

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

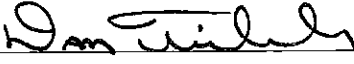
300 Sixth Street, Rapid City, SD 57701-2724

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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: 512 Main St.		
PROJECT ADDRESS: 512 Main St Rapid City, SD		
DESCRIPTION OF REQUEST: See attached.		
YEAR CONSTRUCTED: 1946		
HISTORIC DISTRICT:		
<input type="checkbox"/> West Boulevard Historic District	<input type="checkbox"/> Environs of West Boulevard Historic District	
<input checked="" type="checkbox"/> Downtown Historic District	<input type="checkbox"/> Environs of Downtown Historic District	
<input type="checkbox"/> Individually Listed Property	<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: RAHL LLC	Phone #: 605-341-4525	Fax #: 605-341-6415
Mailing Address: PO BOX 8303	City, State, Zip RAPID CITY, SD 57209	
Owner's Signature: 	Date: 12/29/10	
APPLICANT (If different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:		City, State, Zip
Applicant's Signature:		Date:

RECEIVED

DEC 29 2010

Rapid City Growth
Management Department

Revised 1/05

11.01.002

512 Main Street, Rapid City, SD Rehabilitation Project

History of Building: This building was constructed in 1946 as the Sears Store. It was designed by Harold Spitznagel, a well-known South Dakota architect. Sears moved from this site in c.1977 when they relocated to the new Rushmore Mall. The building housed Baer Furniture for several years. In 1995 it was substantially remodeled, with changes to the original storefront and interior to accommodate offices and smaller retail businesses. It currently houses a bagel shop, a specialty food store, and offices.

The building is located within the Downtown Commercial Historic District and is considered a contributing feature in the district.

Proposed Project: The building will be rehabilitated and adaptively re-used for retail commercial and office space. At some time in the future, the second floor may be converted for use as residential lofts.

Front (south) elevation

- Remove reflective film from or replace glazing in storefront windows
- Install a vertical sign projecting from the center of the building in a configuration similar to the original “Sears” sign; sign will read “512 Main St.”

Rear (north) elevation

- Install one double-hung aluminum clad window, located just west of the electrical boxes on the ground level, through a recently installed concrete block wall
- Install a vertical sign similar to that proposed for the front elevation to identify the building from the alleyway and parking structure
- Paint the concrete block in-fill with a color to match the brick

East elevation – no proposed alterations

West elevation

- Original brick wall surfacing will be retained
- Install storefront windows and doors on ground level
 1. windows will be clear glazing in aluminum framing
 2. the window heights will match those on the front elevation, but instead of stone beneath the windows there will be a pre-cast ground face concrete in a color that is similar to the stone on the front elevation; the fixed-pane display windows will be topped by a narrow bank of operable awning windows (visible only if the canvas awnings are retracted)
 3. retractable canvas awnings located over each storefront and entry to provide shade assistance, weather shelter, and continuity with the front of the building
 4. doors will be single storefront style doors with clear glazing

5. storefront surround detail will be pre-cast concrete to match upper story sills
- Install new windows on the second floor
 1. windows will be double-hung aluminum clad
 2. they will be arranged in groups of three per bay, a design element used on the front elevation
 3. sills will be pre-cast concrete
 - Reclaim/reuse original brick as appropriate – where new openings are cut into the west wall, the brick will be saved and reused to infill existing window openings that may be closed as part of the rehabilitation
 - West elevation signage will include flush-mounted sign boards over each storefront
 - The HVAC units on the roof of the building will be either relocated to minimize visual impact or screened from pedestrian view using methods approved by the SD SHPO.

Interior Alterations

At this time, the property owner requests approval of the following:

- Removal of existing partition walls in the west half of the building on the ground floor in preparation of installing new commercial spaces (new wall configurations to be determined as new tenants are secured)
- Creation of two new stairways from the ground floor to the basement level; both located in the west half of the building – one to be located in the proposed office space in the northwest corner of the ground floor; the second to be located in the next bay south from this office space in an area that will provide public access from the Main Street Square to the basement level of this building
- Removal of the existing basement (non-historic) partitions