

Block 77
13 CM005

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**

PROJECT NAME: R.C. Laundry

PROJECT ADDRESS:
312 Main St R.C. SD

DESCRIPTION OF REQUEST:
See enclosed document

YEAR CONSTRUCTED:
1929, 1945, 1950

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

Wats-4-U, LLC **OWNER OF RECORD**

Name: <u>Brad Deley</u>	Phone #:	Fax #:
Mailing Address: <u>312 Main St</u>	City, State, Zip: <u>RC SD</u>	
Owner's Signature: <u>[Signature]</u>	Date: <u>3.13.13</u>	

APPLICANT (If different from owner of record)

Name: <u>Fred Hurston</u>	Phone #: <u>394.3428</u>	Fax #: <u>-</u>
Mailing Address: <u>1127 Woodridge Dr</u>	City, State, Zip: <u>RC SD 57701</u>	
Applicant's Signature: <u>[Signature]</u>	Date: <u>3.13.13</u>	

Rapid City Historic features

1. **Feature** – Original 1929 Storefront
 - a. Storefront is Plaster on concrete walls and in good condition. (see historic description in Part 1)
 - b. Storefront was restored in 1999
 - c. The wood windows and door have severely weathered due to the south facing sun.
 - d. **Work** - Windows will be repaired, cracks filled, sealed and repainted. Some trim repair is required.
 - e. The door will be stripped and refinished.
 - f. **Photo No.** - #1, #2, #3, #4, #5, #6
2. **Feature** – Administrative offices – area approximately 20' x 50'
 - a. None of the existing walls are original, see original floor plan, though there are doors and window trim in the space that either are original or were made to match the original details. The previous owner, Gene Williams, son of the original owner, has told us that there has been several configurations of the space and even the windows to the production area are different.
 - b. We have found several inconsistencies between the plan and what was originally built.
 - c. **Work** – Develop entry vestibule, reception, waiting, conference room and bathroom to function for new owners.
 - d. Fir out exterior walls and insulate with 4" of fiberglass insulation, a vapor barrier and sheetrock walls. Walls will be trimmed to match original as well as the reuse of any original doors, trim and baseboards
 - e. **Photo No.** – #7, #8, #9, #10
 - f. **Drawings** – 1929 drawings: Plate #1, Plate #3, Plate 4; 2012 drawings A1.1, A1.2, A2.1
3. **Feature** – Production space – approximately 50' x 120'
 - a. The space is in deteriorating condition.
 - i. The floor is cracked and uneven
 - ii. The roof structure is wood frame trusses in need of considerable repair. The main NS trusses have failed and the secondary EW members are undersized
 - iii. Original drawings show 5-6' of difference in elevation from the administrative space. Actual difference is approximately 2'.
 - b. **Work** – Level a very uneven concrete floor
 - c. **Work** – Repair and upgrade the primary NS trusses in the main building. Add supporting secondary members.
 - d. **Photo No.** - #, 11, #12, #13, #14, #15, #16, #17, #18
 - e. **Drawings** – 1929 drawings: Plate #1, Plate 2, Plate #3; 2012 drawings A1.1, A1.2, A2.1
4. **Feature** – Production space windows
 - a. They were originally 12 – 5'x 5' steel sash divided light windows. Five of the windows remain intact on the west wall. The five windows on the east wall were removed when the 1945 addition was built. The rough openings remain in the east wall and two have been opened to the floor as passage ways. The remaining windows are structurally sound but in very poor condition
 - b. These windows look out onto a 3' wide breezeway between buildings.
 - c. **Work** – Strip, clean and repaint window frames. Reglaze and install a storm window.
 - d. **Photo No.** - #14, #18
 - e. **Drawings** – 1928 drawings Plate #2, Plate #4; 2012 drawings – A1.1, A3.1

