Department of Community Development  
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

<table>
<thead>
<tr>
<th>Date of Submission:</th>
<th>3/29/21</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year Constructed:</td>
<td>1941</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Location Address:</th>
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<tbody>
<tr>
<td>916 St. Charles Street</td>
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<table>
<thead>
<tr>
<th>Historic District:</th>
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<tbody>
<tr>
<td>✓ West Boulevard Historic District</td>
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<tr>
<td>□ Downtown Historic District</td>
</tr>
<tr>
<td>□ Individually Listed Property</td>
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<table>
<thead>
<tr>
<th>Status:</th>
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<tbody>
<tr>
<td>✓ Contributing</td>
</tr>
<tr>
<td>□ Non-Contributing</td>
</tr>
<tr>
<td>□ Non-Listed</td>
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<table>
<thead>
<tr>
<th>Type:</th>
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<tbody>
<tr>
<td>□ Commercial</td>
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<tr>
<td>□ Residential</td>
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<tr>
<td>□ Other</td>
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Brief description of project request, attach separate pages as necessary:
We would like to raze our dilapidated garage and replace it with a new one that includes a covered patio. This aged garage is rotting and falling apart. Because it sits lower than the alley, it floods every time it rains or the snow melts, causing rot at the foundation. As you can see from the pictures, the threshold of the door has rotted away. The siding is falling off, and due to its age, is likely to be irreplaceable. The wood around the window is also rotting and unsalvageable.

<table>
<thead>
<tr>
<th>Applicant (if different from owner)</th>
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<tbody>
<tr>
<td>Owner □ Architect □ Contractor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant’s Signature</th>
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</thead>
<tbody>
<tr>
<td>Stephanie Hurd</td>
</tr>
<tr>
<td>Owner</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Owner’s Signature (&quot;Required&quot;)</th>
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<tbody>
<tr>
<td>March 29, 2021</td>
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</tbody>
</table>

Applications must be submitted to the Community Planning & Development Services Department. All required information must be submitted with the application. Incomplete applications will not be processed. You may be requested to submit some information digitally. Historic reviews begin with an administrative review. Many historic reviews do not require public meetings.

If your application does require review by the Historic Preservation Commission their meetings are typically held on the 3rd floor in the West Community Room of the City/School Administration Building, 300 6th Street, at 8:00 a.m. the 2nd and 4th Wednesdays of each month. All application materials must be received by 4:00, at least 12 days in advance of the meeting. A representative must be present. If your application also requires approval by the City Council, staff will provide you with an anticipated meeting timeline.
SDCL 1-19A-11.1 – Project Notification Form

Local Government Entity Requesting Review
City of Rapid City

Contact Person for Government Entity
Name: Sarah Hanzel, Planning Projects Division Manager
Address: City of Rapid City, 300 Sixth Street, Rapid City, SD, 57701
Phone Number: 605-394-4120
Email: sarah.hanzel@rcgov.org

Project Location: The project is located at 916 St. Charles, a site in the West Boulevard Historic District with a non-contributing primary structure and a contributing secondary structure. The proposed scope of work impacts only the secondary structure. No modifications are planned for the primary structure. The historic site inventory form notes the construction date of the secondary structure as 1941, which is within the period of significance for the West Boulevard Historic District, and the presence of historic Masonite shingle siding and a wood panel overhead door.

Project Description: The property owner requests to demolish the secondary structure. The applicant states the structure is in a dilapidated condition, with rot at the foundation. The application notes the structure sits lower than the alley, causing water infiltration from rain and snow melt. The application notes deteriorated siding, rot at the door threshold and general condition that is not conducive to rehabilitation. Furthermore, the application would like to expand the size and relocate the structure. The property owner will develop a proposal for new construction which will be reviewed under 11.1 prior to issuance of a building permit.

Project Review: The removal of this contributing structure is an adverse effect to the structure. Based on the information provided it is unclear if the extent of deterioration renders it infeasible to rehabilitate the structure as opposed to demolishing it and building a new structure. Please provide SHPO comment on the proposed project.

Enclosures:
- Aerial Map
- Photographs
- Application
- Historic Site Inventory
Government Official’s Signature: Sarah Hanzel

Date: 4/1/21
21RS004/CIHR21-0007
916 St. Charles Street

Application to demolish a
contributing secondary structure
Aerial Map
916 Saint Charles
Primary structure (no alterations planned)

2015 Photos
916 Saint Charles
Secondary structure – proposed to be demolished

2015
Photo
916 Saint Charles
Secondary structure – proposed to be demolished

2021 Photos
916 Saint Charles
Secondary structure – proposed to be demolished

2021 Photos
916 Saint Charles
Secondary structure – proposed to be demolished

2021 Photos
916 Saint Charles
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Secondary structure – proposed to be demolished

