

**DEVELOPMENT SERVICES CENTER**

Growth Management Department

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120

Fax: (605) 394-6636

Web: www.rcgov.com

**HISTORIC  
PRESERVATION  
11.1 REVIEW****PROJECT NAME:** Casper Supply Co. / Parts Central**PROJECT ADDRESS:**  
415 Main Street**DESCRIPTION OF REQUEST:**

We request a modification to the previous approval for the rehabilitation of the property. We propose several changes to the envelope of the building and a new design for the interior from what was previously presented. See attached.

**YEAR CONSTRUCTED:** 1946**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 Residential**OWNER OF RECORD**

Name: EVA LLC

Phone #: 605 348 1911

Fax #: 605 348 1912

Mailing Address: 1720 Papp Street

City, State, Zip R.C., SD 57101

Owner's Signature:

Date:

**APPLICANT (If different from owner of record)**Name: Fred Thurston  
c/o Park River

Phone #: 348 2648

Fax #:

Mailing Address: 1127 Woodridge Dr

City, State, Zip R.C., SD 57101

Applicant's Signature:

Date: 08 NOV 10

## HISTORIC PRESERVATION 11.1 REVIEW

Growth Management Department

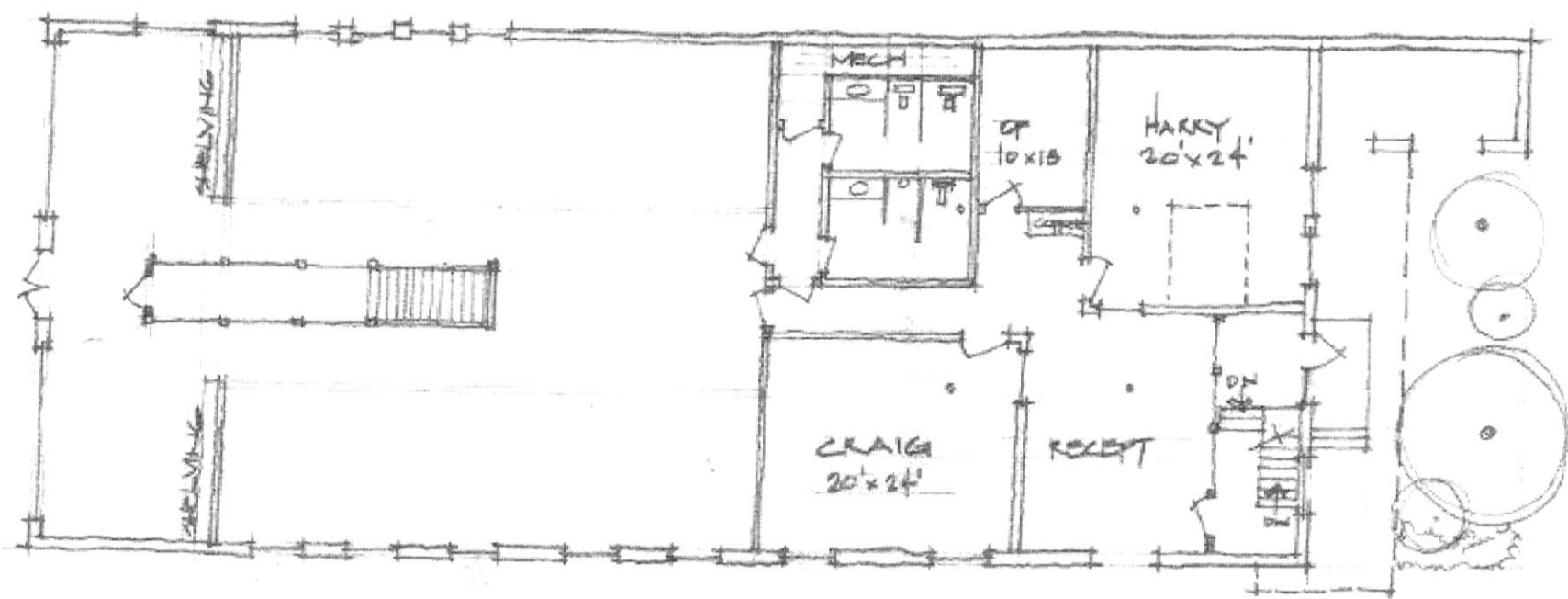
Project Name: Casper Supply Co / Parts Central