Feature – Basement vault/bathrooms

- f. There were originally two basement bathrooms and stairs. The east bathroom at some point was converted into a vault with a steel vault door and combination lock.
 - g. **Work** – renovate the space for vault space.
 - h. **Photo No.** - #19, #20
 - i. **Drawings** – 1928 drawings – Plate #1; 2012 drawings – A1.1
5. **Feature** – Loading dock garages – 16' x 34'
- a. These are very rough and deteriorating condition. They are primarily constructed of structural clay tile with a series of different roof pitches.
 - b. **Work** – Repair and restructure, insulate and finish with synthetic plaster, distinguish the location of the original doors.
 - c. **Photo No.** - #22, 23, 24
 - d. **Drawings** – 1945 drawings – Plate #2; 2012 drawings A1.1
6. **Feature** – Mechanical rooms
- a. These were very utilitarian spaces to accommodate the electrical, heating and plumbing needs for the production and office spaces. At some point the building was fully fire sprinkled. It appears that these spaces were original to the project.
 - b. **Work** – Clean up and use for some HVAC equipment and repurpose for other functional needs
 - c. **Photo No.** - #21, #24
 - d. **Drawings** – 1945 drawings – Plate #2; 2012 drawings A1.1
7. **Feature** – 1945 addition – 20' x 115'
- a. A expansion of the production space was added in 1945. This was built with concrete walls and roof. This was one large room with no definable featured. At the time of construction the windows were removed on the east side of the original building and two windows were cut down to the floor to make for passage between buildings.
 - b. The addition was set back 25' and the front space was landscaped.
 - c. Note that in Photo 32 you can see the outline of the storefront window and the door with the transom window.
 - d. **Work** – Clean and repair and be available for future rental space
 - e. **Photo No.** - #25, #26
 - f. **Drawings** – 1945 drawings – Plate #1, Plate #2; 2012 drawings A1.1
8. **Feature** – Production space Skylights
- a. There were 6 skylights shown in the 1945 architectural plans. The previous owner believes that 11 were actually installed at that time. There is nothing of the actual skylights remaining other than the framing of the hole through the roof. A sheet of corrugated fiberglass covers the holes at this time.
 - b. **Work** – Reconstruct the skylights based on similar details as the original skylights except that a translucent insulated panel will be built.
 - c. **Photo No.** - #11, #17
 - d. **Drawings** – 1945 drawings Plate #1, Plate #2; 2012 drawings A1.1, A1.2, A3.1
9. **Feature** – 1950 east addition – approximately 20' x 25'
- a. This addition was a candy, ice cream and soda shop done in an Art Deco Architecture to blend with the original building, designed by the architect of the original building.
 - b. This space was later converted into the receiving and pickup space for laundry.
 - c. **Work** – the façade will be restored to the 1950 soda shop storefront.
 - d. **Photo No.** – #27, #28, #29



R. Fred Thurston Architecture

September 21, 2012

South Dakota State Historical Society
900 Governors Drive
Pierre SD 57501-2217

Gentlemen

Enclosed is the Part Two submittal for your approval of preservation, restoration and adaptive reuse of the Rapid City Laundry building, constructed in 1929.

The Rapid City Laundry building is a one-story Art Deco style commercial building located in the city of Rapid City. The building was designed in 1928 by James C. Ewing, an architect practicing in Rapid City. In 1929 Theodore Stubstad served as the contractor for the construction of the building. An addition built in the same style as the original building was constructed in 1945 by the architectural firm of Forrette and Ewing. It is located to the east of the main building.

The Rapid City Laundry is a one-story facility with a basement and an irregular plan. The commercial building displays a streamlined modern broad front and stretches three bays wide. The wall material on the main building is stucco on concrete walls. The roof of the main building is wood frame pitched gable covered with tar and the addition displays a flat concrete roof. The foundation is constructed of concrete.

The front, south-facing main façade fronts Main Street. The building is set back from the street and is approached by a concrete sidewalk running parallel to the street. A stepped parapet roof and two brick piers, which "anchor" the corners of the building, ornament the front façade. The main building is symmetrical. A blocked-in single door and a night drop box are located to the east of the entrance.

Two six-over-six windows flank the east and west sides of the main entrance.

