

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: Soderlin residence - bedroom		
PROJECT ADDRESS: 920 Fairview Street		
DESCRIPTION OF REQUEST: Renovate old garage into third bedroom. Please see attached for details.		
YEAR CONSTRUCTED: 1912		
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: Ryan + Barbara Soderlin	Phone #: 605-391-4848	Fax #:
Mailing Address: 920 Fairview Street		City, State, Zip Rapid City, SD 57701
Owner's Signature: <i>[Signature]</i>		Date: 11-17-2010
APPLICANT (If different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:		City, State, Zip
Applicant's Signature:		Date:

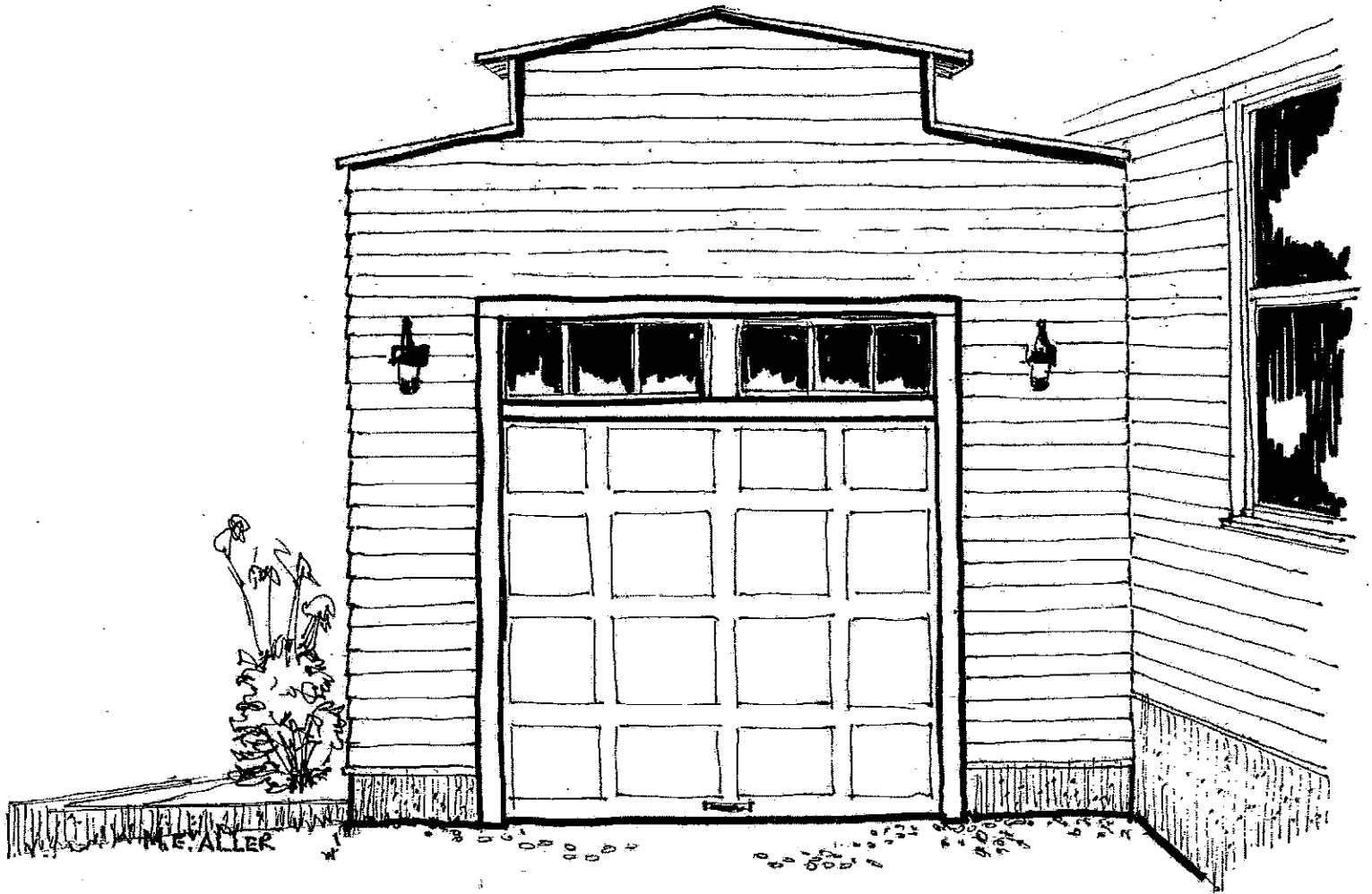
Application for 11.1 Review
Ryan and Barbara Soderlin
920 Fairview Street
Lots 23 and 24 of Block 34 in Boulevard Addition
(605) 391-4848