2021 Photos
916 Saint Charles
Secondary structure – proposed to be demolished

2021 Photos
916 Saint Charles
Secondary structure – proposed to be demolished

2021
Photos
HOUSE LOCATION SURVEY
Lots 23 and 24 in Block 13
West Boulevard Addition
Rapid City, Pennington County, South Dakota

Wells Fargo Home Mortgage: Diane Staeffer
Borrower: Jeffery and Stephanie Herral
SURVEY: NH
DRAFTING: NH
DATE: 2/22/2003

NORTH
SCALE: 1" = 30'

SURVEYOR'S CERTIFICATION
I, NORMAN W. HALE, REGISTERED LAND SURVEYOR, IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE LOCATED THE BUILDING OR BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREOF. THIS SURVEY WAS COMPLETED TO SATISFY THE REQUIREMENTS OF THE LENDER OR INSURER AND IS NOT TO BE USED AS A LEGAL BOUNDARY SURVEY NOR FOR USE TO DETERMINE THE TRUE LOT LINES FOR SIDE FRONT OR REAR IMPROVEMENTS.

NORMAN W. HALE, RLS
PHONE & FAX 605-347-5741
e-mail normhale@rushmore.com

1444 CEDAR STREET
STURGIS, SOUTH DAKOTA
57785

SINCE 1979
<table>
<thead>
<tr>
<th>SHPOID</th>
<th>SiteID</th>
<th>StructureID</th>
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<tbody>
<tr>
<td>PN00100194</td>
<td>18766</td>
<td>23561</td>
</tr>
</tbody>
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**SITE INFORMATION**

- **Survey Date:** 4/16/2015 12:00:00 AM
- **Surveyor:** Rosin Preservation
- **Property Address:** 916 St. Charles Street
- **County:** PN
- **City:** Rapid City
- **Quarter1:** All
- **Quarter2:** All
- **Township:** 1N
- **Range:** 7E
- **Section:** 2
- **Acres:**
- **Quadname:**

**Legal Description:**

Location Description: Lots 23-24, blk 13, West Boulevard

**Owner Code1:** P
**Owner Code2:**
**Owner Code3:**

**Owner Name:** Hurd, Jeffrey
**Owner Address:** 916 St. Charles Street
**Owner City:** Rapid City
**Owner State:** SD
**Owner Zip:** 57701

**HISTORIC SIGNIFICANCE**

- **DOE:** Not Eligible
- **DOE Date:** 7/6/1992 12:00:00 AM
- **Nomination Status:** NR listed
- **Listed Date:** 7/7/1995 12:00:00 AM
- **Ref Num:** 95000770
- **Period:** 1878-1945
- **Category:** District
- **Historic District Rating:** NC
- **Significance Notes:** cbn

**Register Name:** Rapid City West Boulevard Historic District

**Multiple Property Name**

- **SignificanceLevel1:** Local
- **SignificanceLevel2:** Local
- **NR Criteria 1:** C
- **NR Criteria 2:**
- **NR Criteria 3:**
- **NR Criteria 4:**
STRUCTURE DETAILS

*Structure Name: Martyst, Bernard & Florence House

Other Name:

Date Of Construction: 1941

Cultural Affiliation:

Type: 

Style: 

Roof Shape: Gable

Roof Material: Asphalt

Occupied: Yes

Accessible: Yes

Structural System: Wood Frame

Significant Person:

Walls: Other

Stories: 1

Foundation: Concrete

*UTM Zone: 14

*UTM Easting: 160828.4541

*UTM Northing: 4888351.1636

Restricted: N

Altered/Moved Notes: Changes since the 1992 West Boulevard Neighborhood Historic Sites Survey include the construction of the north addition and the cross-gabled on the south elevation and the application of brick cladding.

Interior Notes:

Physical Notes: The one-story house has a brick veneer foundation and asphalt shingle side-gable roof. Non-historic brick clads the primary (south) elevation; vinyl siding clads the secondary elevations. A large gabled addition spans the north elevation. A stucco-clad chimney rises on the west elevation. Two historic gabled wings project from the south elevation. A non-historic lower cross-gable rises between the wings. Three bays organize this elevation. An angled bay window with single windows on each side fills Bay 1; a replacement vinyl door with vinyl sidelights and transom fills the recessed Bay 2; a pair of windows fills Bay 3. Windows are double-hung vinyl windows with simulated muntin grids.

Other Notes: The house was built for Bernard and Florence Martyst by the Knecht Lumber Company.

Secondary Structure: The one-story one-car garage has historic Masonite shingle cladding and an asphalt shingle side-gable roof. A historic wood panel overhead door accesses the garage on the primary (north) elevation. C recommended
Link to National Register Nomination:

http://pdfhost.focus.nps.gov/docs//NRHP//Text//95000770.pdf
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION