

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: <i>KECK RESIDENCE</i>		
PROJECT ADDRESS: <i>1509 9th STREET</i>		
DESCRIPTION OF REQUEST: <i>KITCHEN REMODEL W/ REPLACEMENT OF TWO WINDOWS TO MATCH CHARACTER OF ORIGINAL HOUSE; ADDITION OF ONE WINDOW AND MOVEMENT OF EXTERIOR DOOR.</i>		
YEAR CONSTRUCTED: <i>1928, REMODEL/ADDITIONS 1957, 1987</i>		
HISTORIC DISTRICT:		
<input checked="" type="checkbox"/> West Boulevard Historic District	<input checked="" 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: <i>THOMAS T. KECK</i>	Phone #: <i>721-4544</i>	Fax #:
Mailing Address: <i>1509 9th STREET</i>	City, State, Zip: <i>RAPID CITY, SD 57701</i>	
Owner's Signature: <i>Thomas T. Keck</i>	Date: <i>5/28/09</i>	
APPLICANT (If different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip	
Applicant's Signature:	Date:	

Tom Keck
1509 9th Street
Rapid City, SD 57701
605-721-4544

Rapid City Planning Department
Historic Preservation Review

To whom it may concern:

The residence at 1509 9th Street was built in 1928 and has experienced numerous remodels and additions. The most significant were in 1957 (kitchen), 1987 (master bedroom/bath) and 2009 (basement remodel- currently in progress). Another addition (front entry) was likely performed in the 1930s based on concrete foundation material. The 1957 kitchen addition extended the footprint approximately 8 to 9 feet to the west. This addition included introduction of two new windows - one 36" square, wood double-hung window facing south and one fixed 48" x 45" wood window flanked by two 18" x 45" double-hung wood windows with an overall opening of 89" x 45" facing west. The latter window protrudes 8" to 10" beyond the exterior wall. These windows replaced the original 19" wide x 53" high wood casement windows found in the remainder of the house. The original windows are all the same size and appear as single windows or in groups of three to four. The kitchen window facing west is asymmetrical with the exterior wall to accommodate interior cabinets. Interior and exterior trim on windows and doors do not match character of the home and were likely the "stock" material of the time.

The intent of this remodel (and the current basement remodel) is to take this house back to its historic roots. One egress wood French casement window and two sets of wood casement windows have been installed in the basement. These were designed to match the original windows in proportion, material and look. Care was taken to place the windows to achieve continuity with the windows found directly above on the main floor. The proposed windows for the kitchen will match existing in proportion, material, height and symmetry. Countertop elevations will keep windows from matching exact vertical dimensions of original windows. The main changes are noted as follows:

- Remove existing south facing double-hung window and replace with Architectural Casement (wood), 19" x 40.75" (matching original width).
- Add same Architectural Casement (symmetric on both sides of oven/stove).
- Remove existing west facing bay window and replace with one fixed Architectural Casement (wood), 30" x 40.75" maximum, flanked by two 19" x 40.75" Architectural Casement windows. Overall opening will be 72" to 78". Center mulls will match original mulls. Window will be flush with exterior wall and centered.
- Exterior brickmount and sill will be made to match original windows.
- Windows will be painted.
- Ornamental trim (exterior) will be installed to match original trim on windows and doors.
- Interior trim will match original trim.

Movement of the door facing north is necessary to accommodate changes in cabinet placement. Movement will be less than 24" to the east. The kitchen remodel will remove all cabinets, floor covering, sheetrock and lighting. All will be replaced with period, handcrafted Douglas fir craftsman style cabinets, soapstone countertops, hardwood floors (continuation of pre-existing floor). Walls and ceiling will be sheetrocked and then covered with a natural clay plaster. Openings to the kitchen and basement will match existing architecture found in dining, living and entry areas. Lighting will be a mix of functional canned lights and hand made period lighting.

Much effort has been put in to recreating a period home with distinct architectural elements. I feel the removal of the 1957 style windows will improve the historic aspect of the home. There will be no changes in the existing siding (cedar shingles).

Thank you for your input and review.

Tom Keck