



A PROFESSIONAL DESIGN / BUILD COMPANY

*New Construction-Remodeling-Painting*

1080 Kennel Drive, Suite B,  
Rapid City, SD 57703  
Telephone: (605)-341-6352  
Fax: 341-0999

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**Mr. Mayor and City Council Members  
City of Rapid City  
300 6<sup>th</sup> Street  
Rapid City, SD 57701**

**RE: 920 St. James St. Historic Review and Permit Application**

**Dear Mayor and Council Members:**

**We have gone through the processes of the historical committee meeting and the state review for approval for the siding and window replacement at 920 St. James Street. The Rapid City Historical committee members voted in favor of using the siding materials (with the same finish and reveal) with a vote of 5-for and 3-against. After the committee meeting our application was forwarded to the state for approval, and their finding was that the material (cement fiber siding) was of adverse affect to the contributing structure. To my knowledge the only reason it was considered of adverse affect was due to the material itself (manufactured, not wood), however, the finish and reveal size would be exactly the same as what was originally on the structure. Due to budget limitations and personal preference, the homeowner wants to use the Hardie plank material for durability, warranty, lack of maintenance required, and overall protection of the structure itself. The siding that is on the structure currently has lead based paint and the homeowner does not want to keep it. Removing the siding and using the lead safe removal techniques is what we recommend and is also much more cost effective than the sanding and sealing required to cover up the lead based paint. Although the home is on the contributing structure list at this time, the current (manufactured) 12 inch masonite lap siding is already applied over the top of the original cedar siding. Our recommendation and the homeowner's wishes are to remove all of the siding, apply a new moisture barrier/insulation wrap for added protection, and apply the new Hardie plank materials. As I mentioned above, we are planning on matching the reveal size, and texture (smooth) of the historically relevant siding. The actual cost difference if we were to apply cedar siding including the extra labor, milling, materials, and prime & paint would be almost \$3000.00. We and the homeowner would like to avoid this additional cost. The product we are requesting will outlast the wood materials, provide a better moisture barrier, require less maintenance, and maintain the clean and finished look much longer than wood material. We will preserve the "historic look, finish" as best as we can, matching the trim style, moldings, and reveal.**

**In closing, the homeowner, Ms. Carol Jensen, purchased this home with the intentions of remodeling/renovating it and making it into a home for herself. At the time of purchase and up until the application for the permit, she had no clue this was a part of the historic district, or that it was a contributing structure. Not only will the improvements make the property more attractive, but it will make the home more efficient, and provide a comfortable living space. We appreciate you taking the time to review our request and hope we can come to a feasible solution.**

**Feel free to contact us if you would like any other additional information.**

**Sincerely,**

**Chris Albers**

**Project Manager/Sales**  
**[chrisallstar@rushmore.com](mailto:chrisallstar@rushmore.com)**  
**605-431-5885 Cell**

**All Star Construction, Inc.**  
**1080 Kennel Dr. Suite B**  
**Rapid City, SD 57703**

**605-341-6352 Office**  
**605-341-0999 Fax**

