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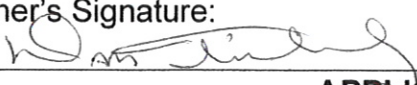
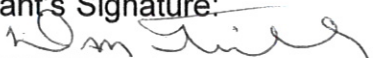
COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: Main Street Projects		
PROJECT ADDRESS: 502-508 Main St., Rapid City, SD		
DESCRIPTION OF REQUEST: See attached description		
YEAR CONSTRUCTED: 1969 (502 Main) and 1906 (508 Main)		
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 Main)	<input checked="" type="checkbox"/> Non-Contributing (502 Main)	
TYPE:		
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential	
OWNER OF RECORD		
Name: MHL, LLC	Phone: 341-7534	Fax: 341-6415
Mailing Address: P.O. Box 8303 Rapid City, SD 57709		City, State, Zip
Owner's Signature: 		Date: 2/7/13
APPLICANT (If different from owner of record)		
Name:	Phone:	Fax: 341-6415
Mailing Address:		City, State, Zip
Applicant's Signature: 		Date: 2/7/13

502-508 Main Street Rehabilitation Project

This request is for a new phase of rehabilitation toward adaptive reuse of these buildings in the downtown commercial historic district. Two years ago, these buildings underwent a rehab project designed to accommodate a new restaurant; that business is no longer there and the owner of the buildings is requesting approval for alterations necessary for a new restaurant to be located in this space. During the first rehabilitation, the two buildings were connected for common use by the installation of two doorways between the buildings. The proposed project retains the common use scenario with both buildings serving one business.

As before, care has been taken to design these alterations in a manner that is compatible with the historic district in size, scale and materials and they are considered reversible alterations in keeping with the Secretary of the Interior's Standards. The proposed alterations incorporate much of the previously approved rehabilitation.

502 Main Street

In order to accommodate the need for increased interior seating, the property owner is proposing an addition to the building. The exterior wall of the center portion of the building, which is delineated by the large "garage bay" doors/windows, will be moved approximately 19 feet to the east. The exterior walls will be constructed to match the existing front portion of the building, using the same materials, and the existing "garage bay" doors/windows will be reinstalled in the east wall of the addition, just as they currently exist in the east wall of the center portion of the building. The roof of the addition will have only a slight slope, so as to provide drainage, and will be covered with roofing materials in a color that matches other colors on the building. The roof edge will extend past the east wall slightly, providing a slight overhang and an element that will distinguish it as the new addition.

The existing exterior stairs to the roof deck will be relocated from the current location to the south elevation of the addition, providing access to the deck at the southeast corner of the deck rather than the northeast corner.

Some of the framework for the existing patio awning will be relocated to the east wall of the front portion of the building and covered with fabric to create a fixed-in-place awning that denotes the walkway and entrance to the restaurant. The existing front doors to both buildings, located on the south elevations along Main Street, will be used as egress doors only; all business will enter through the main doorway on the east side of the building.

On the interior, the recently installed mezzanine extension along the west wall will be returned to the original mezzanine dimensions (the existing mezzanine is approximately 75 feet in length, the alterations will result in approximately 25 feet for the mezzanine).

508 Main Street

No alterations will be made to the exterior of this building.

To delineate the new kitchen, which will be largely located in this building, two new partition walls will be constructed. Both will be sensitively attached to the recently installed wall materials and will not damage any existing historic materials. The first wall, located toward the front on the space, will create a dining area located at the storefront portion of the building. The second wall, located at the rear of the space, will create a corridor from the back door to the dining room.

502-508 Main Street

There are currently two doorways between the two buildings. The first is located at a spot approximately half way along the length of the wall of 508 Main. This opening is approximately 5 feet wide and will serve as a service entrance from the dining area in 502 Main to the kitchen space in 508 Main. The second is at the north end of the 508 wall and will be the entrance to the dining space in the new corridor mentioned above.

Two new openings are proposed. The first would be a 4-foot wide doorway on the south end of the wall, near the front of the buildings. This opening would provide customer access between the dining spaces in each building. The second opening would be a service pass-through window between the main kitchen in 508 Main and the front kitchen/service area in 502 Main. The opening would be approximately 8 feet wide.