Project Overview

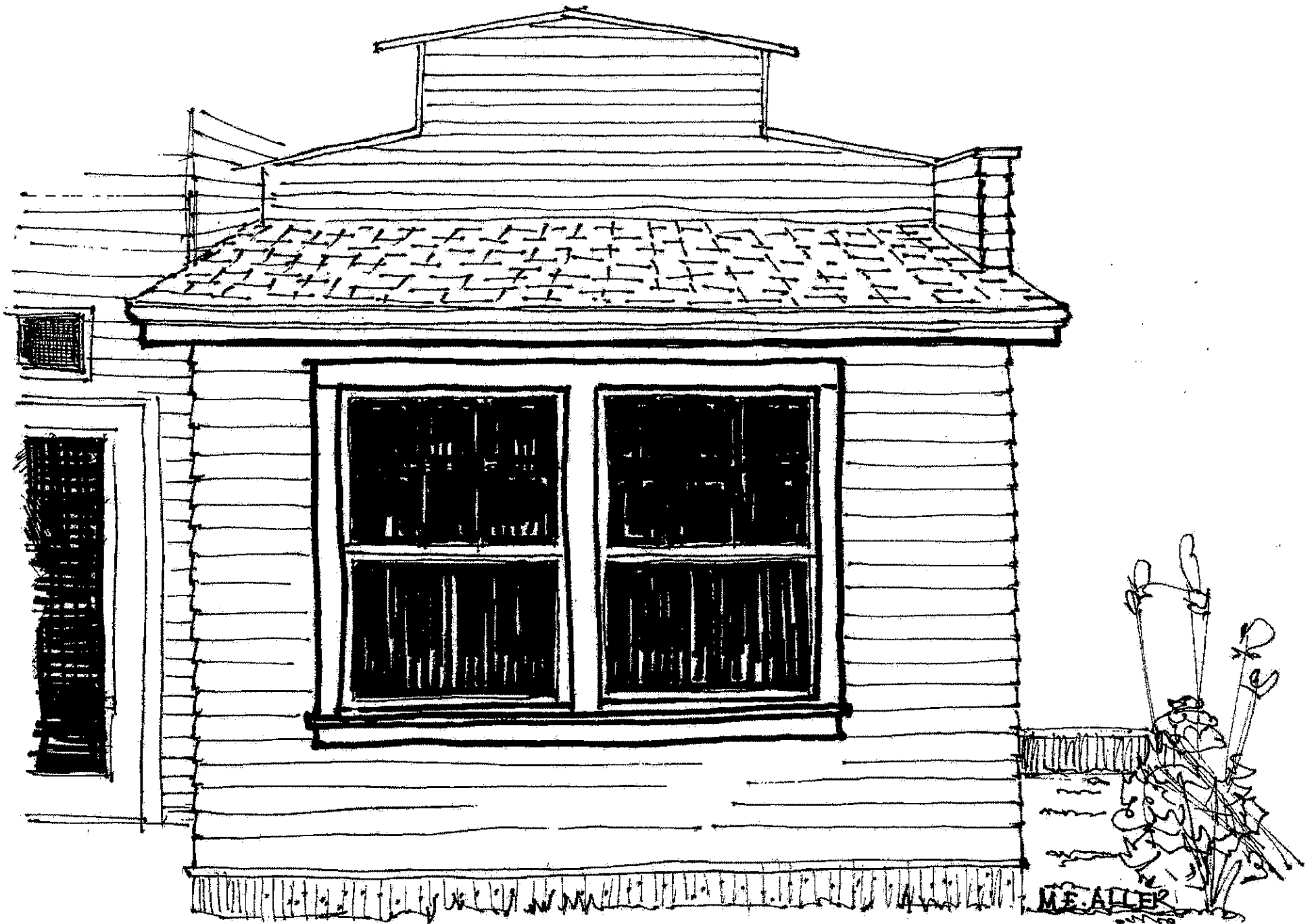
We will remodel the third bedroom of our home to make it a functional space. While advertised as a bedroom when we bought the home, the room -- originally the house's garage -- has a leaky roof, minimal insulation, substandard windows, and water damage and rot in the ceiling joists and framing on the exterior corners. The south wall consists only of a brick planter and storm windows. Our project will respect historic design standards, make the space functional again and add value to our home and to the West Boulevard Historic District.

