

**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**

<b>PROJECT NAME:</b>		
<b>PROJECT ADDRESS:</b> 811 St Andrew Rapid City SD 57701		
<b>DESCRIPTION OF REQUEST:</b> Tear down existing 1 stall garage w/ added car - port & build 2.5 car garage		
<b>YEAR CONSTRUCTED:</b> 1941		
<b>HISTORIC DISTRICT:</b>		
<input 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	
<b>STATUS:</b>		
<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	
<b>TYPE:</b>		
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	
<b>OWNER OF RECORD</b>		
Name: Michael Robeck	Phone #: 716-7770	Fax #: 388-8861
Mailing Address: 811 St Andrew	City, State, Zip: Rapid City 57701	
Owner's Signature: [Signature]	Date:	
<b>APPLICANT (If different from owner of record)</b>		
Name:	Phone #:	Fax #:
Mailing Address:	City, State, Zip	
Applicant's Signature:	Date:	

## APPLICATION FOR BUILDING PERMIT

### PROPOSAL FOR THE DEMOLITION OF A CONTRIBUTING STRUCTURE GARAGE IN THE WEST BOULEVARD HISTORIC DISTRICT FOLLOWED BY THE BUILDING OF A 2.5 STALL GARAGE ADEQUATE TO ACCOMMODATE TWO MODERN SIZED VEHICLES PLUS STORAGE

Submitted by Michael & Nicole Robeck, Owners of property identified as 811 St Andrew Street since Feb 14, 1992.

This demolition PROPOSAL versus garage rehabilitation is driven by listed factors: 1) safety and security of two new high-priced automobiles 2) the current one-stall garage is of insufficient size, prohibiting the full opening of the car doors of even the smallest vehicle, 3) the larger vehicle cannot access into the garage at all due to the small dimensions of the garage, 4) the shifting of the land over the years has resulted in severe concrete floor cracks, resulting in warped garage entrance doorframe, as well as the stall door frame.

### BACKGROUND INFORMATION

We are owners of three businesses: two retail stores in downtown Rapid City and a third being a home-office business. We have three vehicles, one van designated for hauling merchandise, or store related display equipment. The other two vehicles are for each adult family member to have transportation as they are physically separated during the work day.

We recently purchased an Audi A4 convertible, and an all-wheel-drive Mercedes ML350. The Audi can fit into the garage, however the space between the side walls is inadequate to fully open the car doors without hitting items stacked along the side walls. The Mercedes cannot fit into the garage. The high dollar cost of these vehicles is a driving force for having a garage dwelling for their safety. On the west side of the existing garage a carport was added, sometime prior to our purchase of the home. It is only in the carport where the Mercedes can park. The van is parked on the St Andrew street front.

Our existing garage is on a dirt alley that has two commercial operations (dental offices) at the east end of our block, only one house lot away. The other side of the alley has Eighth Street Starbucks at the east end. The constant driving of cars and trucks in this alleyway results in constant dirt and dust which has an adverse affect upon any vehicles parked in the carport. Since living here, we've had one vehicle break-in to a vehicle parked in the carport, and two episodes of our car being "egged" while in the carport. We frequently see dumpster divers who rummage through residential and the commercial garbage receptacles, causing us fear that they may be tempted to try to force open one of our vehicles. Obviously the carport is not a safe haven for any vehicle, much less a brand new Mercedes with a high price tag.

We have had a professional contractor assess the concrete floor of the existing garage to determine if rehabilitation could be accomplished. There are however, major cracks in the foundation as well as major cracks in the concrete floor caused by the lowering or sinking of the entire southeast corner of the garage. This has resulted in our entry doorframe becoming warped and not closing adequately. Our car entry garage door has a hideous squeal due to this warping of that doorframe as well. The assessment of the floor cracks has determined the rehabilitation of the garage is not possible.

We are seeking to tear down the garage and attached carport, replacing both with a 2.5 car garage with outside dimensions being 26' X 26', which is the same dimensions of the existing garage and car port. The site is exactly the same site as the existing garage and carport. The design of the double garage would be identical to the design of the single garage except for the size differences. For example, we would have a hip roof, which is consistent to the roof of our house. We would have one double garage door (not two single doors) for easier access from the alley into the garage, with the pedestrian access door in the existing space. The door would be an exact replica of the existing door. The two existing side windows would retained from demolition and used in the new structure, in the same wall positioning. Any additional windows considered would be of same size and shape as the existing window.

Building materials would be 4.5" lap boards cedar wood, consistent with the previous construction and compatible with the house. The molding boards above the soffet would be replicated on the new garage. The height of the garage would be no larger than the existing garage height. The color and trim would also be consistent with the house. The shingles would be the same as that on the house.

Compliance with the set-back ruling as stated in the building code ordinances is not an issue as the current garage placement exceeds the set-back requirements.