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| Community Planning & Development Services City of Rapid City 300 Sixth Street, Rapid City, SD 57701-2724 Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org | Historic Preservation 11.1 Review |
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Date of Submission: 10/24/13 Time of Submission: _____

Location Address: 201 MAIN ST Year Constructed: 1929

Historic District:

| | |
|--|---|
| <input type="checkbox"/> West Boulevard Historic District | <input type="checkbox"/> Environs of West Boulevard Historic District |
| <input type="checkbox"/> Downtown Historic District | <input type="checkbox"/> Environs of Downtown Historic District |
| <input checked="" type="checkbox"/> Individually Listed Property | <input type="checkbox"/> Environs of an Individually Listed Property |

Status:

Contributing Non-Contributing

Type:

Commercial Residential

Brief description of project request:

1) ALLOW RESIDENCE USE AT THE BUILDING
2) CONSTRUCT RESIDENCE(S) ON THE ROOFTOP
3) MAKE OTHER MODIFICATIONS FOR ACCESSIBILITY AND SUPPORT TO THE PROPOSED RESIDENCES

GENE FENNER 716-0520 gene.fenner@desinc.com
 Applicant (if different from owner) Phone Number Fax Number

Owner Architect Contractor 201 MAIN ST. STE 201 RAPID CITY, SD 57730
 Street Address City, State, Zip Code

[Signature] 10/24/13
 Applicant's Signature Date

Sandra L. McNeely 605-718-7912 Ø
 Owner Phone Number Fax Number

[Signature] 201 Main St. #300 Rapid City, SD 57701
 Owner's Signature (*Required*) Street Address City, State, Zip Code

10-24-13
 Date

Applications must be submitted to the Community Planning & Development Services Department by 4:00 p.m. Thursday one week prior to the 1st and 3rd Friday of the month.

All required information must be submitted with the application. Incomplete applications will not be processed.

Historic Preservation Commission meetings are held on the 3rd floor in the West Community Room of the City/School Administration Building, 300 6th Street, at 7:30 a.m. the 1st and 3rd Friday of each month.

A representative must be present at the meeting or the application may be denied.

_____ Date of Meeting _____ Application File #

Community Planning & Development Services

City of Rapid City

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Historic Preservation 11.1 Review

Checklist for required information to be submitted with application:

Completed Historic Preservation 11.1 Review Application Form

Several color photographs of the existing structure that include:

- A street frontage photo
- Photos of all areas affected by the proposed project
- 3-5 photos of rot or decay of an element that is to be replaced or repaired

A site plan drawn to scale showing the existing structure(s) and the proposed project changes. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.

Elevation sketches drawn to scale showing the proposed changes. The elevation sketches should provide a view that shows each affected exterior wall as though you were looking straight at it, with any relevant changes represented.

A written description of the proposed project request that includes:

- Description of the materials to be used in the project
- Description of the materials to be replaced in the project (i.e. wood siding, masonite siding, cedar shakes, 4" reveal clapboard, dutch-lap, ship-lap, etc.)
- Whether this project is attempting to qualify for the State Tax Moratorium (*if you are not sure what this is, don't hesitate to ask!*)

Floor plan information drawn to scale and proposed changes *if interior work* is being requested. (Required for non-residential structures).

Document demonstrating feasible and prudent alternatives have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property.

Staff to provide:

- Aerial map of the property
- Historic Site Inventory Description (if applicable)
- Elements of the structure(s) listed as contributing factors on the Historic Site Inventory

DESCRIPTION OF THE PROPOSED PROJECT

Basis of Concept

We have noted an increasing demand for downtown living units and a growing awareness of Live-Work units as an option for the younger and empty-nester professionals.

Simultaneously, the Owners of the Fairmont Creamery recently wished to renovate an area within the building as a “crash-pad” or part-time residence, near their office within the building. Upon approaching the Building Department about permitting, Zoning noted that the PCD did not allow residence use even though it is generally approved within the zoning.

Concurrently, over the years, we have had continuous roof leakage problems caused by a poorly constructed trussed roof system which was “hacked” onto the parapets of the original building. The current system is low pitched with shingles and is not structurally tied to the building structure.

Previously, several years ago we had discussed the possibility of utilizing roof-top surface areas as residence(s); killing two birds with one stone by correcting the damage done by eliminating the trussed roof system and replacing the original roof with living units and outdoor paver patios with new roof systems.

When the idea of going through another Historic review and Major Amendment to the PCD became a directed course, we thought that we should investigate the idea of working above the existing roof and enhancing the use and value of the building. In other words “go big or go home”.

Our approach is to:

- Propose an idea to Historical to get input on what is possible and feasible with respect to a vertical addition to the building.
- Propose a stepped-back plan, respecting the original detailed parapets
- Using the stepped back façade as a back-drop of the existing (after we remove the “de-modeled” roof that was put on, possibly, in the 70’s)
- Minimize the façade that would be visible from the street level (specifically Main & 2nd)
- Utilize a simply detailed façade for the new construction with clear differentiation between the new and the old
- Create a highly desirable living situation above the current offices
- Re-energize the building’s use and purpose without need for additional Tax Moratorium

We are looking forward to the ensuing debate and exchange of opinions about this opportunity.

We are prepared to offer an animated model for your clear understanding of what the concept could look like. This animated view will be presented at the November 1 meeting.

Sincerely,
Fennell Design Inc.
Gene A. Fennell, Architect