

Block 8
13 R5008

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Rapid City
300 Sixth Street, Rapid City, SD 57701-2724
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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: *Keck Residence*

PROJECT ADDRESS:
1509 9th St

DESCRIPTION OF REQUEST:

- REPLACEMENT OF TWO WINDOWS NOT ORIGINAL TO THE HOUSE - REPLACEMENT W/ WINDOWS IN KEEPING W/ THE ORIGINAL WINDOWS.
- MOVEMENT OF TWO CASSEMENT WINDOWS (w/REPLACEMENT) TO ACHIEVE MORE USABLE SPACE. SEPARATION OF ^{6 TO 7'} REPLACEMENT OF ALL OTHER ORIGINAL WINDOWS (TO MATCH).

YEAR CONSTRUCTED: *1928*

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>Thomas Keck</i>	Phone #: <i>721-4544</i>	Fax #:
Mailing Address: <i>1509 9th St.</i>	City, State, Zip: <i>Rapid City, SD 57101</i>	
Owner's Signature: <i>Thomas J. Keck</i>	Date: <i>3/27/13</i>	

APPLICANT (If different from owner of record)

Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip:	
Applicant's Signature:	Date:	

Thomas Keck
1509 9th Street
Rapid City, SD 57701
605-721-4544

Rapid City Planning Department
Historic Preservation Review

To whom it may concern:



Front of house facing east toward 9th Street

The residence at 1509 9th Street was built in 1928 and has experienced numerous remodels and additions. The most significant were in 1957 (kitchen - addition), 1987 (master bedroom/bath - addition) and 2009 (basement and kitchen remodel). Another addition (front entry) was likely performed in the 1930s based on concrete foundation material. The 1957 kitchen addition extended the footprint approximately 8 to 9 feet to the west. This addition included introduction of two new window styles. These were replaced in the 2009 remodel with wood casement windows and trim to match original windows on the house.

The intent of this remodel is two-fold. The first intent is to replace existing main floor windows that were not replaced in 2009. The "original" windows and accompanying storm windows are not efficient, some have been lost, and most of them have trim that has rotted beyond repair. Two other windows were used to replace original windows in the living room (see photo at right) and the master bathroom (see photo at left). The living room window replaced an existing window (date unknown) that was likely made up of two or three casements as seen in the other areas of the house. The window style does not match, nor does the exterior or interior trim. The seal has failed and condensation within the two panes has made the glass cloudy. The window placed during the master bath addition of 1987 is a double-hung window with no matching exterior or interior trim.



Living room window – facing east toward 9th Street. Window/trim not original to house.



Master bath window – facing north.

The replacement of these windows – all but the living room (east) and the master bath (north) – will match the existing character of the original windows. We have already achieved this with the kitchen windows (see photo at right). All replacement windows will be Architectural Casement (wood) matching original dimensions as close as possible (see accompanying Pella Window bid). All exterior and interior trim will match original trim. The living room window (facing 9th Street to the east) will be replaced with three Architectural Casement windows matching what we believe existed before. The master bath double-hung window will be replaced with Architectural Casement windows to match that of the adjacent main bath (see smaller adjacent



Kitchen window – replaced 2009. Note trim and compare to original.

windows at right). All exterior and interior trim will match original.

The second intent is to change the layout of the master bedroom/bath to create a more useable space. In doing so we are planning on separating the two casement windows (see photo at lower right) approximately 6 to 7 feet. The windows will be the exact same dimensions as all the other casement windows. The view of these windows is not very prevalent. They face north and are mostly blocked from view from St. Cloud Street by the adjacent house.



View of north side of house looking west. From east to west: set of original bedroom windows, original bathroom windows; non-original bathroom window, set of bedroom windows.

Cloud Street by the adjacent house.

Summary of improvements:

- Remove existing main bath windows (2) – replace with Architectural Casement windows.
- Remove existing master bath window (double-hung) – replace with Architectural Casement windows. New window will match adjacent main bath windows.
- Remove all existing original windows, starting with the master bedroom, as funds permit – replace with Architectural Casement windows.
- Remove living room picture window – replace with Architectural Casement windows (3).
- Remove two master bedroom casement windows (north side) – replace with Architectural Casement windows and move (separation of 6 to 7 ft).
- Move existing south wall of bathroom 19" (south) to enlarge bathroom.
- Relocate closet in master bedroom.



View of north side of house looking south east from St. Cloud St. Note locations of proposed windows.

We plan to take this house back to its historic roots with a few minor changes to the exterior and many improvements. I have gone to great lengths and expense to recreate the original window look. No vinyl or aluminum products will be used. Minimal wall relocation (non-load bearing) will be necessary to enlarge bathroom and move closet. None of this will be visible on the exterior of the house. The bathroom remodels will match historic materials as much as possible. Handcrafted craftsman style vanities will be built in both the master bath and main bath. Tile floors and walls will replace the existing wood floors (some of which were damaged from water leaks). Lighting will be a mix of functional canned lighting and period lighting.

Much effort has been put into recreating a period home with distinct architectural elements. I feel removal of the two non-matching windows (living room and master bath) and movement of the two casement windows (master bedroom) will improve the functionality and historic aspect of the home. There will be no changes in the existing siding (cedar shingles).

Thank you for your input and review.

Thomas Keck



Rear of house (faces west). Windows to be replaced with matching casement (wood).



Rear of house (faces west) – bedroom windows to be replaced.



Google earth

