

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: Main St. Project		
PROJECT ADDRESS: 502 Main St.		
DESCRIPTION OF REQUEST: See attached.		
YEAR CONSTRUCTED: 1969		
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 type="checkbox"/> Contributing	<input checked="" type="checkbox"/> Non-Contributing	
TYPE:		
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential	
OWNER OF RECORD		
Name: MHL LLC	Phone #: 605-341-3620	Fax #:
Mailing Address: P.O. Box 8303	City, State, Zip: RAPID CITY, S.D. 57709	
Owner's Signature: [Signature]	Date: 5/26/11	
APPLICANT (if different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip	
Applicant's Signature:	Date:	

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Revised 1/05

11.1 Review Application – June 3, 2011
Main Street Project
Rapid City, South Dakota

502 Main Street

This application is seeking approval for modification and additions to the exterior spaces of 502 Main St., a property for which the Historic Preservation Commission has previously approved several alterations.

Roof Top Deck

During a previous meeting, the HPC approved the addition of a roof-top deck over the middle portion of this building. At that time, the Commission approved extending the raised parapet from the front of the building (east elevation) around to the west, along the south of the roof deck. At this time, the applicant is seeking approval to continue wrapping that raised parapet around the southwest corner of the deck and extending that parapet northward to the side of the building. In addition, the previously approved railing system would also extend along the west edge of the deck northward inside the parapet, set back approximately four feet from the edge.

Stairs to the Deck

At the same HPC meeting, the exterior stairs were approved with a railing system of the same design as the railing on the roof deck. At that time, however, the Commission asked that the applicant reconsider the choice of metal screening that was proposed for the stairs. Upon further review of the entire courtyard design, it has been decided that there is no need for the screening. The railing will consist of a horizontal metal (cable or rigid metal) system capped with a wooden top rail. The stairs will continue to be located in the corner of the courtyard along the south elevation of the two-story volume of the building where they will be less obtrusive and blend better against the building.

Courtyards

The concept for the front courtyard, located on the east side of the one-story volume of the building, was also approved by the HPC. The design for that courtyard has been modified and we are seeking approval for the new design. The courtyard will continue to be located within the same space, but the design has been simplified with attention to unifying the design elements for the building.

Along the south edge and wrapping around along the east edge will be a 3' high metal railing. This railing will extend northward approximately one-third of the length of the courtyard lot. On the south side, a gate will connect the railing to the southeast corner of

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the building. This metal railing and gate will be of the same design as the railing on the courtyard behind 508 Main.

North of the metal railing, along the east edge of the courtyard, will be a fencing system that combines Cor-Ten Steel panels (six total) and translucent panels set on a diagonal. The tops of the steel panels extend from five feet on the north end to six feet on the south end (of each panel). The translucent panels are five feet in height. The north edge of this courtyard will be fenced with a series of the translucent panels that will extend to the southeast corner of the two-story volume of the building. PLEASE NOTE: the applicant understands that it will be necessary to apply for a variance to install a fencing system of this height along the courtyard edge and will do upon approval for this design by the HPC and SHPO.

The courtyard will be paved with a system of "Unilock" pavers similar to those approved for the courtyard behind 508 Main. Three deciduous trees located within planters will be centered in the courtyard. These planter boxes will be faced with stone and topped with wooden benches. A specimen tree will be located in the southeast corner of the courtyard and small shrubs will be planted along the railing/fencing. Additional trees may be planted along the outside of the railing/fencing on the east side of the courtyard.

On the courtyard side of the steel panels will be wooden benches. A bar will be located adjacent to the stairs at the north end of the courtyard. The bar top will be precast to match the precast on the building and the sides and front of the bar will be steel panels to match the fencing. Seating in the courtyard will consist primarily of moveable tables and chairs.

In addition to this courtyard, a smaller courtyard on the east side of the two-story volume of the building has been approved by the HPC. Final details of that courtyard include an area paved with the same block system as the front courtyard, although in a different color. This courtyard will be defined by a brick planter box, detailed with a precast band that matches the one approved for the building, that is located along most of the east edge of the courtyard and wraps around the corner to extend along the north edge of the courtyard to approximately eight feet from the building wall. Between the west end of this planter box and the wall will be a brick wall, of the same height as the planter box, which extends from the planter to connect with the corner of the building. The original proposal for steps along the north edge of the courtyard posed problems for ADA access and created an awkward entrance at the stairs; the new design allows for better definition of the space, more continuity with the design of the front courtyard and the building, and provides for easy ADA access through the "front" east entrance to the courtyard and building.

Two-Story Portion of Building

At a previous HPC meeting, the Commission approved new openings in the east side of the two-story volume of the building. Originally, the existing garage door was to be a doorway, as was the window bay on the rear of the building, creating a "corner" entrance with two doorways at the northeast corner of the building. Due to the alley grade change, a redesign of entrances was necessary and the applicant is seeking approval to make what was approved as a window on the east elevation the main entrance with double doors and

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make the previously approved doorway on this elevation a window. The other proposed change to this elevation is to install one awning (rather than two) that extends over both the doorway and window and which can be extended partially over the courtyard. This awning would be of the canvas, retractable type.

On the north elevation of the building, we are seeking approval for similar shifts in locations of doors and windows. The HPC previously approved extending the existing window openings – the one located on the east side was to be the door that corresponded with the doorway on the east (for the corner entrance previously mentioned), taller windows were to be installed in the other two openings. The proposed change consists of relocating the alley entrance to the center opening and installing a window in the east opening instead of a doorway. The doorway on the alley will be located in a vestibule that projects approximately 18” from the building toward the alley. This vestibule would have the same precast base as the building and a metal roof defined by a metal channel found at the roof edge elsewhere on the building. The door will be double leaf. This vestibule is needed in order to accommodate the interior stairs and landing that is required for the grade change. The opening in the west end of the north elevation will be narrowed to create symmetry with the width of the window at the east end of this elevation. For the second story to reinforce the new symmetry, on the west side of the north elevation we have eliminated one double hung window. The intent is to create window rhythm that matches the first floor openings.

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