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

Contact Person for Government Entity
Name: Sarah Hanzel, Long Range Planner II
Address: City of Rapid City, 300 Sixth Street, Rapid City, SD, 57701
Phone Number: 605-394-4120
Email: sarah.hanzel@rcgov.org

(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.
• Large display windows in aluminum framing
  o Existing display windows, both historic and non-historic, will be replaced with smaller (4’ x 7’) display windows.
  o New windows added to the west side of the building, consistent with the window replacements on the rest of the building
  o The spaces between and around the windows will be infilled with Bridger Steel panels
• Modifications to the corner entry.
  o 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
  o This feature is proposed be replaced with a split face block veneer in a dark grey color.
• Building profile
  o 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
  o 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.
  o 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
  o 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.
  o 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
  o 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 October 25, 2017. The HPC discussed the project and made several comments which are attached as Exhibit F. The HPC moved to agree with the findings in the Case Report with the stipulation that the applicants explore the repair of the existing porcelain metal panel.

On October 26, the applicants submitted a memo, Exhibit G, further discussing the metal panel and their decision to pursue split face CMU.

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
Exhibit G: Applicant Memo dated 10/26/17

Government Official's Signature: Sarah Hanzel

Date: 10/31/17
**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

<table>
<thead>
<tr>
<th>Historic Preservation 11.1 Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Submission:</td>
</tr>
<tr>
<td>Time of Submission:</td>
</tr>
<tr>
<td>Location Address: 430 Main Street, Rapid City, SD</td>
</tr>
<tr>
<td>Year Constructed: 1947</td>
</tr>
<tr>
<td>Historic District:</td>
</tr>
<tr>
<td>West Boulevard Historic District</td>
</tr>
<tr>
<td>Environ of West Boulevard Historic District</td>
</tr>
<tr>
<td>Downtown Historic District</td>
</tr>
<tr>
<td>Environ of Downtown Historic District</td>
</tr>
<tr>
<td>Individually Listed Property</td>
</tr>
<tr>
<td>Environ of an Individually Listed Property</td>
</tr>
<tr>
<td>Status:</td>
</tr>
<tr>
<td>X Contributing</td>
</tr>
<tr>
<td>Non-Contributing</td>
</tr>
<tr>
<td>Type:</td>
</tr>
<tr>
<td>X Commercial</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Other</td>
</tr>
<tr>
<td>Brief description of project request:</td>
</tr>
</tbody>
</table>
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 master plan 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.

<table>
<thead>
<tr>
<th>Applicant (if different from owner)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone Number: 605 344 0187</td>
</tr>
<tr>
<td>Fax Number: 605 341 9288</td>
</tr>
<tr>
<td>Street Address: 526 S St</td>
</tr>
<tr>
<td>City, State, Zip Code: Rapid City, SD 57701</td>
</tr>
<tr>
<td>Date: 10-4-2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant's Signature</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>architect</td>
</tr>
<tr>
<td>Contractor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Erin Krueger</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone Number: 605 342 3822</td>
</tr>
<tr>
<td>Fax Number:</td>
</tr>
<tr>
<td>Street Address: 430 Main St</td>
</tr>
<tr>
<td>City, State, Zip Code: Rapid City, SD 57702</td>
</tr>
<tr>
<td>Date: 10-4-2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner's Signature (<em>Required</em>)</th>
</tr>
</thead>
</table>

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 received by 4:00, 12 days in advance of the meeting. A representative must be present at the meeting or the application may be denied.

<table>
<thead>
<tr>
<th>Date of Review/Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application File #</td>
</tr>
</tbody>
</table>

Last updated 3/2016  Historic Preservation 11.1 Review Application  Page 1 of 2
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
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
5th and Main Street
Rapid City, South Dakota 57701

Job No 17881  Date 10-3-2017

We are sending x herewith Under separate cover

Copies of:
___ Originals ___ Photographs
___ Prints ___ Specifications
x ___ Shop Drawings ___ As Builts
(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 porcelain 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,

Lyle H. Henriksen
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.

526 Saint Joseph Street, Suite A
Rapid City, South Dakota  57701
Phone: 605-394-0189  Fax: 605-341-9288
e-mail:  Lyle@henrikсенinc.com
                          henrikсенinc@midconetwork.com
RESTORE EXISTING CLASSICAL BLOCK FEATURE ABOVE THE EXISTING CORNER ENTRY TO BUILDING

KEEP THE (2) DOOR ENTRY RATHER THAN THE EXISTING BUILDING HAVING (3) ENTRY AT CORNERS (WILL INSTALL NEW STOREFRONT DOORS & WINDOWS AS SHOWN)

RAISE UP CORNER OF BUILDING AND BUILD OUT OVER EXISTING ROOF TO CREATE MESA SPACE ADDED W/NEW WINDOWS FOR BETTER DESIGN FEATURE

COVER EXISTING BRICK W/ BROKEN STEEL RIBBED PANELS COLORED DARK WALNUT BAKELITE (NOT MUCH ORIGINAL BRICK AT THE CORNERS OF THE BUILDING)

