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COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City
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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: Hay Camp Brewing Company (File# 13PD023)		
PROJECT ADDRESS: 201 Main Street, Suite 109 Rapid City, SD 57701		
DESCRIPTION OF REQUEST: Interior modifications to the western garage at the Fairmont Creamery Mall. Intending to build a microbrewery.		
YEAR CONSTRUCTED: 1962		
HISTORIC DISTRICT: <input type="checkbox"/> West Boulevard Historic District <input type="checkbox"/> Downtown Historic District <input checked="" type="checkbox"/> Individually Listed Property <input type="checkbox"/> Environs of West Boulevard Historic District <input type="checkbox"/> Environs of Downtown Historic District <input type="checkbox"/> Environs of an Individually Listed Property		
STATUS: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing		
TYPE: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential		
OWNER OF RECORD		
Name: Sandra McNeely	Phone #: 605-718-7912	Fax #:
Mailing Address: 201 Main Street, Suite 300		City, State, Zip RC, SD, 57701
Owner's Signature: <i>Sandra McNeely</i>	Date: 7-5-13	
APPLICANT (If different from owner of record)		
Name: Sam Papendick	Phone #: (970) 215-9859	Fax #:
Mailing Address: 1419 11th Street		City, State, Zip RC, SD, 57701
Applicant's Signature: <i>SP</i>	Date: 7/5/13	

To: RC Historical Preservation
From: Hay Camp Brewing Company
Subject: Description of interior modification
Date: 7/12/13

No structural modifications are currently planned for the exterior of the Fairmont Creamery Mall, Suite 109. The northern garage door and western entrance door will be replaced, a bathroom will be installed, and an interior loft will be reconstructed.

Garage Door Replacement

The new garage door will be an insulated powder-coated aluminum or industrial-looking steel door with windows having similar placement and size to the current door. Original electrical and mechanical components will be preserved.

Side Entrance Replacement

For ingress/egress standards, the door jam needs widening. It will be constructed of painted or self-weathering steel.

Bathroom Installation

The NE corner is currently an open space that exposes the red brick from the main Creamery building. See "Creamery Garage Suite" blueprints included in the major amendment (File #: 13PD023) for details. Construction will require necessary plumbing and brick will be left as intact as possible.

Loft Reconstruction

Current loft spans the southern most wall and we propose to span the eastern most wall. With the bathroom in the NE corner, most supporting structure will already be installed. Only the bathroom and the SE "cold room" will be enclosed. The brewing equipment will be visible to customers, so this will open up the floor level and expose more of the eastern brick wall. The staircase will be constructed with wood.

Other considerations

- Floor will be left exposed concrete.
- Condensing unit will be installed on the roof, but with no street level visibility.
- Ceiling will be left as exposed steel framing.
- Existing Concrete Masonry walls will be left as they are
- Existing (formerly exterior) Brick east wall will be exposed except at "impervious surface areas" as required at the restroom