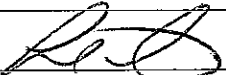


COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City
 300 Sixth Street, Rapid City, SD 57701-2724
 Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

**HISTORIC
 PRESERVATION
 11.1 REVIEW**

1225018

PROJECT NAME: 1602 West Blvd. Remodel		
PROJECT ADDRESS: 1602 West Boulevard, Rapid City, SD 57701		
DESCRIPTION OF REQUEST: See Attached		
YEAR CONSTRUCTED: 1927		
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: <i>Buck & Cori Mortimer</i>	Phone #: <i>605-716-7995</i>	Fax #:
Mailing Address: <i>6712 Carnoustie Ct.</i>	City, State, Zip <i>Rapid City, SD, 57702</i>	
Owner's Signature: 	Date: <i>5/24/12 7/19/12</i>	
APPLICANT (If different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip	
Applicant's Signature:	Date:	

To Whom It May Concern:

We recently bought 1602 West Boulevard and have been actively working to restore this beautiful home. The current structure has a two-car garage that is not functional and will not accommodate more than one vehicle. The room above it has very poor insulation and varies in temperature up to 20 degrees in both summer and winter. We attempted to solve this problem with another remodel project by insulating the walls and adding cove heat without success. We have hired an architect to assist in maintaining the Tudor style while simultaneously updating it in order to have a functional garage and living space. We have also asked MAC construction to be directly involved with the proposed project in order to maintain the historically important aspects of the house. We are committed to the Rapid City area and are excited to join the historic district.

We are planning on matching materials; brick, stucco and Tudor 1/2 timbering. The exterior detailing of millwork, fascias, soffits and brackets will also be matched. We will use a historically appropriate and approved wood exterior window manufacturer, Marvin, with sizes, proportions, and casings in keeping with the existing windows (see drawings). As for the plan and size of the addition, we are keeping in scale with the existing structure. We are replacing the existing 20' x 21' two car garage with a 28' x 28' garage, but plan to keep the two car garage option using 2 single doors to help with scale and aesthetics on the Franklin Street façade (see drawings). On the upper level we are replacing one existing bedroom and adding one bedroom farther east, effectively adding 14 feet to the upper level in that direction. In all cases we are maintaining zoning side yard set backs of 12 feet for the main level.

Formally, the massing is designed in a way to complement the existing design without expanding with a full 2 story brick addition. Instead of competing with the existing house, the addition presents a 1 1/2 story mass with more stucco on the upper part matching that of the other bays of the house. Matching brick as well as reclaimed brick is used on the main level to tie-in with the existing house and provides a substantial base for the addition in keeping with the historic style.

The roof form of the addition is that of a Tudor style, scaling itself down as it approaches the side yard. Starting as a 2-story addition attaching to the main house, the roof lines step down to a 1-story garage at the side yard set back (east), with a dormer at the upper level stepped back an additional 4 feet. The east elevation presents a more narrow elevation than the main house maintaining a clear hierarchy between the two.

The south elevation of the main level addition recalls the existing (removed/remodeled) porch with matching roof pitch and use of materials. The additions do not expand any farther than the existing main house except to the east alley side.

Overall, it is a historically sensitive addition and in character with the main house in style, design and material. It places all remodeled and added structures towards the alley and the south facing back yard, while keeping any added space or new structures from view of historic West Boulevard (maintaining the original west facing boulevard façade).

Thank you for your consideration.

Luke and Cari Mortimer