Project Description:

- Rebuild the west addition including three walls of the addition, the addition roof, new sub floor and parapet walls above the roof.
- No structural changes will be made to the existing house structure or east wall of addition joining the addition to the house.
- Install a new footing and foundation stem wall up to approximately six inches above exterior grade on the three walls of the addition.
- Remove the existing concrete block planter on the south side, and install a footing drain around the south and west side of new footings.
- Remove, reinforce or reframe, as needed, the existing exterior walls of the addition making them structurally sound and free from rot.
- Sheath the exterior walls with 7/16" OSB and install a vapor barrier under new cedar siding to match existing. All siding will be removed and replaced with new.
- Build a new false garage door on the south wall.
- Install two new 36"x48" white vinyl single hung windows in the north wall, and two new 36" by 18" awning windows in the south wall above the false garage door.
- The new structure will match that of the drawings submitted by the contractor to the owner the best as possible using new and available material.
- The entire roof will be removed and reframed, sheathed and reroofed to match the submitted drawings. The roofing material will be of material rated and approved by manufacturer for low slope, and installed to manufacturer's specifications.
- The new parapet walls will match that of the existing originals.
- The exterior of the new siding and trim will be primed and painted to attempt to match the existing house with great effort using digital paint match by the supply company.
- Replace the existing rear entry door to the main house with a 36" wide full glass steel exterior insulated door with contractor grade entry latch and dead bolt.
- We will finish the interior of the room at a later date.

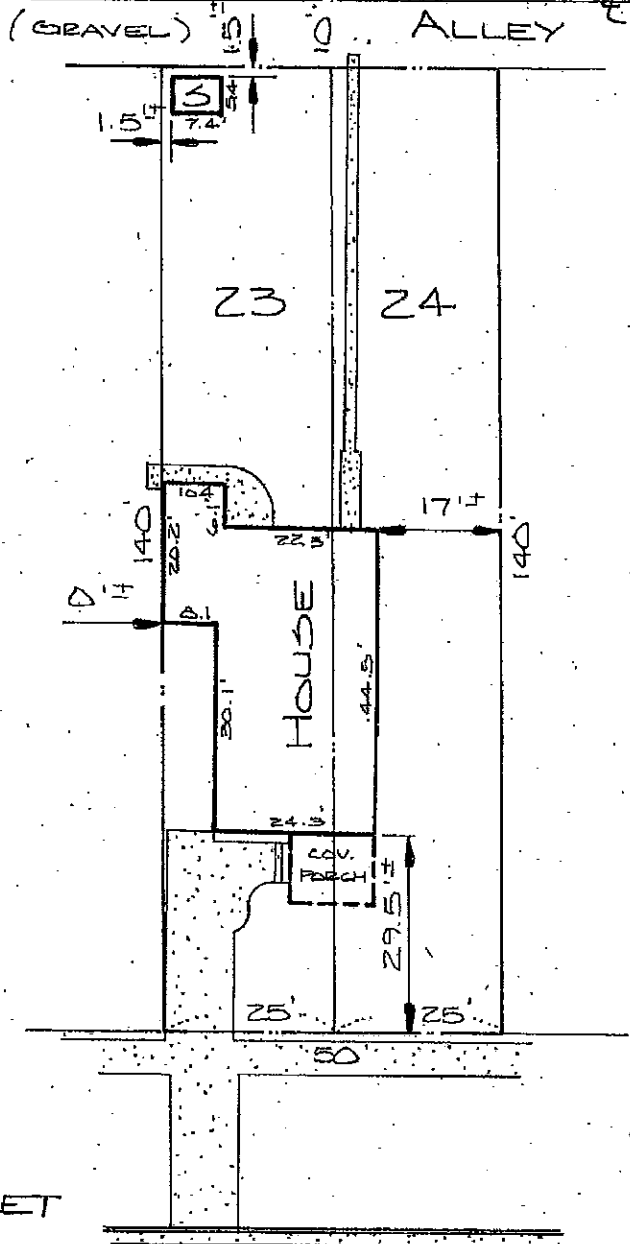
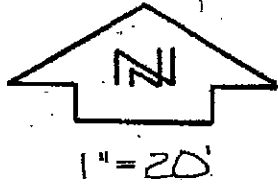


Front (south) elevation



Rear (north) elevation

STRUCTURE LOCATION DRAWING



NOTE: Concrete walk encroaches 2'± onto adjoining Lot 22.

(ASPHALT)
FAIRVIEW STREET

LEGAL: Lot 23 and 24 of Block 34 in Blouvard Addition

Rapid City, South Dakota

CLIENT: Teryl Cruse - 920 Fairview

1st, American Title Company / REMAX

I, the Registered Land Surveyor in the State of South Dakota as signed hereon, do hereby certify that this drawing was prepared by me or under my direct supervision. The boundary lines of the parcel of land shown and described hereon are the deed lines of the property as described on the record plat of said property. The location of the major improvements are geometrically calculated from the nearest reliable property corners. This is not a boundary survey and the precise property lines were not determined at the time of this survey. The dimensions to the deed lines are shown to the degree of accuracy required to satisfy the needs of a lending institution or title company and should not be used to establish the true boundary. Easements or restrictions of miscellaneous record or private agreements that are not known to me are not shown hereon.



SURVEYED BY: RF 3/15/00

DRAWN BY: JF 3/17/2000

PROJECT NO. 00-068



FISK ENGINEERING, INC.
LAND SURVEYING ~ CIVIL ENGINEERING

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(605) 348-1538