



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Community Planning & Development Services

300 Sixth Street

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### **SDCL 1-19A-11.1 – ABBREVIATED CASE REPORT ARSD 24:52:07:03 Sections (1) (2) (5) (7) (10)**

#### **Contact Person for Government Entity**

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#### **(1) A description of any impending project which may adversely affect history property**

See Exhibit A (Revised Project Proposal)

#### **(2) Photographs, maps, or drawings showing the existing project site, the extent of projects, and details of the proposed projects**

See Exhibit B (Project Graphics)

#### **(5) A description of the potential effects of a proposed project on historic property and the basis for the determination of effect**

The proposed project is the second of two design concepts that were considered. The application for the original proposal was received on August 22, 2017. The applicants met with the Historic Preservation Commission (HPC) on September 6, 2017. The revised proposal was received on October 9, 2017. Following the consultation with the HPC (Exhibit E, HPC Consultation Meeting Minutes), the applicants revised their original proposal (Exhibit C, Original Proposal; Exhibit D, Project Comparison). The proposal under consideration involves alterations to the exterior of the structure and the following potential adverse effects related to removal and/ or encroachment upon character defining features:

- Brick façade
  - Portions of the tan/yellow brick facade to be covered with a bronze metal Bridger Steel siding.



**EQUAL OPPORTUNITY EMPLOYER**

- Large display windows in aluminum framing
  - Existing display windows, both historic and non-historic, will be replaced with smaller (4' x 7') display windows.
  - New windows added to the west side of the building, consistent with the window replacements on the rest of the building
  - The spaces between and around the windows will be infilled with Bridger Steel panels
- Modifications to the corner entry.
  - The corner will be raised and clad in metal siding to emphasize the entry and create mechanical space. Canopies are intended to mimic those present historically to accent the main doors.
- Material at base, believed to be porcelain with white enamel
  - This feature is proposed be replaced with a split face block veneer in a dark grey color.
- Building profile
  - New framed vertical wall elements on the roof are proposed using copper with bronze accent colors.

**(7) A historic preservation plan or description and evaluation of all feasible and prudent alternatives which a state entity or political subdivision proposed in order to minimize adverse effects of a project on historic property and alternatives which the state entity or political subdivision has examined and rejected**

Following the consultation with the HPC, several changes were made to attempt to mitigate the effects to the building's character defining features. This is a summary of the applicant's project alternatives that have been incorporated from the original proposal to the revised proposal.

- Brick façade
  - The original application proposed covering all the brick. A revised design has attempted to mitigate the adverse effect by leaving portions of the brick showing. The original proposal aimed to cover the brick with materials including EIFS and exterior linear tile. According to the applicants, the underlying brick will be preserved underneath of the siding.
  - The visual delineation of the storefronts for the design center and the mattress retail store was determined economically necessary by the applicant to meet franchising requirements.
- Large display windows in aluminum framing
  - The replacement display windows will utilize anodized aluminum framing to be consistent with the historic appearance; however, the spaces between and around the windows will also be framed with Bridger Steel panels.
  - Additional windows on the west side of the building are necessary to break up the expansive wall and improve the buildings interface with the street.
- Modifications to the corner entry
  - The original proposal featured copper metal columns and EIFS to build up the corner canopy. An asymmetrical canopy out of character of the original

structure was removed from the proposal. In the alternative design, canopies are proposed to be more indicative of those present historically.

- Material at base, believed to be porcelain with white enamel
  - The applicant has indicated that this material is not able to be preserved due to damage it has sustained. According to the applicant, this material is not available to be replaced in-kind.
- Building profile
  - The new vertical wall elements are intended to reference the larger historic vertical element originally located on the south side of the building.

### **(10) Review and Comment by the Historic Preservation Commission**

The Rapid City HPC reviewed the contents of this report at their public meeting held on DATE. The HPC [*Agreed, Disagreed, or Declined to Comment*] with the findings of this abbreviated case report.

The HPC's comments and discussion on the proposed project are attached as Exhibit F.

#### **Exhibits:**

Exhibit A: Revised Project Proposal  
Exhibit B: Project Graphics  
Exhibit C: Original Proposal  
Exhibit D: Project Comparisons  
Exhibit E: HPC Consultation Meeting Minutes  
Exhibit F: 10/25/17 Meeting Minutes

**Government Official's Signature:** Sarah Hanzel

**Date:** 10/18/17