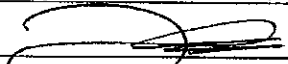


COMMUNITY PLANNING & DEVELOPMENT SERVICES

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

12 R50F

PROJECT NAME: 717 SOUTH STREET / GARAGE		
PROJECT ADDRESS: 717 SOUTH STREET		
DESCRIPTION OF REQUEST: GARAGE REPLACEMENT		
YEAR CONSTRUCTED: 1898		
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: WORKAPSD LLC	Phone #: 949 701 1610	Fax #: 605 573 0120
Mailing Address: 3213 WEST MAIN ST #506		City, State, Zip: RC SD 57702
Owner's Signature: 		Date: 7/25/12
APPLICANT (If different from owner of record)		
Name: JOHN NECKER	Phone #: 949 701 1610	Fax #:
Mailing Address:		City, State, Zip
Applicant's Signature:		Date:

July 25, 2012

Rapid City Historical Review
717 South Street – Garage Demo and Rebuild

Dear Historical Committee,

Please consider or request for historical committee approval to make some improvements to 717 South Street. The request details are below.

Garage Demo and Rebuild

During work at 717 South Street the existing garage fell in and is no longer repairable. The garage is not the original carriage house and was constructed and reconstructed after a fire and weather issues many time over the years. We propose, to remove the damaged garage and replace it with a original carriage house as seen in the 1915 picture attached (lower left). The original foundation is in tact and needs some repair. We would use this foundation and re-pour the garage floor and build the new structure to match the garage seen in the 1915 photo.

The materials used would match the house. We propose siding to match the house and painted the same color. We propose roofing material to match the house in the form of asphalt shingles or a dark grey standing metal roof. We will match the original roof pitch seen in the photo as well as the detail around windows and doors as well as the small roof vent

The dimensions of the old garage are 20 feet by 30 feet. We would be matching these dimensions as well..

Please see enclosed pictures and site plan. Chris Wells, our contractor, will be attending the meeting to answer any questions.

Best regards,

John Welker
949-701-1640