

Project Memo

Henriksen, Inc.

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RE: Historical Preservation Review
5th and Main Street
Rapid City, South Dakota 57701

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

Job No 17881 Date 10-26-2017

We are sending herewith Under separate cover

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

Sara Hanzel,

We have the following amendment to be added to the Description of the exterior work being proposed for the building at 430 Main Street, Rapid city, South Dakota.

The porcelain enameled steel panels at the base of the building are going to be replaced with a split face CMU veneer. The panels were originally called out as a black porcelain steel panel. The original black color did not last long where pedestrian contact is next to the building as well as the maintenance for snow removal and salt applied to the sidewalk for winter ice and snow removal. The panels were painted white multiple times over the years and the continued maintenance for graffiti removal scratching and finally denting of the panels due to a vehicle crashing into the building. The top porcelain panel has a tight radius curve to bring the panel back to the brick and window wall line. Looking to find a similar product has been hard to find and with the continuous maintenance issues with the existing porcelain panels seems not to be a viable choice for the owner. The Owner has had almost daily issues of graffiti and vandalism happening at the building. Looking at using a porcelain tile product where freezing weather and vandalism are issues is not a material that would work on this project. The Owner's Furniture and Flooring Store handles and installs ceramic tile and where ceramic tile has been installed on the exterior of a building in this area seems to be a continuous maintenance issue and call back for repair. The use of the split face CMU for the base of the build seems to set the building on a similar appearance to the original design intent but will provide a better live cycle cost advantage for the Owner.

The windows in the building are large glass panels that cannot be reglazed with a thermal insulated glass panel. We will be replacing the existing windows with a similar aluminum colored framing system that will allow the installation of an insulated glass panel that will also have the added benefit of UV protection that is critical to a furniture store. We will also be bringing back a similar awning system over the windows in more

of a sun screen condition in lieu of the covered canopy condition on the original building and ultimately the maroon canvas awnings that replaced the covered original canopies. The canopy condition is a problem when Rapid City has the heavy wet snow that is typical in this area in the fall and spring snow season.

We will be bringing back the signage mast but to a smaller scale than the original Gamble's sign mast on the Main Street façade of the building. We will use this design feature to identify the Furniture Store, the Mattress First Store and the Design Center. The original sign mast area had fluted metal siding and we will be using a ribbed steel material at both the divider masts and at the face of the Mattress First Store front and as infill at the window areas.

We will be bringing back the glass block detail that was original to the entrance locations on the building. At the corner entrance, the glass block was removed and large mechanical grilles were added for the new mechanical system installed at one point. That condition made the entrance very compressed with overhead ductwork at just over seven feet to get to the mechanical grilles installed over the corner entrance doors. In order to accomplish the removal of the grilles and duct work over the corner entrance doors we will be extending the corner of the building a little higher to move the mechanical equipment to the roof and create a small mechanical penthouse area that can be utilized to obtain fresh air from the roof level instead of above the entrance doors to the building. The windows by the corner entrance will be removed and moved to a location higher on the wall. These new windows will be more of a false window condition like the window condition seen on the Walgreen's Drug Stores around the country.

Where we are installing metal panels over the existing brick veneer we will be installing a stud anchor system into the mortar joints for attachment of the metal panels in order that those metal panels maybe removed in a future date without doing harm to the existing brick.

Thanks,



Lyle H. Henriksen