

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: Aug 26, 2014 Time of Submission: 10:30

Location Address: 821 St. James Year Constructed: circa 1925

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:

Lead abatement per EPA guidelines and replacement of siding (wood) on house, garage and carport with prefinished wood 6" lap siding. Will bring sample of siding to meeting.

Constancia Istratescu (362) 212-1663

Applicant (if different from owner)

Phone Number

Fax Number

- Owner
- Architect
- Contractor

1320 E. Appleton St.

Long Beach CA 90802

Street Address

City, State, Zip Code

Constancia Istratescu

Applicant's Signature

Date

Constancia M. Istratescu (362) 212-1663

Owner

Phone Number

Fax Number

Constancia Istratescu

Owner's Signature (*Required*)

1320 E. Appleton St.

Long Beach CA 90802

Street Address

City, State, Zip Code

Aug 26, 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 Council Chambers 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.

September 5, 2014

Date of Meeting

14RS018 /

Application File #

PIN 3702433004

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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: *will submit by email to Sarah Hanzel.*

- 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. *See aerial map attached.*

N/A

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!) *see attached sheet*

N/A

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. *see attached sheet*

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

Historic Preservation 11.1 Review

**821 St. James
Rapid City, SD 57701**

Site Plan

Aerial map is attached. The following trees and/or shrubs were dead and removed from property during the last two years:

- (1) Lilac bush at the front northeast side of property; and**
- (2) Two large spruce trees at the front northeast side of property.**

Project:

Project goals are to increase energy efficiency and abate lead contamination in the context of historic preservation.

The house currently is an energy waster; cold in the winter and hot in the summer with astronomical heating and cooling costs. This despite the fact that insulation had been added to the house as can be observed by the numerous plugs around the house.

The siding on all structures of the property is covered in lead paint and badly deteriorated.

Project goals will be accomplished through siding replacement which will include insulation of the entire house and garage structures.

Materials to be used will be Smartside 6½" prefinished wood lap reveal siding with an insulating panel which will replace the following:

- (1) 4" wood lap reveal siding on main house;**
- (2) 6" wood dutch-lap siding on garage; and**
- (3) 8" wood lap reveal siding on carport.**

Note: The prefinished wood siding on garage and carport will cover existing siding because existing siding is the wall structure.

Considered alternatives:

The past two summers (2012 and 2013) were spent trying to get estimates for painting the structures. Out of approx. 8 contractors contacted, only 4 were willing to look at the property. Of those 4, none would bid on the project because of the lead paint and condition of siding. There was no documentation because there were no bids. Unfortunately, I can't remember the names of the contractors but believe I did contact A-1, DJ Painting, Robyn Shoop, a female paint contractor and others who I cannot recall.

However, aside from issues of feasibility and economy, painting the house will not solve the problem of making it more energy efficient and habitable. The house needs to be insulated and this can best be accomplished by replacing the siding and adding insulation.