

**DEVELOPMENT SERVICES CENTER**

Growth Management Department

City of Rapid City

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**HISTORIC  
PRESERVATION  
11.1 REVIEW****PROJECT NAME:** 500 Block Main St. Development**PROJECT ADDRESS:** 502, 508, 510, 512 Main St.**DESCRIPTION OF REQUEST:**

See attached narrative.

**YEAR CONSTRUCTED:** 502-1969; 508-1906; 510-1925; 512-1947**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 508, 510, 512 Non-Contributing 502**TYPE:** Commercial Residential**OWNER OF RECORD**

Name: MHL LLC	Phone #: 605-341-4525	Fax #: 605-341-6415
Mailing Address: PO Box 8303 Rapid City, SD	City, State, Zip: Rapid City, SD 57709	
Owner's Signature: <i>[Signature]</i>	Date: 3/9/11	

**APPLICANT (If different from owner of record)**

Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip:	
Applicant's Signature:	Date:	

**RECEIVED**

MAR 10 2011

Rapid City Growth  
Management Department

Revised 1/05

110m012

## **502 - 512 Main Street, Rapid City, SD Rehabilitation Projects**

This application a number of proposed alterations for four adjacent buildings located on Main Street (502, 508, 510, and 512). These buildings are owned by the same owner and their rehabilitation is being undertaken as a package project.

### **512 Main Street Proposed Alterations**

#### *Front (south) elevation*

- 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.” – although the HPC approved this alteration during the previous review, the sign has been redesigned to be slightly larger, projecting above the front edge of the building, more in keeping with the size of the original “Sears” sign.

#### *West elevation*

- One of the previously approved single-door entries has been redesigned as a double-door entry to conform to the interior spatial layout and usage.
- Provide new exterior lighting around storefronts with wall sconces and signage lighting that is sensitive to the historic nature of the building design.

#### *Rear (north) elevation*

- Install two storefront entrances east of the original recessed entrance and provide access to this entry via a metal landing and stairs; the storefront will repeat the design elements of the new ground floor storefronts on the west elevation.
- Relocate the electric service boxes to the interior of the building.
- Remove the concrete block which was inserted into the loading bay and replace with storefront window and doorway and signage at the west end of the north elevation (historic brick from the west elevation will be reused for the wall section of this opening).
- As design elements on this elevation, the dark band at the bottom of the wall and the precast concrete around the storefront openings on the west elevation will be wrapped around the north elevation to provide continuity of the new development.
- Provide new exterior lighting around storefronts with wall sconces and signage lighting that is sensitive to the historic nature of the building design.

#### *Interior Alterations*

- All existing historic finishes and features will be retained.
- New partition walls, constructed with metal framing and drywall, will be installed based on the attached proposed floorplans.
- A second elevator will be installed near the center of the building, providing access to the basement level.

## **512-510 Main Street**

To provide interior access from 512 Main into 510 Main, an interior corridor will be located on an east-west axis through the buildings. This corridor will require an opening be made between the two buildings – through the east wall of 512 and the west wall of 510.

## **510 Main Street**

In addition to the necessary opening into the corridor of 512 Main, the applicant is seeking approval of the installation of windows in the east wall of the building (see drawings and plans) and two exterior doorways also in the east wall of the building. The windows will be of the same style previously approved by the HPC for the front and rear elevations. One of the doors will enter directly into the space at the rear of this building, the second door is to the corridor leading back to 512 Main. Both doorways will included painted wood and glass doors with sidelights.

## **508 Main Street**

- The existing floor is in a very deteriorated condition and needs to be replaced. The owner wishes to remove the rotted posts and flooring and install a poured concrete slab to stabilize the building walls and provide a structurally sound surface on which to rebuild a wooden floor, in keeping with what would have been in the building originally.
- The current roofing system is greatly inadequate by today's standards and codes and needs to be rebuilt to code. The roof will retain its current (original) configuration.
- The rear (north) elevation of the building will be rehabilitated by restoring the original openings, which includes a wide entry and a window, and by cleaning the original wall cladding. The materials for the new doorway and window will be consistent with the materials used on the front façade rehabilitation.

## **508 - 502 Main Street**

In order to accommodate the tenant of the front portion of 502 Main, 508 will need to be connected to the 502 space.

- A single doorway will be opened at the north end of the east wall of 508 connecting the kitchen area of 502 to a short hallway at the rear of 508, which will provide staff access to a walk-in refrigerator to be located in 508 as well as delivery access for the restaurant through the rear of 508.
- A second doorway (approx. 5'4" wide to fit within the existing block module) will be opened between the two buildings south of the walk-in providing the

connection between the proposed restaurant dining area (in 502) and the proposed bar area (in 508).