

SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 - ARSD 24:52:07:03 CASE REPORT FORM



SOUTH DAKOTA STATE HISTORICAL SOCIETY STATE HISTORIC PRESERVATION OFFICE (SHPO) SOUTH DAKOTA CODIFIED LAW 1-19A-11.1 CASE REPORT

If a state entity or political subdivision of the state is required by law or rule to report possible threats to the historical integrity of a property listed in the National Register of Historic Places or the State Register of Historic Places, the threat must be reported by means of a case report.

Case reports must provide the State Historic Preservation Office (SHPO) with sufficient information for the office to make an independent review of effects on the historical integrity of historic properties and shall be the basis for informed comments to state entities and the public. Case reports shall thoroughly examine all relevant factors involved in a preservation question. Abbreviated case reports may be requested at the discretion of the SHPO if less than a comprehensive view is needed. (ARSD 24:52:07:03 - Standards for Case Report)

SHPO reserves the right to request more information if needed. Typed forms are preferred. Submittal of this form without all requested information will cause review delays.

This is a new submittal.

This is information relating to SHPO project number:

PROJECT LOCATION

Address

City

County

The responsible state entity or political subdivision of the state (cities, counties, etc.) must sign and date this form here prior to submitting it to the SHPO. Projects received without an original signature will cause review delays.

Signature: _____

Date: _____

Name

Title

Agency

FOR SHPO USE ONLY. DO NOT WRITE OR INSERT ANYTHING HERE.

**STATE, CITY, COUNTY, OR OTHER GOVERNING BODY
PERMITTING, FUNDING, LICENSING, OR ASSISTING THE PROJECT**

STATE ENTITY, CITY, COUNTY, OR OTHER GOVERNING BODY

Agency Name

Agency Contact Person

Mailing Address

City, State, ZIP

Email Address

Phone Number

APPLICANT OR CONSULTANT CONTACT PERSON, IF APPLICABLE

Company Name

Contact Person

Mailing Address

City, State, ZIP

Email Address

Phone Number

PROPERTY OWNER, IF DIFFERENT FROM ABOVE

Name

Mailing Address, City, State, ZIP

Email Address

Phone Number

STANDARDS FOR CASE REPORT AS OUTLINED IN ARSD 24:52:07:03

1 & 2. Project Description. Describe the project. Include photographs and maps showing the existing project site and details of the proposed project. Where applicable, drawings, three-dimensional models, or accurate computer-generated representations of proposed construction may be included. The models or representations must clearly show the visual impacts of new construction on the surrounding neighborhood or landscape. Photographs, maps, drawings, and other supplemental materials should be submitted with this form as separate documents.

3. What is the planning and approval schedule for this project?

4. How was this project brought to the attention of the state or political subdivision (city, county, etc.)?

Demolition Permit

Building Permit

Other - Please explain:

5. Include a physical description of the affected historic property. Economic or situational information relevant to the affected property may be included if applicable.

6. Describe the potential effects of the proposed project on the historic property, including but not limited to physical and visual effects, alterations to the property, moving the property to another location, or change of use.

7. Provide a description of the feasible and prudent alternatives that were considered and rejected based on factors relevant to the project. Relevant factors should be supported by facts. Include the reason(s) for rejection of feasible and prudent alternatives. Describe other efforts undertaken to minimize harm to the historic property. Provide as much detail as possible when explaining consideration of alternatives and mitigation measures. Questions to be considered when reviewing the project include:

- (a) How were decisions based on the consideration of factual reports, research, tried methods, and/or professional and lay preservation advice?
- (b) How were alternatives beyond the immediate project explored, taking into account broad community or regional issues in which the historic resource may play a contributing role?
- (c) How was the impact of potentially adverse effects on surrounding historic resources, community preservation plans, and long-range community opportunities taken into account, if applicable?
- (d) Were decisions based on professional assessment(s) of the value and basic structural condition of the affected property and estimates of a range of rehabilitation or mitigative options prepared by people experienced in historic preservation work?
- (e) Were adequate periods of time provided for information to be prepared and for preservation options to be attempted?

8. Provide a copy of correspondence with SHPO. Correspondence should include the identification and evaluation of historic properties, assessment of effects, and any consideration of alternatives or mitigation measures. Copies of this information should be submitted with this form as separate documents.

9. Describe efforts made to consider the views of affected and interested parties.

10. If applicable, the Historic Preservation Commission (HPC) in the community where this project is located should review and comment on this case report prior to its submittal to SHPO.

The HPC agreed with the findings of the case report.

The HPC disagreed with the findings of the case report.

The HPC declined to comment on the findings of the case report.

In addition to the above findings, please include official comments from the HPC, if applicable.

11. Provide copies of written views submitted by the public to the state entity, city, county, or other governing body concerning the potentially adverse effects of projects on historic properties and alternatives to reduce or avoid those effects. Copies should be submitted with this form as separate documents.

