

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**

Date of Submission: _____ Time of Submission: _____

Location Address: 430 Main Street, Rapid City, SD Year Constructed: 1947

Historic District:

- West Boulevard Historic District
- Downtown Historic District
- Individually Listed Property
- Environs of West Boulevard Historic District
- Environs of Downtown Historic District
- Environs of an Individually Listed Property

Status:

- Contributing
- Non-Contributing
- Non-Listed

Type:

- Commercial
- Residential
- Other

Brief description of project request:

Update the building appearance by using similar materials used in the downtown redevelopment as recognized in the study prepared for the rc.downtownplan.com. The masterplan outlines a limited time window to focus and capitalize on current trends. The architectural character of the revised building elevations will take into considerations the materials used in the downtown area. Care will be exercised not to disturb the existing brick building facade materials. The lower metal panels (below the existing windows) have been damaged by an automobile crashing into the building. The lower metal panels will be removed and replaced with concrete masonry units to maintain the original look of the building. The colors being proposed will be compatible with the downtown character and with the original building. Please refer to attached project description for further information.

Applicant (if different from owner) 605 394 0189 Phone Number 605 341 9288 Fax Number

Owner Architect Contractor 526 St Joseph St Ste A Rapid City SD 57701 Street Address City, State, Zip Code

[Signature] Applicant's Signature 10.4.2017 Date

Erin Krueger Owner 605-342-3822 Phone Number Fax Number

[Signature] Owner's Signature (*Required*) 430 Main St Street Address Rapid City, SD 57702 City, State, Zip Code

10-4-2017 Date

Applications must be submitted to the Community Planning & Development Services Department **All required information must be submitted with the application. Digital Submissions are encouraged, incomplete applications will not be processed. If your application requires review by the Historic Preservation Commission:** Historic Preservation Commission meetings are held on the 3rd floor in the West Community Room of the City/School Administration Building, 300 6th Street, at 7:45 a.m. the 2nd and 4th Wednesdays of each month. All application materials must be recieved by 4:00, 12 days in advance of the meeting.

A representative must be present at the meeting or the application may be denied.

Date of Review/Meeting _____ Application File # 17CM007/CIPR17-0027

Revised Design
10/6/17



September 28, 2017

Dear Sir/ Madam,

Earlier this fall, we submitted a proposed design for our furniture store, located at 430 Main St in Rapid City, SD. The design was rejected as it was adversely affecting historical elements present on the exterior of our building. After being rejected, we met with our architect and local historical board in hopes of receiving feedback regarding modifications acceptable to adhere to historical standards. This feedback was incorporated into the design we are submitting today.

In this design, the original brick remains exposed. The canopy over the entrance mimics the original entrance almost precisely, including signage placement. In addition, the metal plinth has been restored to echo the one removed from the original architecture.

We feel this new concept embraces the building's historical aspects, as well as enhances our business profile in downtown Rapid City.

Respectfully Submitted,

Diane Alberts

Owner, Furniture Mart

Project Memo

Henriksen, Inc.

526 Saint Joseph Street Suite A
Rapid City, South Dakota 57701
Phone (605) 394-0189 Fax (605) 341-9288

RE: Historical Preservation Review Job No 17881 Date 10-3-2017
5th and Main Street We are sending x herewith Under separate
cover
Rapid City, South Dakota 57701

Copies of:
 Originals Photographs
 Prints Specifications
x Shop Drawings As Built
 (Other)

To: Sara Hanzel
Historic Preservation Office
City of Rapid City
301 Sixth Street
Rapid City, South Dakota 57701

Sara Hanzel,

We have the following comments on the resubmittal concerning the upcoming project.

The project will be the updating of the appearance by using similar materials on the existing building and similar materials as suggested in the study prepared for the rc.downtownplan.com. The architectural character of the new appearance to the store will utilize the existing brick to the extent feasible for the new exterior concept. The new canopies will be similar in concept to the existing canopies but only protrude from the face of the building 3' and be of a sun shade design. This will help with snow loading conditions that exist in Rapid City. The porcelean metal panels that now exist as a wainscot on the building elevations on 5th and Main Streets will be replaced with a split face CMU for better resistance to damage from pedestrians, vehicles and snow removal equipment.

