existing bathroom.

**Bender moved, Roseland seconded and carried unanimously to recommend a finding that the bay style bathroom and closet addition on the property located at 1611 9<sup>th</sup> Street will have no adverse impact on historic property.**

Kessloff express concern that the proportions and contemporary design of the new stoop are out of character for the structure. Discussion followed regarding entrance code requirements and requiring restoration of the stoop to an unknown design.

**Roseland moved, Bender seconded and the motion failed to recommend a finding that the proposed stoop design on the property located at 1611 9<sup>th</sup> Street will have no adverse impact on historic property. (3-6)**

Discussion followed regarding utilization of the front stoop design of similar properties in the area to determine the correct size and design for this property.

**Baumann moved, Viall seconded and carried with Bender voting No to recommend a finding that the replacement of the front entry stoop on the property located at 1611 9<sup>th</sup> Street will have no adverse impact on historic property with the stipulation that the brick side posts be eliminated and that metal hand rails be installed.**

Kessloff presented the recommendation from the State Office of History indicating that the garage structure would remain contributing providing that the original orientation of the structure would be retained in the new location.

**Bender moved, Sogge seconded and carried unanimously to recommend that the relocation of the contributing garage structure on the property located at 1611 9<sup>th</sup> Street will have no adverse impact on historic property with the stipulation that there be no alteration of the garage orientation.**

Roseland and Baumann left the meeting at this time 9:12 a.m.

615 Mt Rushmore Road (09CM006)

V Boll presented the request to extend the existing awning noting that the same color canvas would be utilized on the new addition.

**Bender moved, Baumgartner seconded and carried unanimously to recommend that the extension of the awning on the property located at 615 Mt Rushmore Road will have no adverse impact on historic property.**

621 Main Street (09CM007)

Cressy presented the request to remodel the property at 621 Main Street to allow for the installation of a fire sprinkler system, replace the damaged sidewalk, remove the rock façade and steel siding to restore the brick façade if possible, and to install a new canvas awning.

Kessloff indicated that the State Office of History will assist in determining if there is sufficient brick remaining to allow the structure to be reclassified as a contributing structure and to determine how to remove the rock façade without damaging the underlying brick façade.

**Kessloff moved, Sogge seconded and carried unanimously to recommend that the stub in of a four (4) inch water line and installation of a water sprinkler system, the replacement of the damaged sidewalk sections, the installation of wood trim over the aluminum window trim, the painted panels below the windows, and the installation of a new canvas awning on the property at 621 Main Street will have no adverse impact on historic property and to recommend that the removal of the black rock façade and steel siding be evaluated to determine the restoration requirements of the underlying brick façade.**

Adjourn

Loeschke recommended that due to the lateness of the meeting the balance of agenda items be continued to the April 17, 2009 meeting.

There being no further business the meeting was adjourned at 9:20 a.m.