**Please print this entire form, sign and date the first page,
and mail completed form with any additional documentation to:**

Review and Compliance Coordinator
South Dakota State Historical Society
900 Governors Drive
Pierre, SD 57501

Questions about South Dakota Codified Law 1-19A-11.1 can be directed to:

Review and Compliance Coordinator
(605) 773-6004

Restoration Specialist
(605) 773-6005

Project information submitted to SHPO cannot be returned. This documentation is kept on file at the South Dakota State Historical Society. We review faxed and electronic submissions in the same manner as any other submission and with the same considerations for clarity and completeness. However, original documents with original signature must follow all faxed and electronic submissions. The submission of incomplete, unclear, or confusing information may result in unnecessary delays in the review process until adequate information is obtained.

Additional Resources:

South Dakota State Historic Preservation Office: <http://history.sd.gov/Preservation/>
Link to National and State Register Listed Properties: <http://history.sd.gov/Preservation/NatReg/NatReg.aspx>
Historic Contexts: <http://history.sd.gov/Preservation/OtherServices/SHPODocs.aspx>

National Park Service: <http://www.nps.gov/nr/>
Publications (National Register Bulletins, Preservation Briefs, etc.): <http://www.nps.gov/history/publications.htm>

Exhibit 1: Minutes from the 2/7/2014 HPC Meeting

Minutes of the February 7, 2014 Rapid City Historic Preservation Commission Meeting

Members Present: Jean Kessloff, Eric Monroe, Bill Freytag, Lance Rom, Sally Shelton, Shawn Krull, Clancy Kingsbury, and Alternates Jody Speck and Doug Jones

Members Absent: None

Others Present: Sarah Hanzel, Kip Harrington, Jeanne Nicholson, Brett Limbaugh, Patsy Horton, Michelle Dennis, Scott Sogge, Bob Brandt, Leah Brown, Kel Arguello, Chad McDonald, Dave Lyons and Brad Estes, City Council Liaison

Krull called the meeting to order at 7:30 a.m.

Approval of the Meeting Agenda

Krull requested that an item, Work Session, be added under New Business.

Shelton moved to approve the agenda with the noted addition. The motion was seconded by Rom and carried unanimously.

11.1 Reviews

1012 12th Street (14RS002)

Sogge reviewed the request and identified the fire damaged area. He added that the rear roof slope and plane will not be changed and that the fascia and overhang will remain intact. He further explained that the ceiling joists and structural elements in the fire area will be replaced as needed.

Rom moved to recommend a finding that removing and replacing roof framing post fire, replacing existing asphalt shingles and repairing existing windows will have no adverse effect on the historic property located at 1012 12th Street. The motion was seconded by Shelton and carried unanimously.

1103 West Boulevard (14RS003)

Brandt reviewed the request and identified the windows that are being proposed to be replaced during the current remodel project. He noted that the clapboard siding has been replaced with vinyl siding. He explained that the outside trim on the windows will stay the same and that all of the windows will be replaced with more energy efficient windows over the next couple of years.

Freytag moved to open discussion on the 11.1 Review for 1103 West Boulevard. The motion was seconded by Rom.

Kessloff asked if the property owner has considered rehabilitating the windows.

Brandt advised that the current windows cannot be replaced with double panes, the pulleys don't work and cannot be replaced and that some of the windows do not open. He added that it would be too expensive for the property owner to rehabilitate the windows.

Kessloff stated that the Secretary of Interior Standards do not recommend vinyl windows and that windows should be replaced with in kind windows. She added that replacing the windows with vinyl windows could have a cumulative effect and could compromise the contributing status of the house.

Brandt informed the Commission that all of the windows were wrapped with aluminum when the vinyl siding was installed. He added that the wood inside trim will stay the same and that the permit for the siding was previously approved by the Historic Preservation Commission.

Monroe stated that the muntin bars are defining features and inquired as to whether they will be emulated in the new windows.

Brandt responded that the manufacturer has stated that the muntin bars can be matched exactly.

Freytag reviewed the Building Permit process and reminded the applicant to be aware of the Building Permit expiration date so that a new permit does not need to be obtained and approved by the Commission for the remaining windows. Freytag briefly explained the appeal process in the event that the State does not approve the vinyl windows.

Brandt advised that a couple of years ago, the addition was removed and replaced and that new windows were installed in the addition at that time.

Freytag moved to recommend a finding that replacing the original double hung windows with matching double hung vinyl windows will have no adverse effect on the historic property located at 1103 West Boulevard. The motion died due to a lack of a second.

Rom moved to recommend a finding that replacing the original double hung windows with matching double hung vinyl windows will have an adverse effect on the historic property located at 1103 West Boulevard. The motion was seconded by Kessloff and carried with Kessloff, Monroe, Rom, Shelton, Krull and Kingsbury voting yes and Freytag voting no.