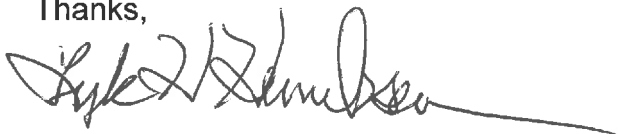
We have tried to leave the existing yellow brick exposed to the best extent possible. The new materials are a complement to the original building materials. We have tried to replicate some of the original building design elements to replace the existing building elements that have been removed. We are trying to preserve the original glass block transoms at the entrances to the building.

- The existing parapet cap which is a cast stone material will be capped with a new metal in dark bronze color. The existing cast stone is starting to crack and allowing moisture penetration inot the exterior wall construction.
- Windows will be added to the east side of the building. A total of 6 windows 4'x7' in size. The area around the window will be metal siding in a dark bronze color. The window frames will be clear anodized aluminum to be consistant with the color of the existing window framing system.

- We will restore the glass block above the entrance doors at the 5th Street entry, at the Main Street entry and at the corner entry of the building.
- The original yellow tint brick will remain in the areas as shown on the 5th Street and Main Street sides of the building.
- The new main entrance will replicate some of the original canopy concept utilizing an aluminum colored material and take on a similar shape as the original canopy at the corner of the building. The original doors were 2'-6" x 7'-0" in pairs which will not meet ADA standards. The those doors were replaced 3'-0" x 7'-0" at some time in the past. These door sizes will be maintained.
- We will remove the cloth awnings added for sun protection at the windows and entries and replace them with new metal canopies.
- We will continue with adding new canopies similar to the original concept and at the entrance on 5th Street and the entrance on Main Street. We will add canopies over the windows on both the 5th Street and Main Street sides of the building. These canopies will be similar in concept to the original canopies on the building but we will project them only three feet from the building façade.
- Color for the canopies will be clear anodized aluminum. Similar to the original canopies.
- We will be adding metal panels at the entrances as shown on the drawings.
- Lettering for signage will be in the clear anodized aluminum color similar to the original letter color of the Gambles building. We will not be using the Gamble's font style for the new lettering on the building. That font style is part of the Gambles' trade mark. It is not a standard lettering font.
- The new windows will be framed with clear anodized aluminum frames to be consistent with the original window frame color. The frames will however be a thermal break frame system. Glass for the windows will be insulated and have an ultraviolet rating protection as necessary for the furniture store. The glass will not be plate glass windows as was available when the building was constructed.
- The separating column detail will be finished with metal siding to separate the new entrances and store fronts. Refer to sketch elevations for concept. These column details are a representation of the original sign mast construction.

If you have any questions please do not hesitate to ask.

Thanks,

A handwritten signature in black ink, appearing to read "Lyle H. Henriksen", with a long horizontal line extending to the right.

Lyle H. Henriksen

From: [Lyle Henriksen](#)
To: [Hanzel Sarah](#)
Cc: ["Angela Marie"; Angela Poches](#)
Subject: Freeds at 5th and Main Street
Date: Monday, October 09, 2017 10:04:39 AM

Sarah,

In response to your questions on Friday.

Yes the second bullet should refer to the west side of the building and not the east side of the building.

- Yes we are adding six (4'x7') windows on the west side of the building where no windows are currently located.
- Yes we are removing the windows on each side of the corner entrance and replacing with Bridget Steel ribbed panels.
- Yes we are replacing the eight windows on the Main Street side and removing the larger existing plate glass windows.
- Yes we are replacing the existing windows that were added at some time and replacing them with 6 (4'x7') windows for the Mattress First store front.

Lyle H. Henriksen

Henriksen, Inc.

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Rapid City, South Dakota 57701

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