Project Address: 415 Main Street

### Description of Request:

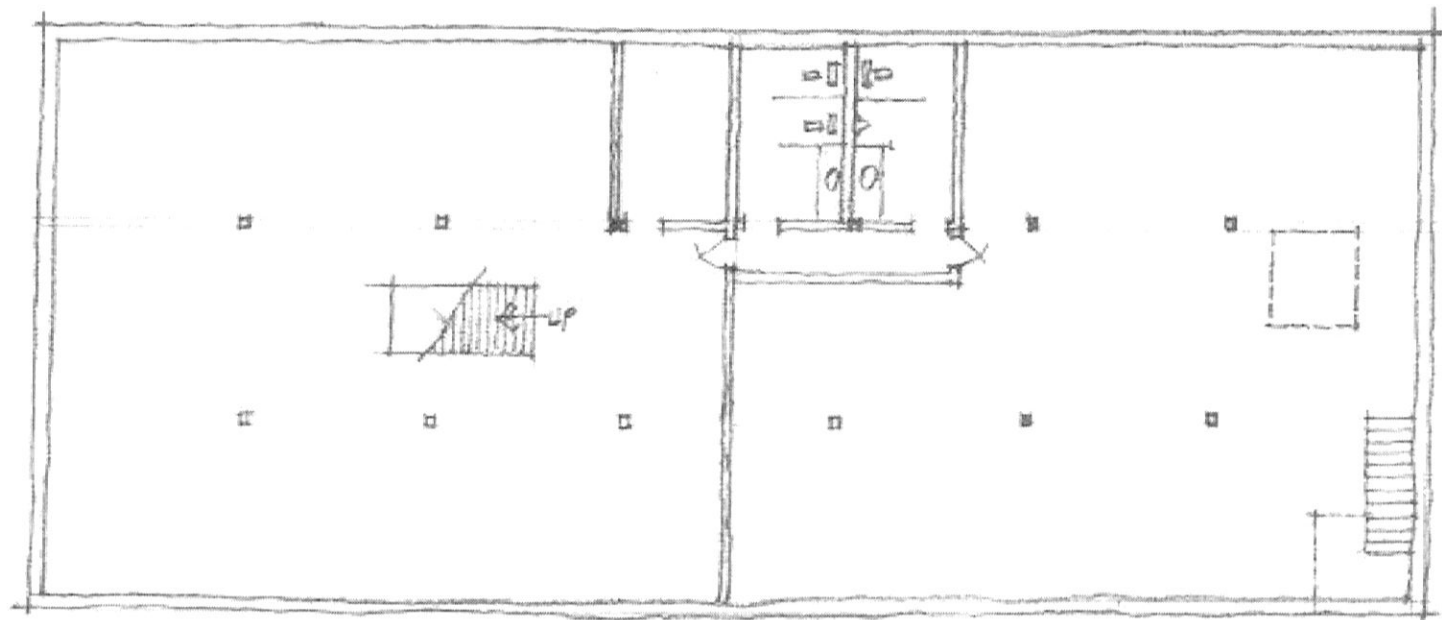
We request a modification to previous approval for the rehabilitation of the property. We propose several changes to the envelope of the building and a new design for the interior from what was previously presented.