1725 9th Street (14RS004)

McDonald informed the Commission that the old wood siding was rotten and that he is proposing to replace it with hardboard textured siding. He added that the same siding has been used on the neighboring houses.

In response to a question from Freytag, McDonald advised that the siding is eight inch lap siding and that he is unsure what was previously on the house.

Kessloff stated that this is a minimal traditional house and that it did not have drop lap siding on it. She added that it would have had ribbon course siding that was probably cedar. She expressed concern that replacing the siding with hardboard siding could compromise the contributing status of the structure. She suggested that the owner replace the siding with ribbon course siding instead of lap siding. She noted that the scalloped trim was a defining feature to the structure and suggested that the trim be put back on the house.

McDonald reminded the Commission that the surrounding homes have the same siding on them and that he can put the scalloped trim back on the house. He inquired if a new application will need to be submitted to replace the bathroom window.

Krull asked if the window replacement can be added to this application and included in the Commission's motion.

Freytag expressed his opinion that the window replacement could be included in the motion. He encouraged the applicant to install an era correct ribbon course siding on the house.

Kessloff commented that the house is small and plain and that the ribbon course siding and the scalloped trim are architectural features of minimal traditional homes.

Kessloff moved to recommend a finding that replacing the wood siding with LP Smartside siding applied in ribbon course and the replacing of the scalloped trim with fabricated material will have no adverse effect on the historic property located at be 1725 9th Street. The motion was seconded by Freytag and carried with Kessloff, Monroe, Freytag, Shelton, Krull and Kingsbury voting yes and Rom voting no.

1423 9th Street (14RS005)

Legner reviewed the photographs of the garage and noted that the garage is old and unstable. He added that they are proposing to raise the structure and put in a new floor to address drainage and stability issues. He explained that if the structure is stable, it will be placed on the new foundation in the same location and that an addition would be added to the front of the structure. He added that the old part would be a workshop and the addition would be used as a two car garage. He advised that the new garage doors would match the existing doors on the structure.

In response to a question from Freytag, Legner reviewed the dimensions, the elevation and the height of the garage.

Freytag asked if the existing siding will be used on the structure. Legner stated that the current siding is different than the house and that he would like to put new eight inch cedar siding on the garage to match the house. A brief discussion followed regarding the dimensions of the proposed garage.

Kessloff reminded the Commission that the garage is a contributing structure and that the proposed changes may affect the status of the structure. Kessloff asked if the applicant has considered rehabilitating the structure with the same dimensions which would be adequate for a garage.

Legner responded that he would like to have some workshop space in the garage.

In response to a question from Krull, Legner advised that the contractor is confident that the structure can be raised and placed back down on a new foundation.

Kingsbury stated that this would be a substantial increase to the size of the garage and asked if the neighbors support the proposed addition. Legner informed the Commission that he has visited with the neighbors and they are not opposed to the addition.

Kessloff stated that the proposed addition would elongate the garage and suggested that a separate building be built in front of the existing garage. Additional discussion followed.

Kessloff moved to recommend a finding that raising the existing garage and adding on to the garage using matching materials and matching the neighbor's garage height will have an adverse effect on the historic property located at 1423 9th Street. The motion died due to a lack of a second.

Freytag moved to recommend a finding that raising the existing garage and adding on to the garage using matching materials and matching the neighbor's garage height will have no adverse effect on the historic property located at 1423 9th Street. The motion died due to a lack of a second.

Krull asked if four inch lap siding could be used on the entire structure and that a delineation be made between the old structure and the addition.

Legner responded that he did not prefer to have a delineation between the older structure and the addition.

Monroe explained that this is a contributing structure and suggested that some kind of delineation from the old to the new needs to be apparent to help in preserving the status of the structure. He added this can be done many different ways such as using different materials, changing direction, changing setbacks or roof lines, etc.

Legner asked what happens if the contractor determines that the garage is too unstable to be raised and that it will need to be removed in order to build a new garage.

Krull advised that the removal of the structure would be an adverse effect on the property. Additional discussion followed.

Freytag suggested that the 11.1 Review be continued until it is determined if the garage can be lifted to allow for the construction of a new foundation and for the applicant to provide a site plan proposing an offset for the addition and a description of the materials that will be used on the garage.

Freytag moved to continue the 11.1 Review for 1423 9th Street to the February 21, 2014 meeting. The motion was seconded by Shelton and carried unanimously.

Approval of the Minutes

Shelton moved to approve the January 3, 2014 meeting minutes. The motion was seconded by Rom and carried unanimously.

New Business

Election of Officers

Kessloff nominated Shawn Krull for Chairman. The nomination was seconded by Freytag. Shelton moved for nominations to cease for Chairman. The motion was seconded by Rom and Krull was unanimously elected Chairman.

Rom nominated Eric Monroe for Vice Chairman. The nomination was seconded by Shelton. Rom moved for nominations to cease for Vice Chairman. The motion was seconded by Shelton and Monroe was unanimously elected Vice Chairman.