INSTALL NEW RIBBED METAL CANOPY (COMES 3' OUT FROM FACE OF BUILDING) BRUSHED ALUMINUM TO MATCH ORIGINAL BUILDING W/LETTERING AT EDGE OF CANOPY

NEW FRAMED COLUMNS AT CORNER FRONT ENTRY (METAL PANELS - CORNER WOOD/BEVELED EDGES) THIS OFFSETS THE CHANGE IN MATERIAL AND ADDS ACCENTS TO EACH CORNER

EXISTING FURNITURE MART BUILDING 5TH & MAIN
NEW EXTERIOR RENOVATION PROPOSAL - FURNITURE MART
Rapid City, South Dakota

Henniksen, Inc.
528 Saint Joseph Street, Suite A
Rapid City, South Dakota 57701
Phone (605) 364-0189 Fax (605) 341-4288

Perspective View of Building
Scale N.T.S.
5TH STREET VIEW OF BUILDING

SCALE 3/32" = 1'-0"
LIST OF EXISTING GAMBLER BUILD EXTERIOR FINISH PRODUCTS:
1. LIGHT COLORED BRICK
2. KIST STONE COPING (AT TOP OF EXTERIOR WALLS)
3. 24" X 24" BLACK PORCELAIN ENAMELED STEEL PANELS (AT BASE OF WALL)
4. 1" PLATE GLASS WINDOWS (ALUMINUM FRAMES - CLEAR FINISH)
5. ALUMINUM CANOPIES ABOVE EACH ENTRY TO BUILDING (CLEAR FINISH)
6. ONE TALL SKIN TOWER (22" ABOVE TOP OF EXTERIOR WALLS) - BLACK PORCELAIN ENAMELED STEEL PANELS - ALL SIDES OF TOWER 
   (AT MAIN STREET SIDE ENTRY ONLY)
7. 24" X 24" WHITE PORCELAIN ENAMELED STEEL PANELS (AT CORNER ENTRY OF 
   BUILDING - EX. SIDE OF DOORS FOR ACCENT COLOR W/ THE BLACK PORCELAIN 
   ENAMELED STEEL PANELS INSTALLED)
8. GLASS BLOCK ABOVE EACH ENTRY DOOR TO BUILDING ON THE CORNER, MAIN STREET 
   SIDE & THE 5TH STREET SIDE. VENT LOUVERS WERE INSTALLED AT EACH CENTER OF 
   THE FRAMED GLASS BLOCK AREA
9. ALUMINUM ACCENT PANELS AT TOPS OF WINDOWS & AT MAIN CORNER ENTRY TO 
   BUILDING.

NOTE: ONLY A BLACK AND WHITE PHOTO COULD BE FOUND AT THE LIBRARY IN THE OLD ADD MAGAZINES LOCATED IN THE 
HISTORICAL ROOM SECTION.

GAMBLER BUILD WAS BUILT 1947.
Exhibit B - Revised Project Graphics

Front corner of the building will be restored and the main building signage will be installed to mimic the existing Gamble's building back in the day. All attempts have been made to preserve as much existing stock as possible and still allowing for updates to be made to coordinate with other materials used in the downtown area. In deference to the metal skirting around the original building, we propose to add the split face block for more durability and less maintenance.

-All windows to be framed in the brushed aluminum as shown here to match the original architecture of the building. All metal canopies will be re-built and more substantial than the original, but still configured the same way. The metal is a brushed aluminum with a more rigid finish profile. All canopies are open air, making them structurally sound and more economical, no expensive internal gutters and worrying about drain-age issues.

Existing Gamble's Historical Photo of Building

New Exterior Renovation Proposal - Furniture Mart

Rapid City, South Dakota

Henriksen, Inc.
500 Saint Joseph Street, Suite A
Rapid City, South Dakota 57701
Phone (605) 364-0189 Fax (605) 341-4268

