

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

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**HISTORIC
PRESERVATION
11.1 REVIEW****PROJECT NAME:** *Main Street Project***PROJECT ADDRESS:**
*508 + 512 Main St.***DESCRIPTION OF REQUEST:**
*See attached description.***YEAR CONSTRUCTED:** *1906 + 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 Non-Contributing

TYPE:

- Commercial Residential

*Eric - 355-6804***OWNER OF RECORD**

Name: <i>MHL LLC</i>	Phone #: <i>605-341-4525</i>	Fax #: <i>605-341-6415</i>
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Mailing Address: <i>PO Box 8303</i>	City, State, Zip: <i>Rapid City, SD 57209</i>
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Owner's Signature: <i>[Signature]</i>	Date: <i>5/11/11</i>
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APPLICANT (If different from owner of record)

Name:	Phone #:	Fax #:
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Mailing Address:	City, State, Zip:
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Applicant's Signature:	Date:
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11.1 Review Application – May 20, 2011
Main Street Project
Rapid City, South Dakota

508 Main Street

The HPC has approved several aspects of the rehabilitation of this historic contributing building in the downtown historic district. At the last HPC meeting, the Commission approved improvements to the rear elevation of the building.

This application is a continuation of the improvements to this tax lot and addresses the proposed addition of a small outdoor courtyard that will be located directly behind the small building and set between the side walls of the buildings located to the east and west (502 and 508 Main St. respectively). The north edge of the courtyard opens to the alleyway that runs east and west behind this block of buildings.

The courtyard will be paved with concrete pavers in a decorative pattern that consists of a darker colored border (probably a charcoal color) and a lighter colored interior (probably a shade of brown). The choice of actual paver materials will depend in part of local availability, but will likely be the “umbiano” pattern of Unilock Pavers (if these are not available locally, a similar pattern and color will be obtained).

The courtyard will consist of two levels to accommodate both the needs of the tenants for outdoor seating space and the changed in grade on this lot. A concrete wall will separate the two sections near the middle of the space; this wall will be approximately 23”-25” in height with a simple open metal railing to provide safety for that level, as well as physical separation for the lower level. The lower level, adjacent to the alley, will also have a small concrete wall (to accommodate the grade) topped with the same railing as the upper level; this wall will range from 7”-10” in height. Both concrete walls will be faced with a veneer block that is in keeping with the slump block texture approved for the rear wall of the building.

An ADA ramp will run along the west edge of the courtyard (along the east wall of the building at 510 Main) and will provide access to both levels of the courtyard. The handrails on the ramp will match the railing system that tops the concrete walls to provide for a uniform appearance.

There will be two areas of ground plantings, one at the southeast corner of the lower level and the other at the southwest corner of the upper level near the rear wall of the building. These plantings are designs to screen the various meters for the building.

512 Main Street

The applicant is seeking approval for minor modifications of interior layouts previously approved by the HPC. As the project has progressed, a more definitive need for space has been identified and has resulted in following:

- The central hallway, which runs east-west through the building between Main St. Square and the adjacent building at 510 Main, will be reconfigured. To accommodate the need for a larger space at the southwest corner of the building, the hallway will shift to the north from the west entrance to the elevator lobby. The hallway from the elevator east to the adjacent building will remain as previously approved.
- The space located between the existing front lobby elevator (dedicated to the second floor offices) and the proposed and approved public elevator to the basement (located near the center of the building) was originally proposed to provide some space to both the southwest and southeast commercial spaces; this space will now belong entirely to the southwest space.
- To accommodate the shift of the hallway to the north, the entry doors from the Main Street Square side will shift accordingly. This shift will NOT change the previously approved openings – only the location of doors and windows.
- The space north of the hallway and south of the DRC office was originally approved as two storefronts. At this time, the applicant is seeking approval to combine those spaces into one retain space.
- To accommodate the potential tenants of both the southwest corner space and the commercial space to the north of the center hallway, the applicant is seeking approval to add (within the previously approved windows openings) a sliding window to each space for the purposes of pass-through service.