

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

Date of Submission: 4/24/2014

Time of Submission: _____

Location Address: 402 St. Joseph Street

Year Constructed: 1929

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

Brief description of project request:

Remodel the existing building with the following:

PLEASE SEE ATTACHED

Devera@macconstructionco.com

Applicant (if different from owner)

Phone Number

Fax Number

Owner Architect Contractor

Street Address

City, State, Zip Code

[Signature]
Applicant's Signature

4/24/14
Date

Garage, LLC

(605) 716-9385

(605) 716-9387

Owner

Phone Number

Fax Number

[Signature]
Owner's Signature (*Required*)

2834 Jackson Blvd.

Rapid City, SD

Street Address

City, State, Zip Code

4/24/2014

Date

Applications must be submitted to the Community Planning & Development Services Department by 4:00 p.m. Thursday one week prior to the 1st and 3rd Friday of the month.

All required information must be submitted with the application. Incomplete applications will not be processed.

Historic Preservation Commission meetings are held on the 3rd floor in the West Community Room of the City/School Administration Building, 300 6th Street, at 7:30 a.m. the 1st and 3rd Friday of each month.

A representative must be present at the meeting or the application may be denied.

May 2, 2014

Date of Meeting

14CM007

Application File #

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

Checklist for required information to be submitted with application:

Completed Historic Preservation 11.1 Review Application Form

Several color photographs of the existing structure that include:

- A street frontage photo
- Photos of all areas affected by the proposed project
- 3-5 photos of rot or decay of an element that is to be replaced or repaired

A site plan drawn to scale showing the existing structure(s) and the proposed project changes. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.

MODEL - No changes to existing elevation except at alley
 Elevation sketches drawn to scale showing the proposed changes. The elevation sketches should provide a view that shows each affected exterior wall as though you were looking straight at it, with any relevant changes represented.

A written description of the proposed project request that includes:

- Description of the materials to be used in the project
- Description of the materials to be replaced in the project (i.e. wood siding, masonite siding, cedar shakes, 4" reveal clapboard, dutch-lap, ship-lap, etc.)
- Whether this project is attempting to qualify for the State Tax Moratorium (*if you are not sure what this is, don't hesitate to ask!*)

Floor plan information drawn to scale and proposed changes **if interior work** is being requested. (Required for non-residential structures).

Document demonstrating feasible and prudent alternatives have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property.

Staff to provide:

- Aerial map of the property
- Historic Site Inventory Description (if applicable)
- Elements of the structure(s) listed as contributing factors on the Historic Site Inventory

Community Planning & Development Services

Historic Preservation 11.1 Review

402 St. Joseph Street

4/24/14

Brief Description of Project Request:

1. Add offices in back 4,300 sqft of building in old garage (Please see attached plans).
 2. Remodel the front 2,700 sqft with offices (Please see attached plans).
 3. All new electrical, plumbing and HVAC throughout.
 4. New windows east elevation to match existing, including garage doors.
 5. New exit door on north elevation at alley.
 - a. Hollow metal door/hardware.
 6. Repair existing window on west elevation on the south end.
 7. Reuse existing doors where possible (some may be too narrow to meet code).
 8. Replicate trim and baseboard detail and materials in new offices in front to match historic.
 9. Fill in back "pit" and level floor.
 10. Replace concrete along 4th street Right-Of-Way.
-

We are in the process of completing the State Property Tax Moratorium Application which includes us already meeting with Paul Porter at the site.