

**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**

Date of Submission: \_\_\_\_\_ Time of Submission: 3/20/14

Location Address: 406 5th str. Year Constructed: \_\_\_\_\_

- 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

Brief description of project request:

① Replace Existing DOORS & WINDOWS - INCREASE SIZE OF WINDOWS

② PARTITION OFF WORST AREAS OF THE INTERIOR

③ REPLACE EXISTING HVAC & UPGRADE ELECTRIC

④ BRING IN WATER FROM STREET INSTALL BATHROOMS

⑤ INSTALL SAFETY RAILING ON LOADING DOCK

WALTER Alhosi 856-304-3096

Applicant (if different from owner) Phone Number Fax Number

Owner  Architect  Contractor 1181 Parkwood Rd Rapid City, SD 57701

[Signature] Street Address City, State, Zip Code

Applicant's Signature 3/20/2014 Date

SAME Phone Number Fax Number

[Signature] Owner Street Address City, State, Zip Code

Owner's Signature (\*Required\*) 3/20/14 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.**

4/04/14 Date of Meeting 14 CM004 Application File #



March 21, 2014

To: Historic Preservation/Growth Management

From: Walter Albasi, managing partner "The Seed" LLC a Real Estate Development Company based in Rapid City that owns the *Aby's Mill Complex*. Current Tenants include *At Home Design* and *Barefoot Dance Studio*.

RE: Fit out of unit 1 for a new tenant Hudson & Main of Spearfish, SD who have signed a five year lease to operate a retail store at 406 5<sup>th</sup> Street in Rapid City—AKA: *Aby's Mill Complex*.

This is an opportunity to get a quality long term tenant into an extremely problematic space and save the building from near certain condemnation. Another five years of leaking roofs with the attendant structural damage and mold growth and the structure will be ripe for condemnation. The structure has been empty for nearly twenty years. We have entertained *numerous* potential tenants since acquiring the property in 2008 and none have been able to close. Generally once the tenants give me their needs in terms of renovations the costs of renovations—due the unique problems presented by old Mill buildings-- push the project past the point of economic viability. The last potential tenant was a climbing gym operator and the feasibility study alone—just to find out if we could even consider the project was \$15,000. The renovations---if even feasible penciled out to a number pushing the lease rate north of 15.00 per foot, well out of the range of the current market. We considered the currently operating "Hay Camp" beer bar. Again the cost far exceeded their budgeted number for occupancy expense even though it seems a perfect fit. Likewise a whiskey distiller approached me several years ago and we spent *substantial sums* on design but viability was well beyond a cost suitable to obtain an acceptable return.

The major problem with the structure is finding a use for the area directly under the mill tower structure. That area—the Mill Tower is so problematic because of its bizarre structure and floor plan and is further aggravated by residual grain and debris throughout the tower continues to fall down into the habitual space shaken by passing trains. The "up space" virtually impossible to seal at a reasonable cost holds debris and defies normal cleaning methods and sucks all the heat and cooling out of the building. The maze of cables, chutes, augers and old grain carrying passage ways pose a major problem when trying to make the space useful for any other purpose than handling grain. The old system built in to this mill has long been obsolete. The structure is useless for all conventional purposes.

It took years to come up with a solution which is actually quite simple. We will simply portion off—seal all the problematic areas in the center of the structure through partitioning and create a 3,000 square foot area that is essentially free of the problems that plague the entirety of the structure. Those areas will remain preserved for the second phase of development which envisions utilizing those areas to generate solar and wind energy from the faces of the tower. Those areas can be used to house the utility infrastructure required and will be open to the public for viewing. There will be no need to remove any of the existing infrastructure. The tower will need to be cleaned and sealed from the top down. For now, sealing those areas off frees up a substantial amount of usable space which when tied into the ugly brick loading dock area. This process of portioning off the problem areas will make the structure economically viable. Without economic viability the structure will simply be left to decay until I

am able to condemn it and tear it down. These are the stark choices that economic viability poses on commercial development. Bankers run screaming and hide under their desks when approached about financing renovations to this property.

The unique nature of *Hudson and Main*, their eclectic business model and track record of success make them an ideal tenant. They have no desire to change anything about the interior. They just need high, dry open space, light and visibility. We will leave any scales or grain processing stuff that is in the area we are portioning although most is in the sealed off area. We will be using most of the existing interior wall finishes, all the existing industrial explosion proof electrical fixtures, existing floors, all interior trusses and joists will remain open and visible. We need to open the space up and let light in. That is the biggest need and the key to making this work. I've enclosed scale drawing of all the window replacements and the floor plan. We need to reopen the South side entrance and provide ADA access. We need to upgrade the ingress and egress through the loading dock area and make it safe by putting a railing across the front. We need to replace the roof over the brick loading dock area, replace the existing flat roof upgrade the electric, replace the existing heating and cooling system and install two bathrooms.

The street front renovations—creating a store front that maintains the character of the structure—ugly though it may be is no different that changes made to the front of Barefoot Dance Studio. There we replaced existing old garage doors and commercial entrances with the windows and doors in the photos attached. I plan to use the same vendor I used for the dance studio fit out for the windows in the Mill but the trim will be black instead of brown. Much of the glass will be glass reclaimed from the former Potted Rabbit Space on Main Street as will several of the interior doors. The railing across the loading dock is reclaimed from the “Daily Grind” sidewalk dining area and is an industrial steel and cable design that fits the structure.

Hudson & Main deals in vintage furniture—both new and used, vintage jeweler and also offers unique refinishing services through their chalk paint franchise. They are unique in that they require no major changes to the structure or the appearance of the interior. Their major need is light inside which is badly needed in the structure. Sealing off the problematic areas makes this a win/win. The lease has been signed and we need to proceed rapidly. We will also be renaming the structure and using the visibility of the tower as a marketing tool. The Structure will be renamed “The Seed” of “The Shops at the Seed” will contain The Seed logo and a listing of the three major tenants—Hudson & Main, At Home Design & Barefoot Dance Studios on all four sides of the tower. Likewise signage across the front of the block building will be required but will be handled by the tenant.

1. Changes to the front streetscape are minimal requiring the removal of a 4 x 4 foot section of glass block and replacing it with an overhead door with glass panels to allow light in. This keeps in character with the previous use as a loading dock.
2. Replace the existing opaque door and overhead door with glass door and glass paneled overhead door.
3. Glass block on diagonal SW wall to remain.
4. Add a window to the south wall—glass salvaged from 727 Main Street

5. Partition off problematic areas of the interior with 2x4 and sheet rock internal partition walls leaving gain mill fixtures and scales exposed.
6. Add four 30" x 80" glass opening on either side of existing loading door on railroad siding.
7. Replace existing boarded up doors and windows on south side with new glass door and new glass.
8. Paint the structure/install signage.