

13CM007

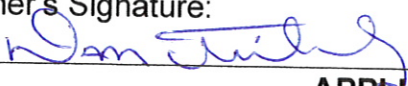
**COMMUNITY PLANNING & DEVELOPMENT SERVICES**

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120 Fax: (605) 394-6636 Web: [www.rcgov.org](http://www.rcgov.org)

**HISTORIC PRESERVATION 11.1 REVIEW**

<b>PROJECT NAME:</b>	512 Main Street	
<b>PROJECT ADDRESS:</b>	512 Main St., Rapid City, SD	
<b>DESCRIPTION OF REQUEST:</b>	See attached description	
<b>YEAR CONSTRUCTED:</b>	1946	
<b>HISTORIC DISTRICT:</b>	<input type="checkbox"/> West Boulevard Historic District <input checked="" type="checkbox"/> Downtown Historic District <input type="checkbox"/> Individually Listed Property <input type="checkbox"/> Environs of West Boulevard Historic District <input type="checkbox"/> Environs of Downtown Historic District <input type="checkbox"/> Environs of an Individually Listed Property	
<b>STATUS:</b>	<input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing	
<b>TYPE:</b>	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	
<b>OWNER OF RECORD</b>		
Name: MHL LLC.	Phone: 341-7534	Fax: 341-6415
Mailing Address: 606 Main St. Rapid City, SD 57701	City, State, Zip	
Owner's Signature: 	Date: 5/2/13	
<b>APPLICANT (If different from owner of record)</b>		
Name:	Phone:	Fax:
Mailing Address:	City, State, Zip	
Applicant's Signature:	Date:	

## 11.1 REVIEW

May 2, 2013

### 512 MAIN STREET RAPID CITY, SD

The applicant is seeking approval to:

1. Replace an existing ballasted epdm roofing membrane & mechanical RTU.
2. Renovate the existing lower level tenant space for new offices.
3. Demo existing main level tenant space to open box while new tenant is selected.

#### Explanation

1. The existing membrane roof has reached an end of its expected lifespan and has caused numerous leaks into the second floor tenant spaces. The roof is beyond repair and we are proposing removing the existing ballasted roof and insulation down to the original concrete deck. Patch any unnecessary holes in the deck, which have been created over the years of use. Remove existing mechanical units, which are not functional. Then provide new tapered Poly-Iso insulation (R-30) min, with a PVC membrane roof. The new roofing membrane will wrap up the existing parapet but terminate with sealant and a termination bar back from the exposed visible edge of the existing coping, eliminating visual impact from the street. During the re-roof, we also intend to replace an existing mechanical unit, in the north-east corner, that due to age is not functioning to capacity causing improper ventilation levels on the lower level.
2. The existing lower level tenant has vacated their space that is approximately 900 square feet of open retail space. The plan is to renovate the space to new office space for Destination Rapid City/Main Street Square offices. Within the existing DRC/MSS break room we are going to renovate an existing toilet into an office, capping the existing plumbing and providing new finishes. We also are proposing expanding the storage room. All walls and revisions are partition walls only, not affecting the existing structure.
3. As DRC/MSS vacates their existing tenant space occupying the north-west corner of the building. Our intent is to demo the interior partition walls and finishes back to the exterior walls and demising walls to prepare for a new future tenant. All finishes removed were part of the redevelopment; no historical finishes will be removed or altered.