

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: <u>September 30, 2014</u>		Time of Submission: _____
Location Address: <u>1206 Clark St.</u>		Year Constructed: <u>2015</u>
Historic District: <input type="checkbox"/> West Boulevard Historic District <input checked="" 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 type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-Contributing		
Type: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential		
Brief description of project request: Proposed construction is an owner-occupied, two-family residential building on a property zoned as multi-family residential (up to four units). We have taken into consideration a number of feasible and prudent alternatives in an effort to minimize harm to this property and the historic environs. We are not attempting to qualify for the State Tax Moratorium. More detailed information about this proposed project is attached in a separate Word.doc along with pictures of the site and a set of preliminary design drawings (including a site plan, elevation sketches, and floor plans), plus photos of the model prepared by our architect, Joe Ferut.		
Applicant (<i>if different from owner</i>) <input type="checkbox"/> Owner <input type="checkbox"/> Architect <input type="checkbox"/> Contractor	Phone Number Street Address	Fax Number City, State, Zip Code
Applicant's Signature	Date	
Richard & Carol Bell	216-536-3994	216-283-8341
Owner	Phone Number	Fax Number
Owner's Signature (<i>*Required*</i>)	3389 Dorchester Rd.	Shaker Hts, OH 44120
	Street Address	City, State, Zip Code
	September 30, 2014	
Date		
Applications must be submitted to the Community Planning & Development Services Department by <u>4:00 p.m. Thursday one week prior to the 1st and 3rd Friday</u> of the month. <i>All required information must be submitted with the application. Incomplete applications will not be processed.</i> Historic Preservation Commission meetings are held on the 3rd floor in the City Council Chambers of the City/School Administration Building, 300 6th Street, at 7:30 a.m. the 1st and 3rd Friday of each month. <i>A representative must be present at the meeting or the application may be denied.</i>		
Date of Meeting		Application File #

Additional Information for Rapid City Historic Preservation Review

Property Location: 1206 Clark St., Rapid City, SD 57702

**Owners: Richard and Carol Bell
3389 Dorchester Rd., Shaker Heights, OH 44120**

This additional information about our proposed new home construction is being submitted as an addendum to the 11.1 Application Form for the Historic Preservation Review that is scheduled with the City of Rapid City Community Planning & Development Services on October 17, 2014.

It is our understanding that a portion of this property (50ft from our eastern property line/alley) is currently designated to be in the Historic Environs of Rapid City. Although the property is currently zoned for residential multi-family (up to four units), our proposed construction is an owner-occupied, two-family residential building. We have taken into consideration a number of feasible and prudent alternatives in an effort to minimize harm to this property and the historic environs. We are not attempting to qualify for the State Tax Moratorium.

A brief description of our proposed construction is outlined below:

- 2½ story building with owner-occupied house of about 2100SF, plus a rental unit on the lower level of about 1100SF.
- The main footprint will be about 42'x 28' and it will also have an attached link/ vestibule connecting it to a 36'x 24' semi-detached 3-car garage.
- The shape of our proposed house responds to topography by setting the roof angles to roughly follow the slope of the site.
- It is expected to be a highly energy-efficient home (we're aiming for near net-zero) so we're using a design that responds to the sun for passive heating in cold seasons plus year-round production of energy via PV solar panels. (However, the PV panels will be placed on garage roof to minimize the view from most off-site vantage points.)
- It is proposed to use high-performance design strategies including Insulated Concrete Forms (ICF) for foundations, Structural Insulated Panels (SIP) for walls and roof, triple-pane windows, and shading devices which are expected to result in an extremely well-insulated and air-tight structure that achieves an energy consumption of about only 20% of a house of similar size using conventional construction materials and methods.
- Design will use traditional materials of lap siding, stone, metal roof for exterior of building with proposed finishes to be similar to the brands and colors as noted below:
 - a) 8" horizontal lap siding & horizontal planks by James Hardie; proposed colors include "Pearl Gray" and trim in "Night Gray" colors.
 - b) Stone areas: Platinum LedgeStone or Nickel LedgeStone by Natural Stone Veneers or Cultured stone-Ashlar patterns from Hebron Brick and Block Supply of Rapid City, SD.
 - c) Roof: CoolR Galvalume® metal roof in "Sandstone" or similar color.

Shown below are photos of the existing site from various vantage points.

[Note: Attached separately are a set of preliminary design drawings (including a site plan, elevation sketches, and floor plans), plus photos of the model prepared by our architect, Joe Ferut.]