

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: 913 Fairview shed demolition		
PROJECT ADDRESS: 913 Fairview, Rapid City, SD 57701		
DESCRIPTION OF REQUEST: See attached		
YEAR CONSTRUCTED: 1925(?)		
HISTORIC DISTRICT:		
<input checked="" type="checkbox"/> West Boulevard Historic District	<input type="checkbox"/> Environs of West Boulevard Historic District	
<input type="checkbox"/> Downtown Historic District	<input type="checkbox"/> Environs of Downtown Historic District	
<input type="checkbox"/> Individually Listed Property	<input type="checkbox"/> Environs of an Individually Listed Property	
STATUS:		
<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	
TYPE:		
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	
OWNER OF RECORD		
Name: Kara Painter	Phone #: 605-593-7291	Fax #: 605-341-7192
Mailing Address: 913 Fairview, Rapid	City, State, Zip Rapid City, SD 57701	
Owner's Signature: Kara Painter	Date: 03/26/2009	
APPLICANT (If different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip	
Applicant's Signature:	Date:	

913 Fairview Shed Demolition

Desired End Product:

- Two Car Garage
- Clean
- Functional
- Affordable – net gain or break even on investment in property
- Design that complements the house and neighborhood
- Placement that minimized impact for sun to the sun room and minimizes sightlines for the original house

Possible Solutions:

Restore Current Structure

Modify current structure into a two car garage

Remove current structure and build a new two car garage

Restore Current Structure

This section gives an overview of the structural integrity of the current shed and what would be needed to restore it. I have not found a contractor that is willing to restore this structure. I have more pictures of the shed than have been included in this document, if they are needed.

Footings and Floor: The framing of this structure rests direction on the dirt or on four by four beams placed directly on the dirt. This has caused significant settling to the southeast corner – both the south and east walls of the structure (Photo 1). Concrete footings and framing are essential for stability, cleanliness and ease of use. This would require jacking the building up. It is uncertain what this would do to the little remaining structural integrity for this building.

Framing: Since the framing rests directly on the dirt the bottomed plates have rotted causing sinking in the east, west and south walls. The lower timbers would need to be replaced throughout the structure. There is also rotting in some of the roof timbers. There is a significant bow to the roof (Photo 2). Additional framing has been added to the east, south and west walls to keep the shed upright (Photo 2). The lower timbers would need to be replaced. Some of the vertical framing members would need to be replaced along with some of the roof timbers.

Sheathing: Three of the walls have no sheathing – the siding is nailed directly to the frame. The east wall has stacks of 1 inch thick boards some covered with a sheetrock like board (Photo 3). The roof is covered with a variety of widths of 1 inch thick boards – many locations of rot can be seen. Much of the roof sheathing would need to be replaced.

Doors and Windows: The main double shed doors are significantly deteriorated included some rotten and holes between the main door and the structure. Some attempts to reinforce the doors over the years have hindered the structural integrity. The shed door would be very difficult to repair. They are also impractical for use as a garage door and should be replaced with a standard garage door that could be remotely opened.

There is one window on the south wall of this structure in the south wall – it would need to be reframed and replaced. It currently has no glass and is the most structurally unsound wall of the shed (Photo 4).

Siding and Trim: The west wall has never been painted. The south wall has not been painted in years (Photo 4). The east and north walls have been more recently painted to match the current paint on the house. In spite of some paint on some walls most of the siding is deeply weathered and cracked. The siding is completely rotted or missing in places on the east, south and west walls. The only trim is on the shed doors – see above. With much of the siding needing replacement, it would be necessary to replace nearly all of the siding to obtain a quality finished restored shed with consistent aesthetics.

Roofing materials: the roof has not been maintained in many years and would need complete replacement (Photo 2).

Interior Condition: The interior of the garages smells dank and moldy; storing any porous material in the garage would be foolish. The framing and floor are saturated with dirt and grease. There are a variety of shelves and cabinets – some more functional than others (Photo 3). While a new garage does not require interior drywall – it would be essential in a restoration to cover the dirt and grime that is in the current framing and sheathing.

Electrical – There is evidence that there was electrical in the shed at one time. There is currently no electricity. There would need to be electric run to the restored shed.

Modify current structure into a two car garage

Even if the shed was structurally sound enough to restore or modify. Even making the modified structure the smallest small car garage footprint possible (20 x20 feet), it would significantly block light into the sunroom of the main house (Figure 1 – current survey map). There is also

simply not enough room between the house and shed to expand the current shed to a two car garage.

Remove current structure and build and new two car garage

There is not room to meet the zoning code of not covering more than 1/3 of the lot with roof if the current shed is left standing and a new two car garage is built. The new garage would sit on the southwest corner of the property and be accessed through the alley. It would meet all current setback standards. The design for the new garage has not been completed. If permission is given for the current shed to be torn down. I will come back with a second application detailing the new garage design. I do have some questions about the design of the new garage that I would like to ask the commission before completing the design – specifically about siding and roof type.

Rough estimates for a 24x24 foot structure are from \$15,000 to \$20,000. Estimates for the neighborhood for a high end single car detached garage would add about \$8000 value to the property. A two car detached garage would add about \$16,000 in value and significantly add to the current livability and future marketability of the property.

Conclusion

The current shed has not been maintained in working order. The roof would have to be completely replaced. The shed sits directly on the ground without either rock or concrete foundation. As detailed above, most of the shed would have to be replaced in the restoration. Even then it is too narrow to function as a reasonable single car garage (it is only 12 feet wide and the narrowest single car garage plan I can find is 14 feet, most are at least 16 feet). No contractor has been willing to give me a bid for the restoration.

A functional two car garage will make the property significantly more livable. That cannot happen unless the current shed is torn down because of zoning restrictions.

Respectfully submitted by:

Kara Paintner
913 Fairview
Rapid City, SD 57701
605-593-7291
paintner@hotmail.com

Attachments include photos and recent survey plat – see below