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: _____ Time of Submission: _____

Location Address: 1216 QUINCY ST Year Constructed: 1930's

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:
RESIDE STRUCTURE

Applicant *(if different from owner)*	Phone Number	Fax Number
☑ Owner ☐ Architect ☐ Contractor	3614 COTTONWOOD ST	RC SD 57702
Applicant's Signature	Street Address	City, State, Zip Code
	Date	

JUSTIN LENA	209-3236	
Owner	Phone Number	Fax Number
Owner's Signature *(*Required*)*	3614 COTTONWOOD ST	RC SD 57702
10-29-2014	Street Address	City, State, Zip Code
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.

Date of Meeting	Application File #

SUBMIT 13TH 30
MEETING 21ST 7TH

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

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:
- ☐ 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

N/A ☐ 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.

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!)*

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.

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

Property Address

1216 Quincy St

November 2014

Greetings

I am currently re-siding and re-roofing my five unit multiplex at 1216 Quincy Street.

This structure was built, I believe, in the 1930s and has been a multiplex at least since the early fifties. It is a fact that about half of the building was added to an original structure, which would account for a variety of its original foundation styles, window shapes, and siding features.

When I purchased the building in 1994, the structure was in sad shape with ancient heating, plumbing, and electrical elements. The egresses were unsafe.

It was clear that very little improvements had been made in decades.

In 1999 I performed a permitted renovation in which all windows and doors were replaced. Some openings were moved. Other openings were enlarged to comply with health and safety codes. Interior hallways were removed and exterior entrances were added for safety. A large deck was added to provide access to the upper floor. The entire interiors were remodeled and modernized with completely new kitchens, bathrooms, plumbing, heating, and electrical, drywall, etc. I also did a significant amount of structural

work, placing a foundation on the backside, were actually no foundation had existed.

The building is now a safe, comfortable, and affordable rental property.

By 1999 the exterior was already in bad shape due to deferred maintenance, especially the higher backside areas of the building. Particularly in bad shape were the fascia, moldings, corners, and areas around the dormers. Water damage had taken a toll, and clearly a major refit was in order. But until recently I did not have the resources to address these problems.

Now I am renovating the entire exterior.

My objective is to do this renovation in a manner that will forestall the deferred maintenance issues that plagues so many West Blvd area buildings. Obviously, buildings that can withstand weathering can be more easily maintained, and therefore will be kept in better shape. Rents can therefore be maintained, generating the resources to keep the building in order.

To forestall maintenance issues, I have chosen materials for my renovation that will meet these objectives. The material I am using is the Hardie concrete fiber siding and trim. The new siding has a five inch reveal, and is textured. The corners, fascia, frieze boards, and window trim are all smooth five quarter Hardie product.

The dimensions of corners and architectural trim are being maintained. Gable fascia moldings are being maintained. The casing around the windows are being widened, depending on the size of the window, in order to maintain proper proportions. The window trim ranges from 3 ½ to 5 ½ in width and returns the window trims closely to their original presentations. Of course due to the fact that this structure is actually two structures spliced together, there never was a true consistency in window and door presentations.

The siding I am replacing is a mixture of pine, redwood, cedar, and Masonite. There is also a mixture of manufacturing styles as well, with some drip edges being square and others beveled. The reveals have been of varying degee, but average 4 ½ inches. My new siding is 5 inch reveal. I chose to replace instead of refurbish the siding for several reasons.

1. Its poor condition overall: When there are so many bad spots, it makes sense to replace rather than repair.
2. Cost: replacing substandard pieces and the labor to scrape and paint this building is not cost effective in the short or long run.
3. Availability of like materials for repair: Number one cedar siding just is not easily attainable and is very expensive.
4. Energy efficiency: This is the biggest reason. I have a very strong commitment to "green" construction. Underneath the new siding, I furred out the wall 1 ½

inches and placed solid core insulation between the furring strips, then house wrapped the structure. Obviously this could not be done without removing the old siding.

Thank you for your consideration

Justin Lena