

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

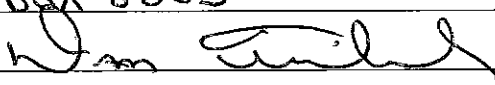
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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: 508 / 510 Main St.		
PROJECT ADDRESS: 508/510 Main St., Rapid City, SD		
DESCRIPTION OF REQUEST: See attached.		
YEAR CONSTRUCTED: 1909 (508) and 1925 (510)		
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 (508)	<input checked="" type="checkbox"/> Non-Contributing (510)	
TYPE:		
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential	
OWNER OF RECORD		
Name: MHL LLC	Phone #: 605-341-4525	Fax #: 605-341-6915
Mailing Address: PO Box 8303		City, State, Zip: Rapid City, SD 57709
Owner's Signature: 		Date: 4/28/11
APPLICANT (If different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:		City, State, Zip
Applicant's Signature:		Date:

**508 Main Street
Rapid City, SD**

At a recent HPC meeting, the Commission approved some alterations to the rear of this contributing building, including the re-installation of a window and the opening of the original double-wide doorway.

Upon further inspection it was determined that the slump block wall is in a deteriorated state – the concrete has become so fragile that its possible to poke holes through the concrete block with little effort. Consequently it has become necessary to replace the rear wall of the building.

We are requesting approval to replace the deteriorated slump block with the following:

- a new slump block along the lower portion of the wall (from the ground to the bottom of the window) and as pilasters (from the ground to the cornice level) at the east and west corners (as a similar decorative design element as found on the front elevation of the building)
- a reddish-gray brick on the remaining portion of the wall (a material that will provide compatibility with the building materials on the adjacent buildings)
- a cornice of the same brick with a simple design of soldier bricks and corbelling topped with metal coping (this will actually raise the parapet edge above the current level so as to provide space to relocate the roof drainage system behind the wall rather than down the outside of the wall)

The doorway will include a single door set between sidelights. The design will match the front elevation in profile and materials (wood and glass). The doorway will be covered with a fabric awning similar to the others used on this block. The new window will be wooden and fixed in place. Wall sconces will provide lighting on this rear wall.

These alterations would allow for an improved appearance on the rear elevation while maintaining the idea of being the secondary elevation. The proposed alterations are in keeping with the Secretary of the Interior's Standards in terms of compatibility with size, scale, materials, and appropriate treatments of design elements on contributing buildings in the district.

**510 Main Street
Rapid City, SD**

We are seeking approval for two alterations to previously approved projects on this non-contributing building.

The Commission previously approved the rear elevation to include two large windows (in the current openings) and a recessed entry. We are seeking approval to add a vestibule entrance that will project approximately 18" from the building plane (there is 24" of space between the building and the public alley). The vestibule will be the same width as the recessed opening and will be built of wood with a copper roof. The design includes a single door flanked by wood panels set beneath a slight arch (the same arch shape as previously approved over the windows). Above the vestibule will be a transom-type window, also of wood with divided lights (the previously approved awning will be removed and this window will be located where the awning would have been). In addition to the previously approved lighting at the cornice level, there will be wall sconces flanking the entrance.

The Commission previously approved the installation of six windows along the east wall of the building. While we are proposing installing those six windows, the design of the window has changed and we are seeking approval for the new design.

The proposed opening size will remain the same, except that the top of the window will be arched (rather than flat). The lower portion of the windows will include four lites (rather than the original six) and the arched portion will be clear glass. The entire window will still be wood and the previously approved precast sill will remain as planned. Over each window, there will be a brick arch (to match the previously approved brick for the walls).

Because this building is in the process of being reclassified as a non-contributing building in the district, the Commission and the SHPO have allowed for greater alteration to the exterior of this building. The proposed changes are primarily decorative in nature and will tie the front, rear and east elevations together in a more cohesive design.