Freytag nominated Jean Kessloff for Secretary. The nomination was seconded by Rom. Kessloff nominated Sally Shelton. Shelton declined the nomination. Monroe moved for nominations to cease for Secretary. The motion was seconded by Shelton and Kessloff was unanimously elected Secretary.

Home Show – March 28-30, 2014

Hanzel reminded the Commission of the upcoming Home Show and provided a copy of the previous year's equipment list and the signup sheet to the Commission.

RFP – Resurvey West Boulevard Historic District

Hanzel informed the Commission that the Request for Proposals for the Resurvey of the West Boulevard Historic District was approved by City Council and that it has been sent out to consultants and has been posted on the City's website. She noted that the RFP's are due by noon on February 18, 2014.

HPC Response to Communications Tower

Hanzel reviewed the letter to Terracon regarding a proposed cell phone tower that was drafted by Rom. Krull suggested that this be a standard letter the Commission uses in response to structures being constructed in the Historic District.

Shelton moved to use this letter as a standard response letter for structures being constructed in the Historic District. The motion was seconded by Rom and carried unanimously.

Rom asked if the letters could be submitted to the Commission members prior to meetings. Discussion followed regarding electronic communications with Commission members.

Subcommittees

Property Nomination Subcommittee

Krull asked for volunteers to serve on this subcommittee. Kessloff and Shelton volunteered.

Design Guidelines Subcommittee

Krull informed the Commission that we need to move forward with the Design Guidelines. He added that the contract has been negated and that they will need to be rewritten. He asked for volunteers to work on the Design Guidelines. Monroe volunteered to work with Rom and Kessloff on the Design Guidelines. A brief discussion followed.

West Boulevard Photo Project and the Streamlining Subcommittees

Krull stated that these subcommittees are no longer needed and they can be removed from the list.

Website

Krull reported that the consultant is waiting on the Design Guidelines and the Project Professionals List. He asked for volunteers. Freytag volunteered to serve on the subcommittee with Krull. Horton requested that staff and the Commission be provided the proposed layout of the website. Horton briefly reviewed the grant funds that have been spent and the grant funds that are available for future work on the website. Additional discussion followed.

Work Session

Horton advised that the Commission needs to schedule a work session for the upcoming grant request. A brief discussion followed and a decision was made to hold the work session on February 26, 2014 at 4:00 p.m.

Limbaugh informed the Commission that he has visited with the Mayor about hiring a consultant to look at the consolidation of the Historic Preservation Commission and the Historic Sign Review Committee. He added that the Scope of Services will consist of reviewing the existing processes to ensure the applications are being reviewed in a timely and efficient manner, reviewing staffing needs and include recommendations for the Design Guidelines. He added that he will share the Scope of Services with the Commission at the next meeting. He noted that funding for the project will be determined after the Scope of Services is reviewed.

Kessloff asked if the subcommittee should move forward with the Design Guidelines. Krull responded that the lack of a full Commission has delayed work on them. Freytag suggested that the subcommittee move forward on the Design Guidelines and that the subcommittee work with the consultant once the contract is approved.

Hanzel asked for volunteers to review the Request for Proposals for the Resurvey of the West Boulevard Historic District on February 18, 2014 at 2:00 p.m. Krull, Kessloff and Freytag volunteered.

Kessloff informed the Commission that the Parks Department is repairing the concrete slab of the original power plant across from the creek in Founders Park and that their intent is to install history markers at this location.

Horton reviewed the procedures for the alternates. She noted that if any of the seven members are absent or have a conflict of interest with a particular item, then Alternate 1 can vote. If two or more members are absent, then both alternates can vote. She added that the Chairman needs to identify

the alternates at the beginning of the meeting and that the alternates can comment but are not able to vote if all members of the Commission are in attendance.

There being no further business, Freytag moved to adjourn the meeting at 8:54 a.m.

