MEMORANDUM

TO: Historic Preservation Commission

FROM: Sarah Hanzel, Planning Projects Division Manager

DATE: 8/17/22

RE: Proposed Alterations to the City owned Parking Garage located at 410 6th Street

The parking structure located at 410 6th is owned by the City of Rapid City. The structure is located north of Main Street square, in the environs of the Downtown Commercial Historic District. The structure was originally built in 1999 and expanded in 2008-2009. Portions of the structure have experienced moisture induced deterioration requiring mitigation. As such, several repairs and alterations to the staircases are being planned as part of an upcoming renovation project. Stairway enclosures are proposed as a solution to reduce weathering, potential for injury, and long term maintenance costs. The proposed stair enclosures are to include aluminum storefront window systems and clear tempered glass or polycarbonate sheets. Additional information about the scope of work is included with the agenda materials.

Since the parking structure is City-owned, and located within the environs of the Downtown Commercial Historic District, the City requests review and comment from the Historic Preservation Commission on the compatibility of the proposed design with the character of the downtown historic district. References to the City’s Downtown Master Plan Design Guidelines and the SD Administrative Rules for New Construction and Additions in Historic Districts are enclosed at the end of this memo for reference.

Action Requested: Provide a recommendation on the compatibility of the proposed design with the Downtown Commercial Historic District for the “Block 75 Parking Garage” repair project.
REFERENCE MATERIALS

Web Link

5. Parking Structures

Parking structures provide an intensity of parking that can alleviate the need for parking in other areas of the Downtown. Parking structures are also large buildings that can provide non-active spaces within a downtown setting. Parking structures should be designed in a manner that they contribute to the fabric of Downtown and promote an active presence along the sidewalk and street.

a) Design
i. Wrapped parking structures are preferred within Downtown.
ii. Parking structures should be designed to complement the adjacent buildings and their context in terms of scale, massing and materials.
iii. The height of a parking garage should not exceed the height of adjacent buildings.
iv. All ground floor parking should be screened from view, and include active uses along the street.
v. The design of a parking structure should minimize large expanses of blank walls and the horizontal banding of the structure. The design should try to provide a balance of solids (walls) to voids (openings) to mimic the facades of adjacent structure.
vi. Automobile access is discouraged from the primary block face and encouraged along side streets or from the alleyways.
vii. The functions of the parking garage including ramps and ticketing should be located within the structure and not visible from the street.

State of South Dakota Administrative Rules for New Construction and Additions in Historic Districts
Web link

24:52:07:04. Standards for new construction and additions in historic districts. New construction or additions within a historic district must comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

(1) Compatibility of design. Massing, size, and scale of new construction must be compatible with surrounding historic buildings. Overall architectural features of new construction must be of contemporary design which does not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices must be similar in rhythm, pattern, and scale to comparable elements in adjacent historic buildings. The overall visual appearance of new construction may not dominate or be distracting to the surrounding historic landscape;
(2) Height. The height of new buildings or additions to existing buildings may not exceed a standard variance of ten percent of the average height of historic buildings on both sides of the street where proposed new construction is to be located;

(3) Width. The width of new buildings or additions to existing buildings must be similar to adjacent historic buildings;
(4) Proportion. The relationship between the height and width of new buildings or additions to existing buildings must be similar in proportion to existing historic buildings. The proportion of openings in the facades of new construction or additions must be compatible with similar openings in adjacent historic buildings;

(5) Rhythm and scale. The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent historic buildings must be incorporated into the design of new buildings or additions to existing buildings;

(6) Materials. Materials which make up new buildings or additions to existing buildings must complement materials present in nearby historic properties. New materials must be of similar color, texture, reflective qualities, and scale as historical materials present in the historic district;

(7) Color. The colors of materials, trim, ornament, and details used in new construction must be similar to those colors on existing historic buildings or must match colors used in previous historical periods for identical features within the historic district;

(8) Details and ornament. The details and ornament on new buildings or additions to existing buildings must be of contemporary design that is complementary to those features of similar physical or decorative function on adjacent historic buildings;

(9) Roof shape and skyline. The roof shape and skyline of new construction must be similar to that of existing historic buildings;

(10) Setting. The relationship of new buildings or additions to existing buildings must maintain the traditional placement of historic buildings in relation to streets, sidewalks, natural topography, and lot lines; and

(11) Landscaping and ground cover. Retaining walls, fences, plants, and other landscaping elements that are part of new construction may not introduce elements which are out of character with the setting of the historic district.