A1.4
Drawing Number
- LIST OF EXTERIOR BUILDING CHANGES:
  1. LIGHT COLORED BRICK - STILL REMAINS FROM EXISTING GABLES BUILD DATED 1947.
  2. CAST STONE COPING (AT TOP OF EXTERIOR WALLS) - STILL REMAINS.
  3. 24" X 24" BLACK PORCELAIN ENAMELED STEEL PANELS (AT BASE OF WALL) - NOW PAINTED WHITE.
  4. 1/4" GLASS WINDOWS (ALUMINUM FRAMES - CLEAR FINISH) - WINDOWS HAVE BEEN ADDED TO MAIN STREET SIDE.
  5. ALUMINUM CANOPIES ABOVE EACH ENTRANCE TO BUILDING (CLEAR FINISH) - ONE EXISTING CANOPY HAS BEEN REMOVED DUE TO DAMAGE - ALL OTHERS HAVE BEEN COVERED WITH VINYL VALANCE SIGN CANOPIES.
  6. ONE TALL SIGN TOWER (20' ABOVE TOP OF EXTERIOR WALLS) - BLACK - NOT SURE WHEN THAT WAS REMOVED FROM THE EXISTING GABLES BUILDING (MAIN STREET SIDE).
  7. 24" X 24" WHITE PORCELAIN ENAMELED STEEL PANELS (AT CORNER ENTRY OF BUILDING - EACH SIDE OF DOORS) FOR SIMILAR COLOR TO THE BLACK PORCELAIN ENAMELED STEEL PANELS MADE - CENTER DOOR WAS REMOVED AT THE CORNER ENTRY AND SIDE LIGHTS WHERE INSTALLED SO THE ENAMELED PANELS WHERE REMOVED BY CURRENT FURNITURE MALL OWNERS.
  8. GLASS BLOCK ABOVE EACH ENTRANCE DOOR TO BUILDING ON THE CORNERS, MAIN STREET SIDE & THE SOUTH STREET SIDE. VENT LOUVERS WERE INSTALLED AT EACH CENTER OF THE FRAME GLASS BLOCK AREAS - CORNER ENTRY OF BUILDING WERE MODIFIED PREVIOUS TO THE FURNITURE MALL OWNERS. THE OWNER AT THAT TIME REMOVED THE GLASS BLOCK AND PUT IN FULL SIZE VENTING LOUVERS - NOT SURE ON WHY THE CHANGES - NEED TO INVESTIGATE REASON FOR THE DESIGN CHANGE.
  9. ALUMINUM ROLL UP PANELS AT TOPS OF WINDOWS & AT MAIN CORNER ENTRY TO BUILDING. AT SOME POINT THEY WERE REMOVED MAYBE DUE TO THE WINDOWS BEING UPDATED.

Exhibit B - Revised Project Graphics

BUILDING EXAMPLE DOWNTOWN AREA:
This shows the use of exterior tile work & metal open air canopies to create a more modern look with the lighter gray tones / metal work architecture. Building is the hotel located at the NE corner of 8th and Main Street.
Exhibit B - Revised Project Graphics

- **Building Example Downtown Area:**
  - New brick facade to existing building & cloth canopies. New added existing sandstone block was painted to update and match with coordinating brick colors. Building is down the block on Main Street about half a block from Furniture Mart.

- **Building Example Downtown Area:**
  - Metal panels added for privacy & modern element to the existing remodeled corner building at the NW corner of 5th and Main Street.

- **Building Example Downtown Area:**
  - New brick veneer added to the existing corner building to blend in with the new downtown design concept. Building is across the street from Furniture Mart store on 5th Street.
-SUMMARY OF PROPOSED CHANGES TO BUILDING:


COLOR: BRUSHED ALUMINUM AND DARK BRONZE TONES TO COORDINATE WITH THE CURRENT YELLOW/ORANGE BRICK COLOR.

THIS BUILDING IS IN NEED OF UPDATING TO THE CURRENT TRENDS HAPPENING IN THE DOWNTOWN AREA TO MAKE IT A CONTENDER WITH OTHER BUSINESSES AND MAKE IT FEEL LIKE IT IS A PART OF THE DOWNTOWN AREA.
430 Main Street | Additional Site Photos

View from 5th Street (west)

View from Main Street (south)
430 Main Street | Photographs of the submitted material samples

Split Face CMU

Canopy material

Bridger Steel (covering portions of the historic brick)

Anodized finished window
SDCL 1-19A-11.1 – Project Notification Form

Local Government Entity Requesting Review
City of Rapid City

Contact Person for Government Entity
Name: Sarah Hanzel, Long Range Planner
Address: City of Rapid City, 300 Sixth Street, Rapid City, SD, 57701
Phone Number: 605-394-4120
Email: sarah.hanzel@rcgov.org

Project Location: The project is located at 430 Main Street, also known as Gambles Store, a contributing structure in Rapid City’s Downtown Commercial Historic District.

The application package submitted shows an early photograph of the building. According to the National Register Nomination this building was constructed in 1947 and has the following physical characteristics:

- A utilitarian; tan brick (common bond 6/1);
- 1 story;
- Rectangular plan;
- Flat roof: tar and gravel;
- Main entrance SW corner, large plate glass display windows, stainless steel door and window frames;
- Restrained art deco ornament.

An inventory form completed in 2007 identifies similar physical notes:

- One story plus basement
- Yellow brick exterior cladding
- Flat roof
- Concrete foundation
- Large display windows in original aluminum framing
- Corner entry is angled;
- Large awning/canopy along entire south elevation wrapping around corner entry and partially along west wall;
- Original pylon sign has been removed
Much of interior is intact.

This structure has historic significance in association with postwar-era commerce in Rapid City and the movement toward modern architecture.