Exhibit 2: Location of 1725 9th Street in the West Boulevard Historic District

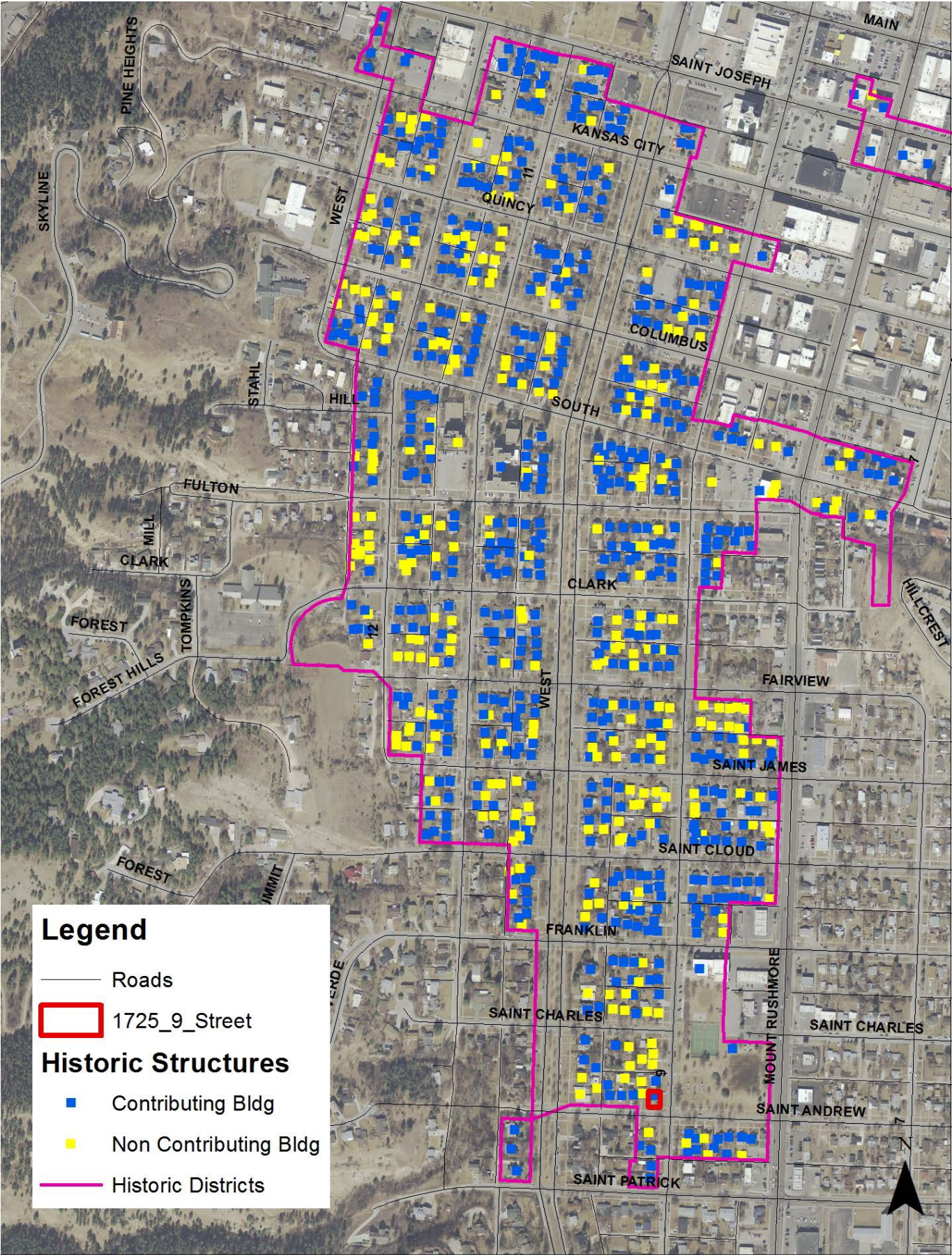


Exhibit 3: Aerial View of 1725 9th Street

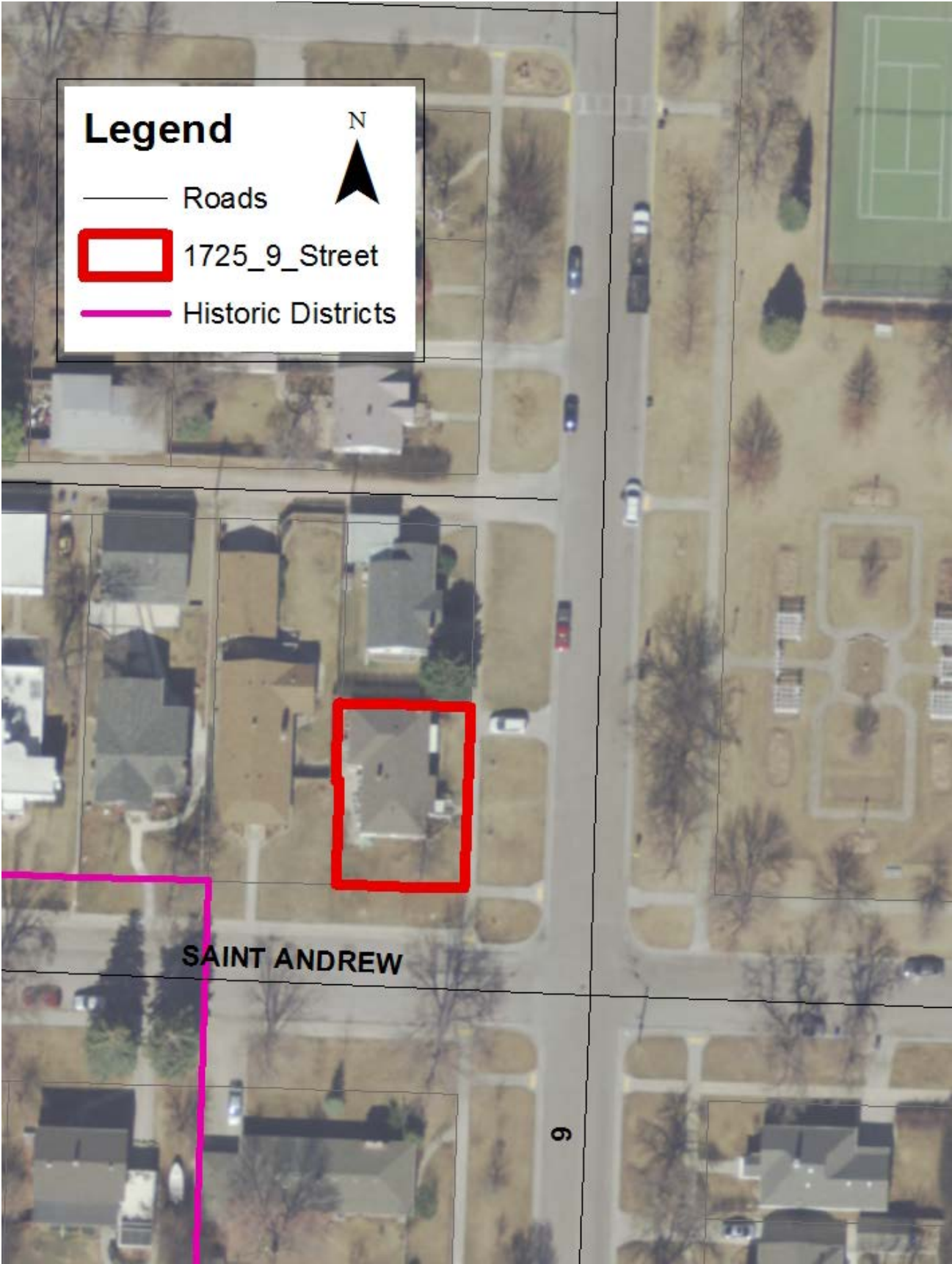


Exhibit 4: Historic Sites Inventory/Architectural Evaluation

SOUTH DAKOTA HISTORIC SITES INVENTORY

Site Number

Historic Name _____

Address/Location 1725 9TH

Common Name _____

Historic Function _____

Historic Context(s) _____

Owner's Name _____

Owner's Address _____

Owner's Phone # _____

Date(s) of Construction _____

