

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

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**HISTORIC
PRESERVATION
11.1 REVIEW**PROJECT NAME: SWEENEY House

PROJECT ADDRESS:

SE corner 10th St & QUINCY

DESCRIPTION OF REQUEST:

SEE ENCLOSED DESCRIPTION:

YEAR CONSTRUCTED:

1889?**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**TYPE:**☐ Commercial☐ ResidentialDR HUGH DEPAOLO**OWNER OF RECORD**Name: SARAH FARLANDPhone #: 307-475-2626

Fax #:

Mailing Address: 1450 EACity, State, Zip 82601
CASPER, WY

Owner's Signature:

Date:

APPLICANT (If different from owner of record)Name: FRED THURSTONPhone #: 605.390.3428

Fax #:

Mailing Address: 1127 WoodridgeCity, State, Zip RC 57701

Applicant's Signature:

Date:



Historic Preservation Commission
City of Rapid City
300 Sixth St.
Rapid City, SD 57701

Attention: Karen Bulman

Ladies and Gentlemen:

I apologize for not being able to present this design personally. I hope you will understand that previous commitments have me out of town on the day of the Commission meeting and for the next 6 weeks. I would appreciate your consideration of this project in order to proceed in phases such that the contractor can start with the demo of porch additions, leveling the house and carefully removing the baseboards to rewire the entire house.

It is my understanding that we do not need commission approval on all the interior work but I would like to assure the commission of the owners intent and hopefully support of funding and grants that may be available.

Please understand that the plans are conceptual and additional plans and details will be submitted to the commission for your review and approval. Please review the enclosed document which describes the extent of the restoration and remodeling which is being proposed.

Thank you for your consideration

Sincerely
FourFront Design, Inc.

R. Fred Thurston
Project Architect

Description of work on Sweeney House

The Sweeney house was built in 1889 as a gorgeous Victorian home by Mr. Sweeney. According to the 1909 Sanborn Map (Exhibit A) the plan of the house is as shown in Exhibit B. Sometime between 1909 and 1915 there were home and porch additions attached to the home (see Exhibit C 1915 Sanborn Map). Again between 1915 and 1930 (see Exhibit D, 1930 Sanborn Map) further additions and remodeling are indicated. There have been numerous modifications done to the home since the 1930 Sanborn Map (see Exhibit E the home plan as it is today).

So in 2009 Dr. Hugh Depalolo and Ms. Sarah Fatland purchased the property and want to restore the home to a close resemblance to its original historic character. We are proposing to:

- 1. Level the main floor of the house.
 - a. Over the years there has been settling which is distractive to the historic character. Historically the home was level.
- 2. Remove the porch additions to the house (actually the porches were converted into rooms so the rooms will be removed)
 - a. Remove the added entry vestibule and closet.
 - b. Exploratory demo of porches to determine if any of the original porch material is still in place.
 - c. On the northwest main and 2nd floor.
 - d. On the northeast main and 2nd floor.
3. Restore any existing porch material or rebuild original sized porches using materials from existing porches
 - a. Reuse beaded t&g ceilings
 - b. Reuse fir t&g flooring
 - c. Reuse and historic framing materials
4. At some point we will submit drawings of the hand and guardrails which we will propose once we exhaust historic records to find out what was originally on the house.
5. Carriage House
 - a. To be remodeled for temporary use as an apartment
 - b. Future to be remodeled to provide garage for the home
6. Remodel the main floor (see pencil sketch floor plan Exhibit F)
 - a. Restore entry stairs and entry fireplace
 - i. Replace entry parquet floor with inlay floor to match parlor
 - b. Restore parlor, dining room and library
 - i. Remove baseboards for rewiring the house. Refinish baseboards and reinstall when complete.
 - ii. Rebuild pocket doors to match remaining original pocket doors.
 - iii. Restore windows and add appropriate storms.
 - iv. Refinish floor
 - v. Replace any severely damage plaster on walls and ceiling

- vi. Replace any foreign trim with trim to match original details.
 - c. Expand kitchen into 1915 addition
 - i. Build new kitchen with cabinets of the appropriate turn of the century period.
 - d. Retain and remodel 1915 sun room addition
 - i. Level floor
 - ii. Add windows removed from porch demo.
 - e. Remodel the storage room addition into a ½ bath and laundry,
- 7. Remodel 2nd floor (see pencil sketch floor plan Exhibit G)
 - a. Restore the stairs and seating area
 - i. Refinish floors, rewire and repair or replace sheetrock
 - ii. Oh, replacement of light fixtures with age appropriate fixtures
 - 1. Replace light switches with two button switches
 - b. Restore the NE bedroom
 - c. Restore the East
 - d. Restore Master bedroom
 - i. Remove closet in bedroom
 - ii. Expand existing bathroom to include larger closet.
 - e. Remodel the southeast 1915 addition to a sun room.
- 8. Remodeling 3rd floor – maids quarters
 - a. Plans are still being developed
 - b. Expansion of existing bathroom into a storage closet.
- 9. Basement
 - a. Plans are still being developed.