**Project Description:** The applicant requests a building permit to make several exterior alterations to the building, as outlined in the attached renderings

- A1.0 – Proposed Alternations at 5th and Main (corner) view
- A1.1 – Proposed Alterations 5th Street view
- A1.2 – Proposed Alterations Main Street view
- A1.3 – Historic Photograph and summary of existing building exterior finishes
- A1.4 – Recent photograph of property (corner view) and list of exterior building changes to date.
- A1.5-1.6 – Existing Comparisons of downtown finishes**
- A1.7 – Aerial View

**The finishes identified on Exhibit A1.5 (left to right) occur at 445 Mount Rushmore Road (Non-Listed) 504 Mount Rushmore Road (Non-Listed) and 722 Saint Joseph Street (Non-Listed). The finishes identified on Exhibit A1.6 (left to right) occur at 510 Main Street (Contributing Structure) 502 Main Street (Non-Contributing Structure).**

The Downtown Master Plan referenced in the project proposal aims to encourage a pedestrian oriented environment and vibrancy that is consistent with and complimentary to historical development patterns. These recommendations are meant to inform both new construction and re-construction of existing building stock. However, the plan does not promote alterations that result in adverse effects to structures listed on the National Register of Historic Places. The *Frameworks and Strategies* section of the Plan (page 54) states:

“Residential and commercial historic buildings throughout downtown should be maintained and preserved. Adaptive re-use of historic buildings should be encouraged as a development strategy to rehabilitate historic structures.”

The design guidelines identify relationships to the historic districts as follows (page E-7):

“These design guidelines are not intended to replace or diminish the design standards or review process for the Historic Commercial or West Boulevard Historic Districts, individually designated properties/structures, or their environ. Rather, they provide additional guidance to the development or rehabilitation within the district. Where these guidelines are in conflict with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, the Secretary of the Interior’s Standards shall control.”

**Project Review:** The proposed alterations will not impact Standard 1 due to the use of the property remaining as a retail storefront. However, it appears that Standards 2, 5, and
9 are not met with this proposal and therefore may impose an adverse effect to historic property. Standards 3, 4, 6, 7, 8, and 10 may not apply in this situation. The City requests SHPO’s comment in determining the extent to which the Standards are met by this proposal and the potential for adverse effect. If you should require additional information to provide comments, please let me know.

**Enclosures:**
- Application
- Exhibits A1.0-A1.7
- Aerial Map
- National Register Nomination
- 2007 Survey Notes

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

**Date:** 8/24/17
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: 8/22/17
Time of Submission: 

Location Address: 430 Main Street, Rapid City, SD
Year Constructed: 19

Historic District:
- West Boulevard Historic District
- Downtown Historic District
- Individually Listed Property
- Environ of West Boulevard Historic District
- Environ of Downtown Historic District
- Environ of an Individually Listed Property

Status:
- X Contributing
- Non-Contributing
- Non-Listed

Type:
- X 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. EIFS and metal panels applied to the building facade will be completed in a manner to preserve the existing materials with minimal or no damage to the existing brick. The colors being proposed will be compatible with the downtown character.

Applicant (if different from owner)

Owner: [Signature]
Address: 526 St Joseph, St. A, Rapid City, SD 57702
Phone Number: 605 341-2889
Fax Number: 605 341-2889
Street Address:
City, State, Zip Code: 8/22/2017
Applicant’s Signature:

Owner: [Signature]
Address: [Street Address]
City, State, Zip Code
Phone Number: [Phone Number]
Fax Number: [Fax Number]

Owner’s Signature ("Required")

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 received 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 11H1817-0027

Last updated 3/2016
Historic Preservation 11.1 Review Application
Page 1 of 2
Checklist for required information to be submitted with application:

- Completed Historic Preservation 11.1 Review Application Form

- Several color photographs of the existing structure that include:
  - A street frontage photo
  - Photos of all areas affected by the proposed project
  - 3-5 photos of rot or decay of an element that is to be replaced or repaired

- A site plan drawn to scale showing the existing structure(s) and the proposed project changes. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.

- Elevation sketches drawn to scale showing the proposed changes. The elevation sketches should provide a view that shows each affected exterior wall as though you were looking straight at it, with any relevant changes represented.

- A written description of the proposed project request that includes:
  - Description of the materials to be used in the project
  - Description of the materials to be replaced in the project (i.e. wood siding, masonite siding, cedar shakes, 4" reveal clapboard, Dutch-lap, ship-lap, etc.)
  - Whether this project is attempting to qualify for the State Tax Moratorium (if you are not sure what this is, don’t hesitate to ask!)

- Floor plan information drawn to scale and proposed changes if interior work is being requested. (May be required for non-residential structures).

- Document demonstrating feasible and prudent alternatives have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property.

Staff to provide:

- Aerial map of the property
- Historic Site Inventory Description (if applicable)
- Elements of the structure(s) listed as contributing factors on the Historic Site Inventory
August 2, 2017

Dear Sir/Madam,

Please allow me to introduce myself: I am Diane Alberts, an owner of 430 Main St, in downtown Rapid City. We own and operate the Furniture Mart at this location. In addition to Furniture Mart, we own Freed’s Fine Furnishings, located on the west side of Rapid City.

We recently suffered a fire at Freed’s Fine Furnishings, resulting in a complete loss of all merchandise and the building. For this reason, it is our wish to re-structure the 430 Main St location to include both Furniture Mart and Freed’s Fine Furnishings.

Our building at 430 Main St begins the “east of 5th movement”, recently described in the study done by the City of Rapid City (fc.downtownplan.com). The master plan outlines a limited window of five – seven years to focus on downtown and capitalize on current trends. Architectural recommendations for east of 5th St include mixed patterns, character, and creating live/work structures. Further recommendations include positioning the east of 5th area as a “...center for entrepreneurship and innovation”. On page 22 of the report, an “Action Plan” shows examples of buildings that would characterize the “edgy and gritty” east of 5th vision.