Photographer _____

Roll # _____ Frame #'s _____
(Attach Photographs Below)

PN	RC	RC	WB	531
CTY	TWP	CIT	NBH	NUM

DBASE _____

U.S.G.S. Quad Map Name _____

Legal Description

Q1	Q2	SEC	TWP	RNG
----	----	-----	-----	-----

Urban LOT _____ BLK _____
Only ADD _____

Surveyors _____

Date _____

NR Eligible Yes _____ No _____
Future NR Yes _____ No _____

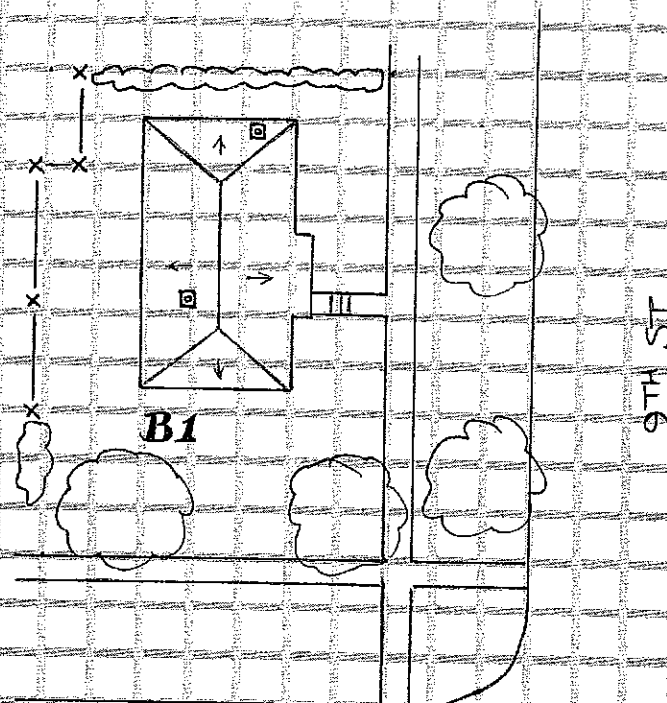
Significance

☐ HIST ☐ ARCH ☐ ARCE
☐ NATL ☐ STAT ☐ LOCL

Site Plan: Indicate all door and window openings, roof shapes, and landscape features.