The 1929 building and 1945 building addition were originally visually connected by white and blue paint covering both façades. The addition was originally designed and built originally set back twenty feet from the front façade of the original building. In 1950, an addition was constructed to the front of the 1945 addition, making the entire addition flush with the original building. The new addition served as a snack shop until 1960 when Rapid City Laundry utilized the extra space for its operation. Small ceramic square tiles cover the floor facade of the addition.

The sides of the building and addition are difficult to view because the east elevation abuts the addition and the west elevation is located approximately three feet from the neighboring commercial building. The building was originally built with eight windows on each side of the original building. The addition to the east side was built with six windows.

The north elevation displays structural tile walls with three large wood sliding garage doors and wood double hinged doors. On the north elevation, a clay tile and flat roof addition was added in the 1940s to the west of the main building. These additions on the north side of the building were used for loading



R. Fred Thurston Architecture

and unloading of the delivery trucks. There are also two rooms on the north side which were primarily utility and mechanical rooms.

The main entrance to the building is through an off-set single door on the addition facing south. The interior of the building has not been significantly altered. A reception room, located directly within the door, has undergone recent renovation. To the west of the reception room are offices, which historically served as both office and reception room for the main building. The existing spaces do not appear to be original though they have reused some original doors and trim in their configuration. The type of nails, recent miter cuts and sloppy carpentry indicate that they had been relocated to their existing locations.

The rear of both the addition and the main building form two large rooms which houses the cleaning equipment. Three large garage doors provide access from the north side of this room. Seven skylights were added to the original building in the 1950s.

The Rapid City Laundry Building is of local significance as an excellent representation of the commercial Art Deco building constructed in Rapid City, SD. The overall integrity of this building is high and it is a fine example of work completed by local architect James C. Ewing.

Statement of significance

The Rapid City Laundry is one of the few Art Deco commercial buildings remaining in Rapid City. The façade of the building is very much in tack as it was originally built. Art Deco had its origins at the Exposition des Arts Decoratifs held in Paris in 1925. In the Midwest, many of the small commercial buildings constructed between 1925 and 1945 display Art Deco features. This style of architecture is often recognized as a result of the use of geometric forms, stepped facades and rooflines, and the use of strong vertical lines. The Rapid City Laundry building demonstrates a streamlined Art Deco Style. The Art Deco style, as a modern building type, may have been specifically chosen for the Rapid City Laundry to represent through its architecture the aim of a "modern" laundry facility. The Rapid City Laundry building exhibits the streamlined and geometric features of the Art Deco style with its simple ornamentation, piers and pilasters which emphasize the vertical forms of building and a stepped parapet roof line.

If you have any questions please contact me.

Sincerely

R. Fred Thurston, Architectural consultant



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2011

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

NPS Project Number

Instructions: This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Rapid City Laundry
 Street 312 Main Street
 City Rapid City County Pennington State SD Zip 57701
 Name of Historic District _____
 Listed individually in the National Register of Historic Places; date of listing _____
 Located in a Registered Historic District; name of district _____
 Part 1 – Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Data on building and rehabilitation project
 Date of construction 1929 Cost of rehabilitation (estimated) _____
 Type of construction Concrete and timber Floor area before / after rehabilitation _____ / _____
 Start date (estimated) _____ Use(s) before / after rehabilitation _____ / _____
 Completion date (estimated) _____ Number of housing units before / after rehabilitation _____ / _____
 This application covers phase number _____ of _____ phases Number of low-moderate income housing units before / after rehabilitation _____ / _____

3. Project Contact (if different from Owner)
 Name R. Fred Thurston, Architect consultant
 Street 1127 Woodridge Dr City Rapid City
 State SD Zip 57701 Telephone 605-390-3428

4. Owner
 I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.
 Name Brad Dudley Signature _____ Date _____
 Organization Mats-4-U,LLC Social Security OR Taxpayer ID Number 506-60-9970
 Street 312 Main Street City Rapid City
 State SD Zip 57701 Telephone _____

NPS Official Use Only

The National Park Service has reviewed the Historic Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

 Date National Park Service Authorized Signature
 See Attachments