I enclose a photo of our existing building along with the conceptual drawings of our new vision. We feel this 21st century take on our mid-century modern building will embrace the exact feeling and excitement the master plan projects for east of 5th. Our location would allow us to be the cornerstone of this movement.

Thanking you in advance for your consideration.

Sincerely,

Diane Alberts
Owner
430 Main St.
Rapid City, SD 57701
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION
- LIST OF EXISTING GAMBLE BUILDING EXTERIOR FINISH PRODUCTS:
  1. LIGHT COLORED BRICK
  2. CAST STONE COPING (AT TOP OF EXTERIOR WALLS)
  3. 24" X 24" BLACK PORCELAIN ENAMELED STEEL PANELS (AT BASE OF WALL)
  4. 1/10 PLATE GLASS WINDOWS (ALUM. FRAMES – CLEAR FINISH)
  5. ALUMINUM CANOPIES ABOVE EACH ENTRY TO BUILDING (CLEAR FINISH)
  6. ONE TALL SKIN TOWER (20" ABOVE TOP OF EXTERIOR WALLS) – BLACK PORCELAIN ENAMELED STEEL PANELS – ALL SIDES OF TOWER
    (AT MAIN STREET SIDE ENTRY ONLY)
  7. 24" X 24" WHITE PORCELAIN ENAMELED STEEL PANELS (AT CORNER ENTRY OF BUILDING – EX. SIDE OF DOORS FOR ACCENT COLOR W/ THE BLACK PORCELAIN ENAMELED STEEL PANELS MEXED)
  8. GLASS BLOCK ABOVE EACH ENTRY DOOR TO BUILDING ON THE CORNER, MAIN STREET SIDE & THE 9TH STREET SIDE. VENT LOUVERS WERE INSTALLED AT EACH CENTER OF THE FRAMED GLASS BLOCK AREAS.
  9. ALUMINUM ACCENT PANELS AT TOPS OF WINDOWS & AT MAIN CORNER ENTRY TO BUILDING.

- NOTE: ONLY A BLACK AND WHITE PHOTO COULD BE FOUND AT THE LIBRARY IN THE OLD ADD MUSEUMS LOCATED IN THE HISTORICAL ROOM SECTION.

GAMBLE BUILDING WAS BUILT 1947.
- LIST OF EXTERIOR BUILDING CHANGES:

1. LIGHT COLORED BRICK - STILL REMAINS FROM EXISTING GABLES BUILD DATED 1947.
2. CAST STONE COPING (AT TOP OF EXTERIOR WALLS) - STILL REMAINS.
3. 24" X 24" BLACK PORCELAIN ENAMELED STEEL PANELS AT EXISTING WALLS - NOW PAINTED WHITE.
4. 3 PLATE GLASS WINDOWS (ALUMINUM FRAMES - CLEAR FINISH) - WINDOWS HAVE BEEN ADDED TO MAIN STREET SIDE.
5. ALUMINUM CANOPIES ABOVE EACH ENTRY TO BUILDING (CLEAR FINISH) - ONE EXISTING CANOPY HAS BEEN REMOVED DUE TO DAMAGE - ALL OTHERS HAVE BEEN COVERED WITH CLOTH (MARQUIS SIGN CANOPIES).
6. ONE TALL LIGHT TOWER (20' ABOVE TOP OF EXTERIOR WALLS) - BLACK - NOT SURE WHEN THAT WAS REMOVED FROM THE EXISTING GABLES BUILDING (MAIN STREET SIDE).
7. 24" X 24" WHITE PORCELAIN ENAMELED STEEL PANELS AT CORNER ENTRY OF BUILDING - EXISTENCE OF DOORS FOR A DIFFERENT COLOR IN THE BLOCK PORCELAIN ENAMELED STEEL PANELS MADE - CENTER DOOR WAS REMOVED AT THE CORNER ENTRY AND SKYLIGHTS WHERE INSTALLED SO THE ENAMELED PANELS WHERE REMOVED BY CURRENT FURNITURE MART OWNERS.
8. GLASS BLOCK ABOVE EACH ENTRY DOOR TO BUILDING ON THE 5TH STREET SIDE. VENT LOUVERS WERE INSTALLED AT EACH CENTER OF THE FRAME GLASS BLOCK AREAS. CORNER ENTRY OF BUILDING WAS MODIFIED PREVIOUS TO THE FURNITURE MART OWNERS. THE OWNER AT THAT TIME REMOVED THE GLASS BLOCK AND PUT IN FULL SIZE VENTING LOUVERS. NOT SURE ON WHY THE CHANGES - NEED TO INVESTIGATE REASON FOR THE DESIGN CHANG.
9. ALUMINUM ACOUSTIC PANELS AT TOPS OF WINDOWS & AT MAIN CORNER ENTRY TO BUILDING. AT SOME POINT THEY WERE REMOVED MAYBE DUE TO THE WINDOWS BEING UPDATED.

