

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

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

502 Main

PROJECT ADDRESS:502 Main St.
Rapid City**DESCRIPTION OF REQUEST:**Seeking approval to rehabilitate the building.
See attached for details.**YEAR CONSTRUCTED:**

1969

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:

Ray Hillenbrand

Phone #:

341-3620

Fax #:

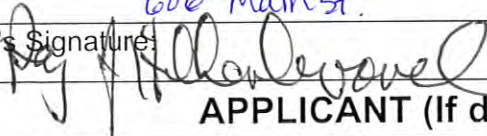
Mailing Address:

606 Main St.

City, State, Zip

Rapid City, SD 57701

Owner's Signature:



Date:

12-8-10

APPLICANT (If different from owner of record)

Name:

Phone #:

Fax #:

Mailing Address:

City, State, Zip

Applicant's Signature:

Date:

502 Main Street, Rapid City, SD Rehabilitation Project

History of Building: This building was constructed in 1969 as the Hills Tire Supply Store. It replaced a 1951 building that had been used at one time as the Pontiac dealership. Hills Tire moved from this site in 2000 and the building was remodeled at that time for use as an office supply store. The building is currently vacant.

The building is located within the Downtown Commercial Historic District, but is considered a non-contributing feature.

Proposed Project: Although this building is a non-contributing feature in the historic district, efforts are being made to implement a design that is compatible with the historic character of the district.

This building consists of three volumes. The southern portion of the building originally housed the tire showroom, the middle portion housed the garage bays, the north portion (which is two stories) served as storage.

The entire exterior of the building will be rehabilitated. The split-face concrete block cladding will be replaced with a standard pressed brick applied in a traditional running bond. The north volume of the building will have a darker brick on the lower two-thirds of the wall space, while the top portion will be a lighter brick that will also clad the middle and south portion of the building. Pre-cast light-colored concrete band courses will create a division between the two colors of brick of the north volume and horizontal lines along the lower portion of these walls.

The exterior wall surfaces on the middle and north volumes will be extended upward to create a higher parapet in order to screen new HVAC equipment to be placed on the roof. The change in height will be no more than 24 inches. The height of the south portion of the building will be unchanged.

The walls of the south portion of the building are currently topped with a channel-type steel beam, which extends outward from the roof edge to create an overhanging eave. This feature will remain the same. The same type of channel beam tops the wall on the middle portion of the building, but it will be moved upward to the top of the newly extended wall and will project outward to create a similar overhanging eave. The parapet edge of the north portion of the building will be capped with a dark-colored metal coping. The frieze beneath the eaves of the middle and north portions of the building will match the color and material of the window sills and band courses on the north portion of the building.

The windows and doors throughout the building will be changed. On the south portion of the building, the storefront windows will be located in the same location, but the openings will be altered to be slightly lower to the ground and higher toward the roof. They will also be slightly narrower at the corners to accommodate a wider wall space. The doors will stay in the same locations, but will be replaced with new contemporary doors. There will be canvas awnings installed over portions of the windows and doors.

In the middle portion of the building, the garage doors will be removed, but the bay openings will remain, marked by the existing steel columns. In each bay will be a double-leaf door flanked by sidelights. Canvas awnings will be installed over these bays.

The north portion of the building will have several windows installed. The upper floor will have a number of operable double-hung windows grouped in two's and three's to match the spacing of the openings on the first floor. These windows will have light-colored pre-cast concrete sills, which will match the band courses and frieze.

There are currently two options being considered for the first floor of the north portion of the building. The final decision as to which option may be implemented will depend in large part on the needs of the tenant (yet to be determined). We are seeking approval to implement either of these options; if a different option is required for a tenant, the applicant will return to the Historic Preservation Commission for consideration of a third option.

The first option is to use the current openings (windows on the north elevation and garage bay on the east elevation) to guide the width of the window and door openings. There will be a series of storefront windows along the south, east, and north elevations, as well as smaller windows and a door on the west elevation. The northeast corner will have two doorways with entrance from both the north and east. Another pedestrian doorway will be located on the south elevation of this portion of the building. Awnings will be installed over some of the windows and doors.

The second option would be to create fewer window and door openings and leave much of the blank wall space intact.

Exterior lighting will be installed along the upper walls. The fixtures will provide a down-cast light and be installed on contemporary brackets that extend from the wall surfaces.

Signage will include a flat surface for the building address, as well as flush-mounted bands for business identification where necessary.