Indicate
North



PLANNING

Site No. _____

Preservation Strengths of the Site

- _____ In Use and Not Threatened
- _____ In Good Structural Condition
- _____ Owners Protecting Site
- _____ Appreciated by Public
- _____ Valuable to Research

Preservation Threats

- _____ Abandonment
- _____ Deterioration Through Lack of Resources
- _____ Vandalism or Looting
- _____ Inappropriate Alterations
- _____ Inappropriate or Poor Maintenance
- _____ Fragile or Deteriorating Construction Materials
- _____ Unsound Condition
- _____ Lack of Support (Specify by Whom)

- _____ Environmental Situations Effecting Site (Specify What: May Include Mining, Flooding, Erosion, Pollution, Acid Rain, Weather, Isolation, Development, Ect.)

SOUTH DAKOTA HISTORIC SITES INVENTORY

Historic
Name Russell & Margaret Loban House

Address/
Location 1725 9th Street

Common
Name

Historic
Function House

Historic
Context(s) VI. The Great Depression

Owner's Name Robert & Georgia Phillips

Owner's Address 1725 9th Street
Rapid City, SD 57701

Owner's Phone # (605) 348-5180

Date(s) of Construction 1940

Photographer M. McCormick
Roll # 13 **Frame #'s** 24 & 25
(Attach Photographs Below)

Site Number
PN -RC -RC -WB -00531
CTY TWP CIT NBH NUM

DBASE 0000000000

U.S.G.S. Quad Map Name

Legal Description

0
Q1 Q2 SEC TWP RNG
Urban Only BLK 18
LOT S70' L31-32
ADD West Boulevard

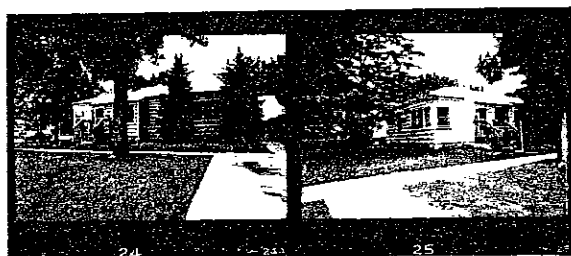
Surveyors
M. McCormick/RTI

Date 07/06/1992

NR Eligible Y

Future NR Y

Significance HIST, ARCH
LOCL



Preservation Strengths of the Site

- ☐ In Use and Not Threatened
- ☒ In Good Structural Condition
- ☐ Owners Protecting Site
- ☐ Appreciated by Public
- ☒ Valuable to Research

Preservation Threats

- ☐ Abandonment
- ☐ Deterioration Through Lack of Resources
- ☐ Vandalism or Looting
- ☐ Inappropriate Alterations
- ☐ Inappropriate or Poor Maintenance
- ☐ Fragile or Deteriorating Construction Materials
- ☐ Unsound Condition
- ☐ Lack of Support (Specify by Whom)

Environmental Situations Effecting Site (Specify What: May Include Mining, Flooding, Erosion, Pollution, Acid Rain, Weather, Isolation, Development, Etc.)

Dates:

Founding of Institution or Settlement 1876

Town and Addition Plated 1877 1886 Initial Construction of Structure 1940

Original Owners:

Name (Include Spouse if Known) Russel & Margaret Loban

Place of Origin

Date Arrived in S.D. 0000 In USA 0000

Occupation(s) Russel: salesman, Puritan Oil Co.

Religious Affiliation

Social/Fraternal Affiliation

Other Previous Owners:

Names and Dates of Occupation

Structural History:

Architect's Name and
Date of Commission

Builder's Name
Pattern, Book and Number/Name

Historic Uses of the Site House

Changes in Use

Statement of Historical Significance: (Including Relation to Historic
Context Topics and Study Units)

The Russell & Margaret Loban House has the potential to contribute to the West Boulevard Historic District. It is significant for its association with the development of the West Boulevard neighborhood in Rapid City from 1878 to 1942. Built in 1940, the house corresponds to the Great Depression, a time of economic uncertainty across the nation. Rapid City experienced limited construction in the early Depression years. In the mid 1930s, however, its construction industry revived largely because of the city's relatively healthy and diverse economy; many new homes were built in the West Boulevard neighborhood. This house helps to illustrate the economic vitality of the city during the Depression, as well as the varied social and economic status of those living in the West Boulevard neighborhood. It also serves as a representative example of a vernacular style built in the neighborhood during this period.

Miscellaneous Historical Information:

This house was originally owned and occupied by Russell & Margaret Loban.