1. Envelope:
  - a. West Elevation: Adding 8 windows on the west elevation. The new windows will be multi-light windows in similar style and scale to the ones on the south elevation.
  - b. South Elevation: Adding 1 window, replacing existing metal doors with entrance doors, rehabilitating the existing loading dock, installing an awning above the loading dock, and turning the existing loading ramp into a landscaped area.
  - c. There are no proposed changes to either the north (front) or east elevations.
  - d. Skylights: We propose adding three skylights. The skylight units will be selected as to not be visible above the building parapets.
2. Interior:
  - a. Demolition: We propose to remove existing offices and restrooms on both floors because they don't meet code or ADA guidelines.
  - b. Walls:
    - i. We intend to retain the existing wall that separates the main floor into two areas. The rear area will be developed into the clients' offices. The front area will remain undeveloped until the area is leased, except for the display wall and the enclosing of the stairs.
    - ii. We intend to leave the existing exposed clay brick walls as they are.
    - iii. In the basement, the exterior walls will be furred and insulated.
  - c. Display Shelves: A wall with display shelves will be located approximately where the counter and display shelves were located previously.
  - d. Ceiling:
    - i. Throughout the main floor we intend to use acoustical tile ceiling with the same dimensions and layout as the existing ceiling tiles.
  - e. Light Fixtures: We plan to refurbish and reuse the historic art deco light fixtures in the front reception area.
  - f. Elevator: The hoist will remain in place and a skylight will be installed on top of the shaft.
  - g. Stairs:
    - i. The existing stairs will be enclosed in wood and glass for reasons of security, sound separation and HVAC zoning.
    - ii. A new set of stairs will be added to the rear of the building in order to have a second egress route out of the basement.
  - h. The interior construction will be wood stud and gypsum board with wood doors, frames and baseboard and crown molding in accordance with the building style. There will be glass above the interior walls to distinguish the new layout from the old construction.



# MAIN FLOOR

3/1/32-1  
**ARCHITECTURE**  
The Architects of  
[illegible]

