


COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

HISTORIC PRESERVATION 11.1 REVIEW

PROJECT NAME:	512 Main Street	
PROJECT ADDRESS:	512 Main St., Rapid City, SD	
DESCRIPTION OF REQUEST:	See attached description	
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: Ray Hillenbrand	Phone: 341-7534	Fax:
Mailing Address: 606 Main St. Rapid City, SD 57701	City, State, Zip	
Owner's Signature:	Date:	
APPLICANT (If different from owner of record)		
Name: MHL LLC	Phone: 341-4525	Fax: 341-6415
Mailing Address: PO Box 8303	City, State, Zip Rapid City, SD 57709	
Applicant's Signature: 	Date: 5/3/12	

11.1 REVIEW
May 18, 2012

512 MAIN STREET
RAPID CITY, SD

The applicant is seeking approval to rehabilitate the second floor of 512 Main Street for use as retail space. The entire second floor was altered for use as office space in the 1990s; none of the original historic fabric remains on this level of the building.

All of the office cubicles will be removed and new walls will be installed to create at least four (perhaps five) retail spaces (see floor plan). The stairwell and elevator that exist at the front (south) of the building (installed when the building was remodeled in the 1990s) will remain in place; the rear stairwell will also remain in place, but a single door at the landing will be replaced with a double door. All original flooring at the entry lobbies will be retained. Also to provide access to the second floor, the stairwell and elevator that were installed between the first floor and basement during the rehabilitation project this past year will be extended upward to the corridor on the upper level.

All of the finishes (wall, floor, ceilings, trim work) will match that installed on the first floor of the building, all of which was approved by the HPC last year).

The windows on the south (front) elevation (which were installed in the 1990s) will be replaced with aluminum-clad, energy efficient windows; all of the original openings will remain intact as well the exterior trim. Six small windows at the rear elevation have also been changed over time; the applicant will restore them to the original opening size and shape and will install glass block to match the larger glass block opening on this façade. The windows on the west elevation have been replaced during a previous phase of the building's rehabilitation.

In addition to the windows, the application wishes to install skylights on the roof to provide natural light for the second floor corridor, elevator lobby, and retail spaces. These skylights will be low-profile and not visible for the street level.

New restrooms will be located at the rear of the building near their current location.

The applicant will be working with the Historic Sign Board to install signage on the east wall of the building. The installation of any signage on this wall will be done in a manner that is sensitive to the historic brick and in a manner that is removal without damage to that surface.