

13R5018

COMMUNITY PLANNING & DEVELOPMENT SERVICES

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**HISTORIC
PRESERVATION
11.1 REVIEW**

PROJECT NAME: Addition replacement		
PROJECT ADDRESS: 1012 West Boulevard Rapid City SD 57701		
DESCRIPTION OF REQUEST: See attached.		
YEAR CONSTRUCTED: 1916-1919		
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: Ethane R. Reed and Donna A. Reed	Phone #: 605-348-7333 605-381-2581	Fax #:
Mailing Address: 1012 West Boulevard	City, State, Zip Rapid City, SD 57701	
Owner's Signature: Ethane R. Reed	Date: 6/12/2013	
APPLICANT (If different from owner of record)		
Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip	
Applicant's Signature:	Date:	

HISTORIC PRESERVATION 11.1 REVIEW

DESCRIPTION OF REQUEST;

We're requesting to remove the current addition on the rear of our home (see photos, page #1). We feel that this needs to be done because of it's state of rapid deterioration. This is happening largely because it was poorly constructed and it's foundation is made of red clay (cinder) blocks which are crumbling and coming apart (see photos, page #2). This current addition is not part of the original structure, which was built in 1916 (or thru 1919?), but was add-on in 1966 and is not historically consistent with original house. In light of the above we would like to replace current structure with a new addition which would make the original house more functional while retaining it's historical character.

REMOVAL OF CURRENT ADDITION;

We've visited with several different contractors about the removal of current addition. They all seem to want to demolish it in a fashion which is unacceptable to us. Thus, we've decided to take it apart board by board, so that we can salvage as much as possible. We would like to preserve exterior materials such as the double hung wooden windows, door, trim and wood siding and reuse them in the construction of the new addition.

PROPOSED ADDITION INFORMATION;

Upon removing the current addition it is my desire and plans to add a new larger addition while maintaining historical preservation. We recently applied for and was granted a Variance to the Zoning Ordinance for this project, see attached. It is our goal/plans to upon removal of current addition to extend the original structure back 20' maintaining the current width of 28' (see attached proposed floor plan). This new addition will follow the same roof lines and pitch (See generated images attached) as the original house, while adding a single slope dormer on each side with dormer windows. I have attached a page of pictures of these type of dormers, these pictures were all taken within the West Boulevard area and with-in several blocks of our home (see photos, page #3). This will provide for better lighting in upper level while maintaining a historical appearance on exterior.

We plan to preserve and reuse the wood siding and shingles that are on the back side of the original house. When additional exterior materials (double-hung wooden windows, trim, wood siding, etc.) are required we will be procuring materials that are historically consistent with original house. If we have difficulty with this we may have to resort to constructing such items ourselves.

BASEMENT/FOUNDATION ISSUES;

The original foundation is solid rock approx. 14" thick. We've had several foundation repair companies look at it, and have found that, other than under the kitchen (on the north side), it is for the most part sound. The original house has a full (unfinished) basement, except for under the north part of our kitchen (6'X14') which has a crawl space.

Some time in the past a previous owner closed up an opening in the foundation, which was originally a coal chute, with regular cement blocks. These blocks have settled causing the north-east corner of our kitchen to slope (photos, page #2). Due to the fact that this part of the foundation is in need of repair, we would like to expand the basement to include this area.

It's our plan to put a basement under the proposed addition and at the same time expand the existing basement to include the area under the kitchen. We would be using this area under the kitchen to add a bathroom and the remainder of addition basement would be used as a family room. Optimally, we would have the expanded part and new addition basement to be constructed of old solid rocks similar to the original basement. But, we may have to settle for a poured or block foundation, if so we will be using a rock veneer to show an exterior appearance consistent with original rocks.

PLANNED USES OF PROPOSED ADDITION;

In September 2012, my father passed away leaving my 87 year old mother living alone outside of Sturgis, SD. Our intention is make this new proposed back addition elderly-friendly (perhaps even handicapped accessible) for her to live independently while we are here to help her when needed. This would give her close access to all of Rapid City's medical facilities. So, the main level would be a living area for her. The second story would be used to expanded our existing upstairs bathroom and guest bedroom while also adding a sun room (lots of windows), you will find copies of proposed floor plans attached.

ELEVATION ISSUES;

The portion of our lot that the house sets on is 2ft. 4in. lower at the back (east) than the front (west). This differential is currently dealt with by a cement block set of steps on the back of the current addition and a very ugly cement block retaining wall (photos, page #4). With our proposal we will have a long ramp leading up to a floor level entrance of the new addition (see generated images attached). and at ground level on the north-east corner of new proposed addition a exterior door will lead into a landing area and two sets of stairs that provides access to the basement and ground level, similar to a split-foyer.

HISTORICAL INFORMATION;

Upon doing some investigating (WARRANTY DEED RECORDS) We've discovered some very interesting history regarding our home. Our home's legal description of; the North 50' of Lots 15thru18, Block 23, Boulevard Addition doesn't show up on any deeds prior to 1919. Lots 17&18 were purchased by Fred and/or Fannie Knochenmuss from Isaac & Frances Chase on 7/31/1914. Lots 15&16 were purchased by the Knochenmusses on 11/19/14 from Adelaide & Ernest Schleuning. Thus it appears that the Knochenmusses had this group of lots (15-18) divided into the North 50', Middle 45, and South 45' by 1916 and built their residence on the south 45'. Its unclear (from available records) but would appear that the Knochenmusses built or had a house built on the North 50' (our home) between 1916 and 1919. What is clear is that on Feb. 24, 1919 it was bought and occupied by the Rev. Herbert L. and Mary E. Case. The Cases were the parents of Leland D. Case, noted author, editor and Western Historian, and Francis H. Case, past SD Representative and Senator. In 1922 the Cases sold this home to their son Francis who sold it a short time later to Mary L. and F.W. Meyers who owned it till 1932 (copies of deeds attached). Rev. Case who had been a Methodist minister for several different South Dakota churches including Sturgis, Hot Springs, etc. (and served as the state overseer) took on a different occupation and when he purchased this home he was the Financial Agent for the Deaconess Hospital, later to be known as the Bennett-Clarkson Hospital, and currently Rapid City Regional West.

In light of the above information we believe that the "SOUTH DAKOTA HISTORIC INVENTORY" (copy attached) regarding our home is incorrect on several points and should be corrected (if possible). Sense the Knochenmusses did not resided here; 1012 West Blvd. (north 50' of said lots), but rather lived at 1016 West Blvd. (south 50' of said lots). even though they owned all said lots at one time, our house should be historically name the "Case Home" instead of the "Knochenmuss House". And that the construction should be corrected to read 1916-1919 instead of "by 1914".

UTILITES UP-DATE INFORMATION;

Arrangements have been made with Al Sutton Electric to move and update electrical in feed (to 200amp.) and replace (the long outdated) old fuse box with new breaker box. Warex (Bob) Excavating has agreed to and is scheduling the replacement of current incoming water line and valve, etc.. These two utility up-dates will more than likely be done before this is read. Another up-date/repair that is long over due is this property's sewer lines, which will be conveniently replaced during the digging of the new addition's basement.