



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Development Department

300 Sixth Street

Sarah Hanzel, Long Range Planner
Community Development Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: sarah.hanzel@rcgov.org

SDCL 1-19A-11.1 – Project Notification Form Local Government Entity Requesting Review

City of Rapid City

Contact Person for Government Entity

Name: Sarah Hanzel, Long Range Planner

Address: City of Rapid City, 300 Sixth Street, Rapid City, SD, 57701

Phone Number: 605-394-4120

Email: sarah.hanzel@rcgov.org

Project Location: The project is located at 406 Saint Joseph Street, a vacant lot located in the environs of the Motor Service Company building, which is individually listed on the National Register of Historic Places.

Project Description: The vacant lot is approximately 50 ft. wide by 140 ft. long, with primary frontage along Saint Joseph Street, and an alley to the rear of the property. The proposal includes plans to build a new 2-story office structure, comprised of approximately 14,000 square feet. The proposed structure will be built with a 0 ft. setback on all sides, comprising the entire lot. A three hour fire wall will separate the new construction from the historic building. The building design incorporates features found within the neighborhood, including large glass windows and a front facing garage door. These features invoke the area's historic predominance of car dealerships and repair shops. Exterior building features proposed for the structure are described in the attached information and include the following:

- Nichiha fiber cement board architectural blocks, modern series. (Optional siding to the cement board could be EIFS with joint pattern to resemble the appearance of the cement board blocks. Color of EIFS would be any of the Sherwin Williams colors).
- Aluminum windows, clear glass
- Aluminum garage door, clear glass lites.
- Optional Features: shown in alternative renderings
 - o Inclusion of garage door feature on the second floor
 - o Rooftop patio with additional garage door features.

Project Review: The proposed structure is an infill development adjacent to a historic structure in Rapid City's downtown East of 5th/Innovation district area. The building will be free standing (not connected to the historic structure) and include a three hour fire wall on

the east façade to protect the Motor Service Company building. The scale of the structure is compatible with the historic development pattern of the area. The use of traditional materials such as large storefront windows on the primary façade compliments the character of the adjacent structure and surrounding buildings in the area. The introduction of new materials, including the architectural fiber cement board, does not pose a threat to the integrity of the adjacent historic property. The building and its use are supported by the City's Downtown Area Master Plan.

Given the information provided, this project has not been found to adversely affect the Motor Service Company historic property. Please provide comment on whether or not the SHPO agrees with this finding.

Enclosures:

- Aerial Map
- Photographs
- Renderings
- Product Specs
- Application

Government Official's Signature: Sarah Hanzel

Date: 7/28/20