

DEVELOPMENT SERVICES CENTER

Growth Management Department

City of Rapid City

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**HISTORIC
PRESERVATION
11.1 REVIEW****PROJECT NAME:****PROJECT ADDRESS:**

1019 QUINCY

DESCRIPTION OF REQUEST:

- 1) DECK REPLACEMENT
- 2) NEW SIDING

SEE ADL. EXPLANATION ATTACHED

YEAR CONSTRUCTED:

1922

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**OWNER OF RECORD**


Name: JUSTIN LENA

Phone #: 209-3236

Fax #:

Mailing Address: 8812 DUNSMORE RD

City, State, Zip RC SD 57702

Owner's Signature: 

Date: 7-30-09

APPLICANT (If different from owner of record)

Name: SAME

Phone #:

Fax #:

Mailing Address:

City, State, Zip

Applicant's Signature:

Date:

Re 1019 Quincy St.

Members of the Historical Preservation Commission,

Thank you for your time to review my proposed work at 1019 Quincy St., a residential six-plex.

The work that I propose is two part.

First, in the coming two years I hope to re-side the entire building. Currently there is a mixture of cedar and pine (?) siding on the structure. About six years ago I painted the building. Even though I did careful prep work and used quality paint, it has not held up well. Cedar in particular can be difficult to keep painted. And as a result of decades of changes to the building (according to an elderly and life long resident of the neighborhood, there have been at least three major additions to the building, as well as other changes since 1922), the siding situation is a real mess—often un-level, wide variations of exposure, patches, etc., all of which really detract from the building. As I have worked on the exterior I have tried to improve this situation, but I have come to the conclusion that new siding would be the best solution in the long run.

The exposure of the current lap siding varies between three and five plus inches. The majority of exposures being about four and one half to five. My plan is to strip off the existing siding and replace it with a concrete-fiber lap siding with a consistent five inch exposure. Corners will be constructed of five and one-half inch width painted redwood. Window treatments would match those on the front of the house. (illustration one and two). Other elements of trim work will be preserved or only minimally modified.

Trim work around some windows and doors has been hastily placed and is only temporary, the final product awaiting the new siding. I point this out so that the members of the Commission will understand that the final product will be of a higher quality. If you have any concerns about the quality of the final product, I invite you to view another building I renovated, which is located at 717 West St.

I believe the result of the re-siding will be a more attractive and more easily maintained building.

The second part if this application is a plan is to replace an existing stairway and deck that services the second floor apartments. According to

one of my tenants, who has lived in the building since 1963, this will be the third set of stairs to be built since she began living in the building. She also remembers that the porch cover has been modified at least one previous time.

When I purchased this building eight years ago, the deck and stairs were in a very debilitated state. I set about reinforcing it soon after my purchase and have done additional fixes since then. These reinforcements have all been of a non-permanent nature, with the view that one day the structure would be totally rebuilt. However, this summer one part of the structure separated from the main building and became unsafe enough that I felt obliged to take immediate action. I therefore proceeded to replace one portion of the deck, knowing that I would be in temporary violation of City ordinances. However, as the property owner, I felt compelled to act in order to avert negligence and liability. An onsite inspection and photos provided will illustrate my work up to this point.

The existing deck is not only badly deteriorated but out of compliance with current building codes. The most important code violation is the four stairs that lead from the upper deck that service apartments 5 and 6, down to the lower deck that services apartment 4. The risers are too steep and the treads are too shallow to meet current standards. One more step should be added and each tread expanded. This would necessitate extending the nose of the lowest step eighteen inches further from the building. Also, in order to maintain a reasonable 36 inch clearance in front of these stairs, the lower deck would need to be expanded an additional eight inches toward the alley. These together expand the deck in the direction of the alley (east) twenty-four inches.

Further, I would like to utilize the reconstruction of the deck to develop a leisure space truly useful to the tenant in apartment 4. In order to accomplish this I propose two more elements. First, push the deck an additional twenty-four inches beyond the minimum twenty-four inches outlined above, for a total of forty-eight inches. Also I propose moving the location of the upper stairway approximately two feet toward the rear (south) of the building. This would have the additional benefit of creating some usable leisure space for the tenant in apartment five. As a consequence of these changes, the main staircase would also be shifted from its current location toward the rear (south) and alley (east) sides of the property.

In addition, I would propose to rebuild the deck cover that I demolished due to its deteriorating condition. Its outline is visible on the submitted plans.

The deck materials would consist of treated lumber for the structural members and redwood 2 by 6 for the decking and treads. The hand rail would be redwood spindles as per code.

The bottom floor landing and stairs are a straightforward proposal. The submitted plans give the best description. Its construction would integrated into and complement that of the upper deck.

I hope that the Commission will agree with me that though I have altered the size and positioning of some elements of the deck system, the changes do not alter the historical character of the structure. I look forward to answering any questions you may have, either at the regular meeting, or if anyone pleases, on site. Please feel free to call me at 209-3236.

Thank You
Justin Lena