Exhibit C - Original Proposal

**Building Example Downtown Area:**
This shows the use of exterior tile work & metal. Open air canopies to create a more modern look with the lighter gray tones. Metal work architecture. Building is the hotel located at the NW corner of 8th and Main Street.

**Building Example Downtown Area:**
This shows the use of I.E.S. to cover existing brick work to break up the color tones of the building. Darker accent colors and transition of materials at the columns to add interest and less traditional accents. Metal work for the canopy adds shape and dimension to the main entry at the corner. The building is located at the SE corner of 8th and Main Street.

**Existing Comparison Downtown Building Finishes**

**New Exterior Renovation Proposal - Furniture Mart**
Rapid City, South Dakota

Henriksen, Inc.
526 Saint Joseph Street, Suite A
Rapid City, South Dakota 57701
Phone (605) 364-0189 Fax (605) 341-0288
Exhibit C - Original Proposal

- Building Example Downtown Area:
  New Brick Facade to Existing Building & Cloth Canopies where added. Existing Sandstone Block was Painted to update and match with coordinating brick colors. Building is down the block on Main Street about half a block from Furniture Mart.

- Building Example Downtown Area:
  Metal panels added for privacy & modern element to the existing remodeled corner building at the NW corner of 5th and Main Street.

- Building Example Downtown Area:
  New brick veneer added to the existing corner building to blend in with the new downtown design concept. Building is across the street from Furniture Mart Store on 5th Street.
SITE INFORMATION

*Survey Date: 7/11/2007 12:00:00 AM
*Quarter1: NE
*Surveyor: Michelle Dennis
*Quarter2: NW
*Property Address: 430 Main St
*Township: 1N
*County: PN
*Range: 7E
*City: Rapid City
*Section: 1

Acres:
Quadname:

Legal Description:

Location Description:

Owner Code1:
Owner Name:
Owner Code2:
Owner Address:
Owner Code3:
Owner City:
Owner State:
Owner Zip:

HISTORIC SIGNIFICANCE

*DOE: NR Eligible
*DOE Date: 8/23/2007 12:00:00 AM
Register Name:

Multiple Property Name

Nomination Status:
Listed Date:
Ref Num:
Period:
Category:

Historic District Rating:

Significance Level 1:
Significance Level 2:
NR Criteria 1:
NR Criteria 2:
NR Criteria 3:
NR Criteria 4:

Significance Notes: Eligible in association with postwar-era commerce in Rapid City and the movement toward new "modern" architecture.

* = REQUIRED FIELD
**Structure Details**

*Structure Name:* Gambles Store

Other Name:  

**Date Of Construction:** 1947  

**Significant Person:**

**Cultural Affiliation:**

**Type:**

**Style:**

**Roof Shape:**

**Roof Material:**

**Occupied:**

**Accessible:**

**Structural System:**

**Altered/Moved Notes:**

**Walls:**

**Stories:**

**Foundaion:**

*UTM Zone: 14

*UTM Easting: 161738.5420

*UTM Northing: 4889555.5535

Restricted: N

**Interior Notes:**

**Physical Notes:** One-story plus basement; yellow brick exterior cladding; flat roof; concrete foundation; large display windows in original aluminum framing; corner entry is angled; large awning/canopy along entire south elevation wrapping around corner entry and partially along west wall; large original pylon sign has been removed; much of interior is intact.

**Other Notes:**

**Link to National Register Nomination:**

*No National Register Nomination Available*
### Inventory Update of Rapid City Commercial District

*** - ADDITIONS TO ORIGINAL RAPID CITY COMMERCIAL HISTORIC DISTRICT (8/1/74)**

<table>
<thead>
<tr>
<th>Address</th>
<th>Historic Name</th>
<th>Common Name</th>
<th>Year</th>
<th>NR Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>430 Main Street</td>
<td>Gamble's</td>
<td>Furniture Mart</td>
<td>1947</td>
<td>Contributing</td>
</tr>
</tbody>
</table>

**Description:** Utilitarian; tan brick (common bond 6/1); 1 story; rectangular plan; flat roof: tar and gravel; Main entrance SW corner, large plate glass display windows, stainless steel door and window frames; restrained art deco ornament.

**Legal Description:** Lots 17-23 of Block 76 of Original Town of Rapid City.

<table>
<thead>
<tr>
<th>Address</th>
<th>Historic Name</th>
<th>Common Name</th>
<th>Year</th>
<th>NR Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>02 Main Street</td>
<td>Hills Tire and Supply</td>
<td>1969</td>
<td>Non Contributing</td>
<td></td>
</tr>
</tbody>
</table>

**Description:** Modern; glass and steel, concrete block, brown brick (stretcher bond); 1 story; irregular plan; flat roof: tar and gravel; Main entrance on south facade; 3 bay 4 bay garage on east facade; 3 sections, south third lass and steel showroom, middle third garage, northern third brown brick storage area.

**Legal Description:** Lots 30-32 of Block 76 of Original Town of Rapid City.

<table>
<thead>
<tr>
<th>Address</th>
<th>Historic Name</th>
<th>Common Name</th>
<th>Year</th>
<th>NR Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>08 Main Street</td>
<td>Video Blue</td>
<td>1906</td>
<td>Contributing</td>
<td></td>
</tr>
</tbody>
</table>

**Description:** Italianate; sandstone, brick (stretcher bond); 1 story; rectangular plan; flat roof: tar and gravel; 3 1/2 facade, main entrance centered and recessed on south facade; decorative Italianate cornice, awning over trims.

**Legal Description:** Lot 29 of Block 75 of Original Town of Rapid City.
5th Street (east) Side of Building

Current Proposed Concept

Original Concept
Main Street (south) Side of Building

Photo - Existing

Current Proposed Concept

Original Concept
Minutes of the September 6, 2017
Special Rapid City Historic Preservation Commission Meeting

**Members Present:**  Ali DeMersseman, John Riker, Jenn Johnson, Chris Wehrle, Brittany Neiles and Carol Saunders

**Members Absent:**  Brenna Moloney and Tim Smith

**Others Present:**  Sarah Hanzel, Kelly Brennan, Jeanne Nicholson, City Council Liaison Ritchie Nordstrom, Diane Alberts, Dustin Krueger, Erin Krueger and Lyle Henriksen

After a field trip to the site, Riker called the meeting to order at 2:30 p.m.

**New Business**

**430 Main Street**
Consult with owners and applicant regarding the proposal for alterations at 430 Main Street in Rapid City's Downtown Commercial Historic District. The Commission will meet on site at 430 Main Street at 2:00 to view the existing conditions, and then proceed with a discussion in the CP Conference Room at approximately 2:30.

Hanzel thanked everyone for visiting the proposed site and noted that portions of the proposed scope of work could adversely affect the property. She briefly reviewed the 11.1 Review process and noted that the Commission can proceed with advising the applicants on how to determine prudent and feasible alternatives to their proposed scope of work.

Riker expressed his support for the new windows along Fifth Street and for making improvements to the building. He added that more detailed drawings may be needed for the proposed improvements to the façade and the canopies. He expressed concern that the some of the proposed improvements do not retain the historical features of the structure and that the Commission is willing to work with the applicants to determine alternative improvements for the structure.

DeMersseman advised that one of the main concerns with the proposed scope of work is the State Historic Preservation Office’s comments that the proposed improvements could have an adverse effect on the structure. A brief discussion followed regarding the Secretary of the Interior’s Standards.

DeMersseman expressed her opinion that the brick is a historic feature of the structure and that a new design which includes the existing brick may be deemed to not have an adverse effect on the structure.

Henriksen stated that the brick color is impossible to find and will be hard to be repaired and/or replaced.
Johnson commented that tying the existing brick and other historic features from surrounding structures into the new design may be more acceptable to the State Historic Preservation Office.

Riker added that the brick can and should be salvaged as the new the openings are being made to the building.

Alberts stated that she was not aware that the building was on the edge of the historic district and that she understands the need to retain the historical integrity of the structure. She added that they were trying to achieve a more industrial and edgy look for the new design.

Saunders expressed her opinion that the proposed design retains very little of the historic features of the Gambles Building.

Alberts responded that the original entrances, the glass blocks and some of the brick are being retained.

Hanzel suggested that the applicants check into the allowable square footage for signs and somehow incorporate new signs into the overall design of the building. A brief discussion followed.

DeMersseman suggested adding elements to enhance the corner entrance of the building. Discussion followed regarding the proposed panels, awnings and canopies.

In response to a question from Johnson, Henriksen advised that the columns do not protrude into the sidewalk and are allowed as designed.

Riker stated that the Commission is willing to work with the applicants and State Historic Preservation Office on the design elements that could potentially have an adverse effect on the structure. He recommended that the applicants take into consideration the comments that have been made today and move forward with an alternative design. He added that another meeting could be held to review the alternative design.

Alberts inquired generally whether a revised design that keeps the historic brick showing, adds windows on the Fifth Street side, utilizes plinths to add the appearance of height and separateness, and considers a different design for canopies, would be closer in line with a concept the Commission would support. Riker concurred that in concept those alternatives as discussed in the meeting would have less potential to adversely affect the historic integrity of the building.

There being no other business, the meeting adjourned at 3:15 p.m.
Minutes of the October 25, 2017
Rapid City Historic Preservation Commission Meeting

Members Present: Carol Saunders, John Riker and Chris Wehrle

Teleconference: Ali DeMersseman

Members Absent: Brenna Moloney, Tim Smith, Brittany Neiles, and Jenn Johnson


Riker called the meeting to order at 8:04 a.m.

Approval of Meeting Agenda
Saunders moved to approve the agenda. The motion was seconded by Wehrle and carried unanimously.

New Business

430 Main Street (17CM007) – Comment on the Findings of the Case Report for Proposed Exterior Alterations
Poches advised that the preservation of the historical elements of the building was taken into consideration during the design of the revised project. She added that approximately 80% of the brick will be exposed and to help with breaking up the length of the building, several storefronts will be created. She identified the proposed location for the Bridger Steel ribbed metal material and noted that the installation will not damage the brick. She advised that the proposed block that will replace the porcelain tile on the bottom is a more sustainable material and would be better than metal. She further explained that the windows will be smaller using standard manufactured windows and will have metal above them similar to what was used above the windows for Gambles. She advised that the glass block above the main entrance will be restored and the canopies will be the same size and shape as they were in the 1950’s. Poches added that the lettering on the front is very similar in size to Gambles but a different font will be used. She identified the proposed changes to the windows and the extension of the corners at the main entrance.

In response to a question, Poches advised that a rod system through the mortar will be used for mounting the metal panels to the brick.

Riker expressed his opinion that the mounting information should be included in the Case Report.

Riker commented that options for different materials should also be included in the Case Report to determine if any of the materials would be allowed and not have an adverse effect on the structure.
Poches stated that the applicants are trying to use some of the same elements that have been used for improvements to other structures in the downtown area.

Alberts commented that the ribbed metal was an original element of the building.

Riker commented that the examples presented in the application are from non-historic buildings, which makes them irrelevant to this discussion, as 430 Main Street is an historic building.

In response to a comment from Henriksen, Hanzel advised that if a structure is identified as contributing, then it is an historic building.

Riker expressed his opinion that the corner entrance is an historic characteristic of the structure and encouraged restoration or replacement with in-kind materials as much as possible on the building.

Poches explained that they have considered restoring the porcelain tile along the bottom of the building but it would be costly to repaint and maintain.

Alberts concurred that the main reasons for not keeping the porcelain tile is because of the cost and ongoing maintenance. She added that it would be hard to find someone to fabricate the tile.

Riker stated that the Case Report should include comments about restoration costs versus the costs for the replacement of in-kind materials. Additional discussion followed.

Saunders stated that the Case Report proves your case to the State Historical Office so it should include as much information as possible.

Hanzel briefly reviewed the Case Report and identified the distinguishing features of the structure. She added that the Case Report is documentation considering whether or not the applicant has reviewed all feasible and prudent alternatives, and undergone all possible planning to mitigate harm to the historic structure. She noted that the Historic Preservation Commission has the options of disagreeing, agreeing or decline to comment on the Case Report.

Riker inquired as to whether the installation of the upper windows at the corner entrance will require the removal of any brick.

Poches explained that the windows at the corner entrance will be for natural light and that no brick will be removed or damaged.

Riker suggested that comments explaining the proposed windows at the corner entrance be included in the Case Report. Additional discussion followed.

Alberts commented that the new awnings are more economical but mimic the historic element of the old awnings.

Krull expressed his opinion that original historic features of this structure are the porcelain tiles, the brick and the vertical architectural lines. He added that by keeping as many of the original materials ensures that the historic integrity of the structure will not be jeopardized.
Alberts requested that the Commission provide guidance for moving forward with the project.

Hanzel commented that if the Historic Preservation Commission believes more analysis needs to be completed, the Historic Preservation Commission could disagree with the findings of the Case Report and supply comments on the proposed project.

DeMersseman expressed her opinion that the next step would be for the Commission to approve the Case Report as submitted. She added that the Commission needs to take into consideration the work that the applicants have done in the restoration of the brick and the awnings. She noted that one area that needs further review is whether or not it is feasible to preserve the porcelain tiles along the bottom of the building.

Hanzel explained that the applicants could consider the Commission’s comments and resubmit a proposal. She noted that the Commission’s recommendations are to ensure that the improvements are more in compliance with the standards.

DeMersseman commented that the Commission could add a condition of approval to ensure that the applicant has looked at all feasible alternatives for preserving the porcelain tile along the bottom of the building.

Riker suggested to move forward with the Case Report and to suggest that the applicants submit additional information addressing the Commission’s comments on the proposed improvements to the main entrance and the porcelain tile along the bottom of the building.

D. Krueger expressed his opinion that they have considered a lot of different options and materials for the proposed improvements to the structure.

Saunders suggested that the applicant submit additional information rationalizing the changes prior to the Case Report moving forward to the State.

DeMersseman expressed her opinion that it is not necessary for a new application. She said the Commission can move forward with approving the Case Report with the condition that the applicant review alternative materials for the porcelain tile.

Riker concurred and suggested that the applicants submit a memo outlining the Commission’s concerns about feasible alternatives for the corner entrance and the porcelain tile.

Henriksen clarified that it is not porcelain tile and that it is a porcelain metal panel.

DeMersseman moved to agree with the Case Report with the stipulation that the applicants explore the repair of the existing porcelain metal panel. The motion was seconded by Wehrle.

Krull offered his services to assist the applicants with the next phase of submission.

The motion to agree with the Case Report with the stipulation that the applicants explore the repair of the existing porcelain metal panel carried with Riker, DeMersseman, Saunders and Wehrle voting yes and none opposed.
Approval of Minutes
DeMersseman moved to approve the July 12, 2017 and September 6, 2017 meeting minutes. The motion was seconded by Saunders and carried with DeMersseman, Saunders, Riker and Wehrle voting yes and none opposed.

Hanzel recommended that the remaining agenda items be continued to the next meeting.

There being no further business, the meeting adjourned at 8:53 a.m.
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