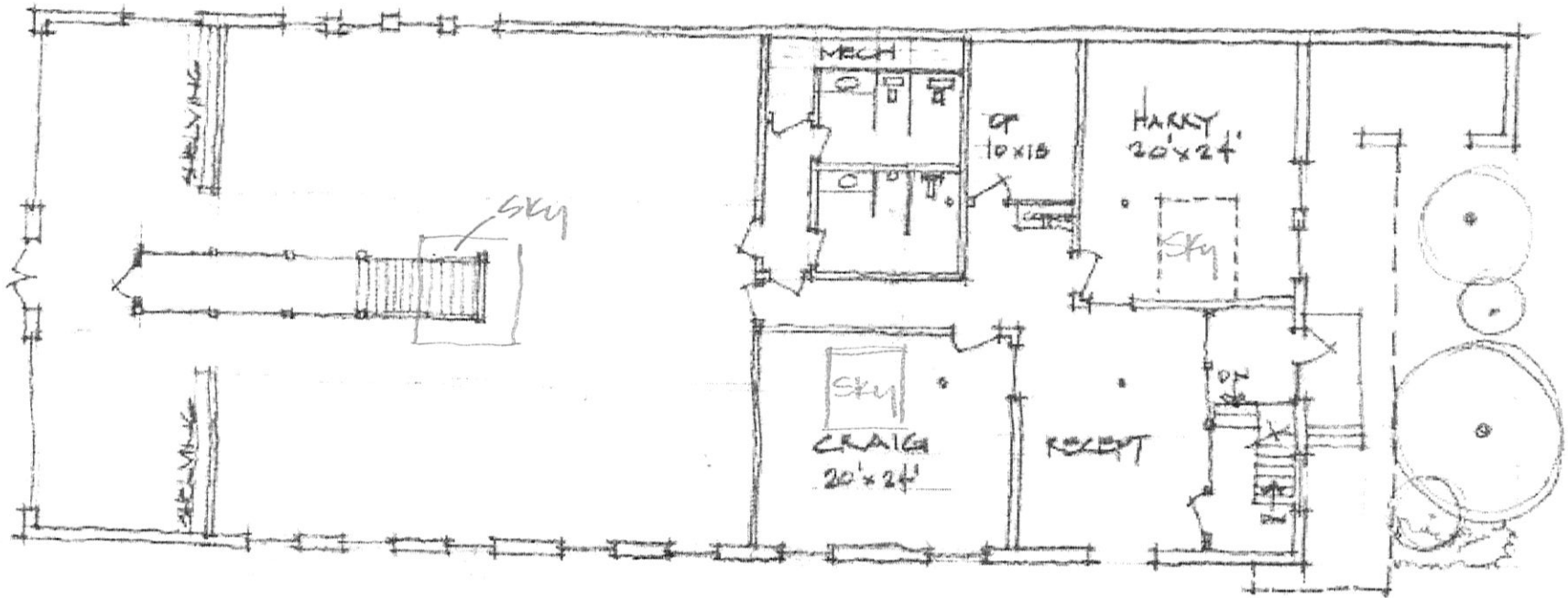


BASEMENT

$\frac{3}{32} = 1'$

**ARCHITECTURE**  
Fred Thurston Architects

Fred Thurston Architects

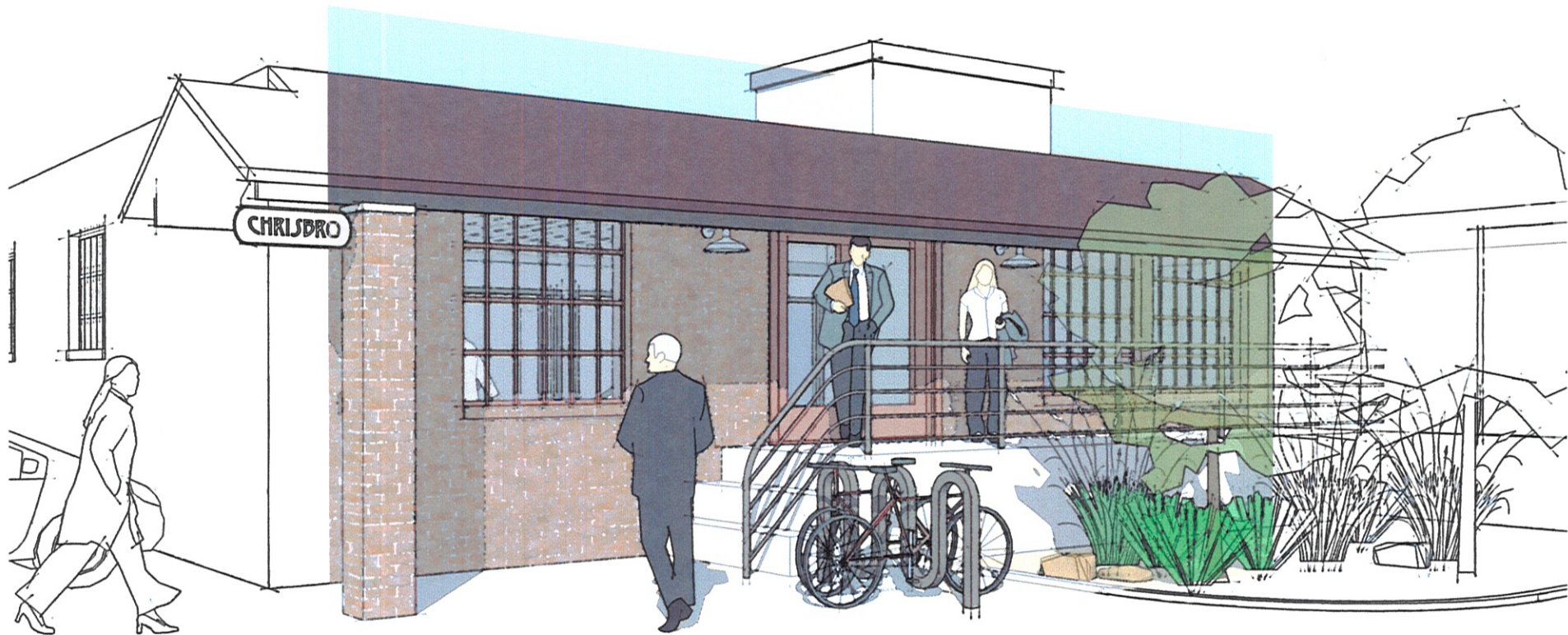


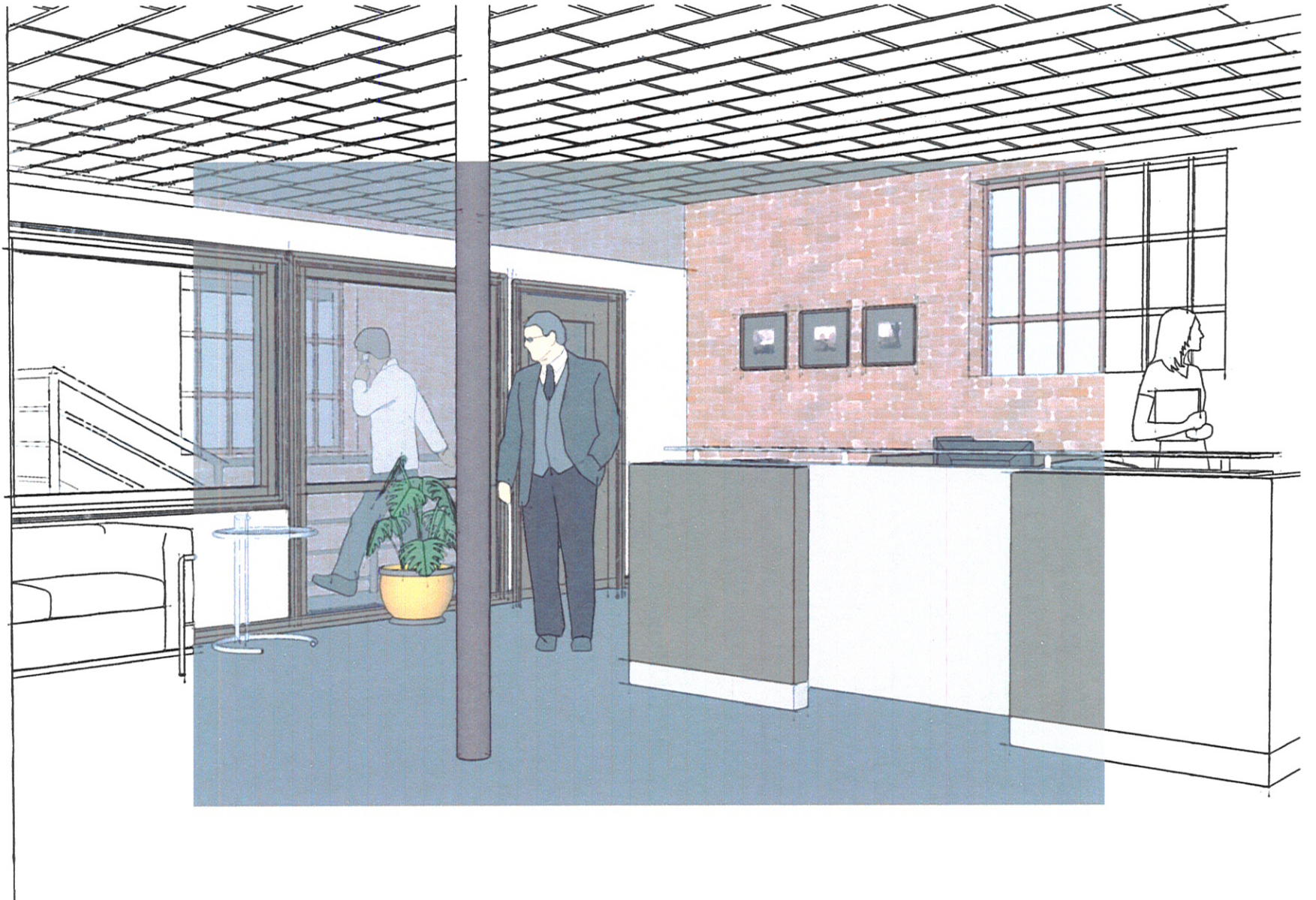
MAIN FLOOR

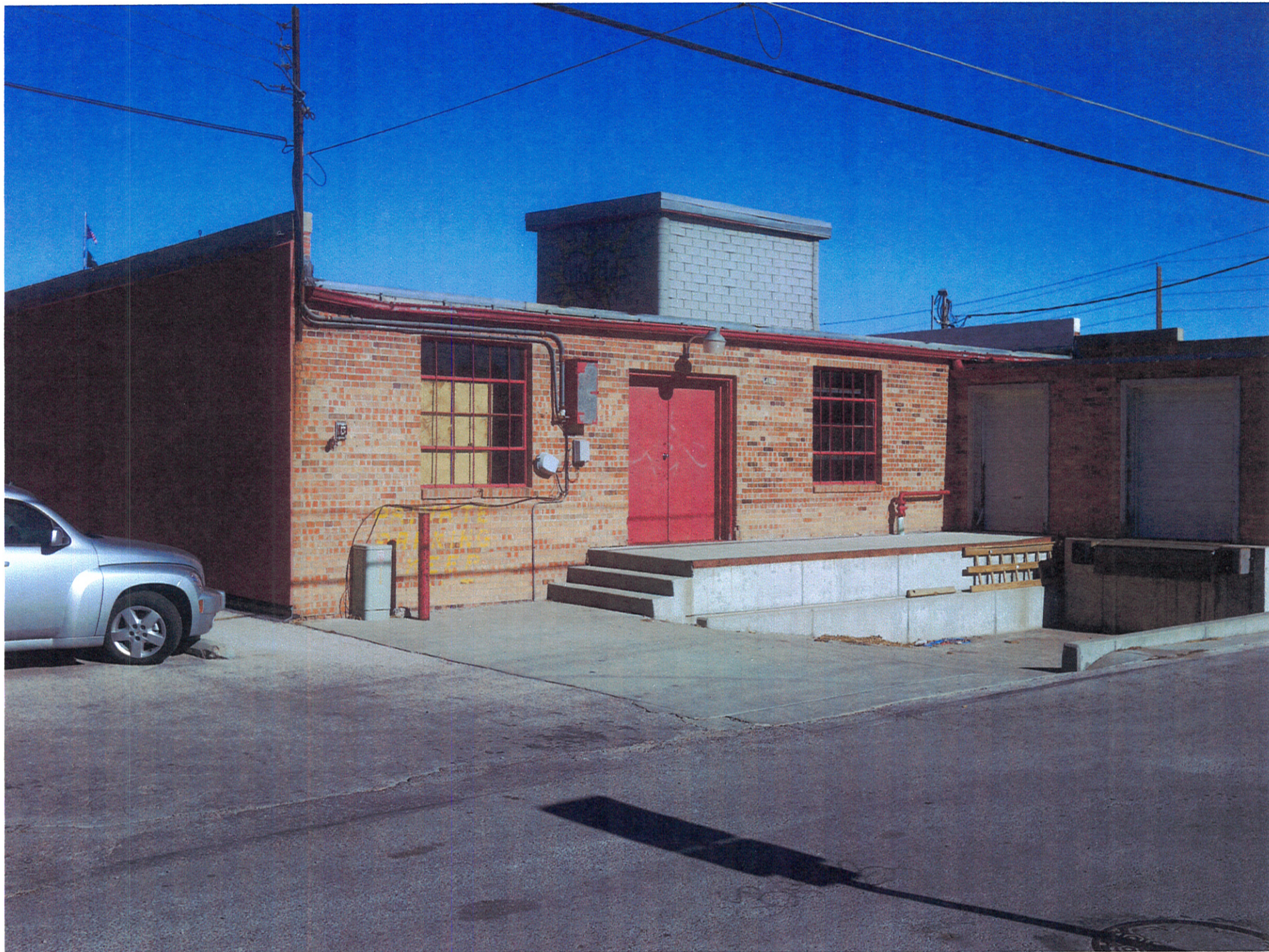
3/1/52-1

**ARCHITECTURE**

1000 ... ..

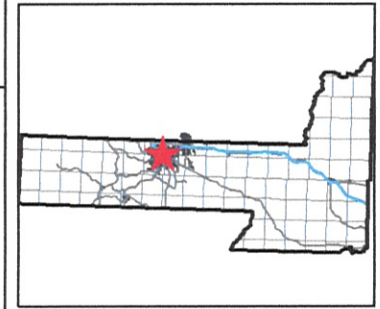












### Legend

**Roads**

- Not classified
- Interstate
- US Highway
- SD Highway
- County Highway
- Main Road
- Minor Arterial
- Collector
- Ramp
- Paved Road
- Unpaved Road
- Unimproved Road
- Trail
- other
- Not yet coded

**Parcel Text**

**Township/Section lines**

- SECTION
- TOWNSHIP

**Lot Lines**

- COUNTY
- LOT LINE
- PARCEL LINE
- ROAD ROW
- RR ROW

**SECTION**

- TOWNSHIP
- WATER LINE

**County Line**

**City Boundaries**

- Rapid City
- Box Elder
- New Underwood
- Wasta

Scale: 1:600



Map center: 44° 4' 49.77" N, 103° 13' 28.5" W

DISCLAIMER: This map is provided 'as is' without warranty of any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in a constant state of maintenance, correction, and update. This document does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.