Bibliography:

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1940

Sanborn-Ferris Maps (Dates)
No coverage

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

R.L. Polk: 1941, lists the Lobans at this address

Other Sources Rapid City Public Works, Water Permit #3029:
Russell Loban, August 1940

General Information:

Building # 1

Site No. PN-RC -RC-WB-00531 Date of Construction 1940

Photos 24 & 25

Function House

Plan Form Rectangular

Height (Stories) 1

Style Vernacular

Method of

Overall

Construction Wood-frame

Condition E

Additions & Alterations (Types & Dates)

Modern wooden stoop at front vestibule (east)

Evaluation of Specific Elements:

Foundation: Materials Concrete

Condition E

Walls: Cladding Alternating 2" & 6" clapboard Condition E

Windows: General/Unique	Type	Glazing Pattern	Condition	Location
G	Double-hung, wood-sash	1/1	E	
U	Casement	1x1	E	North
U	Large fixed	Single	E	Vestibule

Doors: Type	Glazing Pattern	Condition	Location
Not visible			North
Wood-paneled	None	E	Vestibule

Roof: Form Hip Materials Asphalt shingles Condition E

Dormer: Type	Condition
Location(s)	

Chimneys/Ventilators: Materials Brick chimney; metal vent Condition E
Location(s) Interior: north; interior: west

Porches: Materials	Condition	Height (Stories)	Roof Configuration	Location
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Vestibule: clapboard siding	E	1	Shed	East
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Bays/Towers: Form	Condition	Height (Stories)	Location(s)
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Significant Exterior Details:

Roof: low pitch; narrow, boxed eaves; and scalloped fascia

Vestibule: front by modern wooden stoop with post rails

Significant Interior Details:

Not accessed

Exhibit 5: Previous Appearance of Property with Ribbon Siding and Scallop Fascia



View from 9th Street



View from Saint Andrew

**Exhibit 6: Photograph of Property Presently with New Siding,
No Scallop Trim**



Exhibit 7: Quote Provided to Fabricate New Scalloped Trim

From: Chad McDonald [<mailto:chadmcdonald@hotmail.com>]
Sent: Tuesday, September 09, 2014 9:59 AM
To: Hanzel Sarah
Subject: FW: Scalloped Molding

Sarah

This is the only quote I have (see below) he is the only guy that called me back. I figure I would need at least 200 ft.

I also want to point out that no matter how this turns out, I would have to remove all the gutters in order to reinstall the scalloped fascia which would most likely lead to me having to replace the gutters again. I have had numerous water problems (that I can document) so there was no way I could have waited on the gutters. I just installed my 3rd sump pump in the last 3 years only this time I replumbed the whole thing so it moves more water and gets it further from the house.

Date: Mon, 8 Sep 2014 09:26:52 -0600
Subject: Re: Scalloped Molding
From: jdwoodworks@gmail.com
To: chadmcdonald@hotmail.com
Chad cedar is 2.59 and redwood would be 2.99

JIM

On Thu, Sep 4, 2014 at 11:04 AM, Chad McDonald <chadmcdonald@hotmail.com> wrote:
Jim

What about cedar or some other wood that stands up to moisture well?

Date: Thu, 4 Sep 2014 10:43:43 -0600
Subject: Scalloped Molding
From: jdwoodworks@gmail.com
To: chadmcdonald@hotmail.com

Hi

Scalloped molding is available in 8ft lengths. 1 x 6 is 1.85 per lineal ft.

Thanks

Jimbo

Exhibit 8: Comments from Property Owner

To Whom It May Concern:

In regards to my rental house located at 1725 9th St I would like the following to be taken into consideration:

I did agree to put the scalloped trim back up because I felt if I did not agree to this point... the HPS would find "adverse effect" and I would not get the permit. I did not have much time to waste since my house no longer had any siding or much house wrap so timing was a serious issue. At the time I did not realize that scalloped trim would not be readily available at any local store and like most home repair projects, I thought it would have been done months sooner. The reality is, it was not done when I expected and when the siding was done... it was at the point I needed to get gutters up before we started to see a month of rain. This house does not have the traditional soffits or roof overhang so putting up the scalloped trim is not as easy as I once thought now that the gutters are up and I did not have time for this process to play out.

I have never had to go through a process like this so this has been an educational experience to say the least. I understand why this process is in place but it still amazes me a select group of people can dictate what kind of materials I use, the manner I install them, and the pattern I want for installation on a property I own. It also bothers me that this house was allowed to go into disrepair and no one said a word until I started to fix it up. My small simple house that looks like a dozen others across town sits on the wrong side of a line on a neighborhood map.

I feel I made an effort to do what I agreed to. At this point, I do not feel it is worth the effort it would take to give the house a piece of decorative trim I have never wanted, just to please a select few. I have spent a lot of extra money to comply and I have done more to preserve the historical character of the house than any other person in the last 20 years.

I have put on a new roof, new siding, new gutters, painted windows and installed a new front screen door, refinished the wood floors, removed the downstairs bath to be up to code, brought most of the electrical up to code, updated the upstairs bath, new dishwasher, and replaced the sump pump 3 times and this last time I replumbed the whole system to move more water further away from the house. I live a few blocks from this house and my kids either attended or attend Wilson School so we care about this neighborhood and the quality of homes in it.

I would also like to note that the current renter wants to purchase the home in the spring and she also does not want the scalloped trim.

Thank you for your time and understanding

Sincerely
Chad McDonald