

City of Rapid City – Abbreviated Case Report for 1116 South Street.
July 2014

1. Project Name File Number: Re-Roof a Contributing building in the West Boulevard Historic District (13RS031/CIHR13-0026)

2. State or Local Agency Funding, Permitting, or Undertaking the Project

Agency Name: City of Rapid City (Roofing Permit)

Agency Contact Person: Sarah Hanzel, Long Range Planner I

Mailing Address: 300 Sixth Street

City, State, Zip: Rapid City, SD, 57701

Email Address: sarah.hanzel@rcgov.org

Telephone Number: 605-394-4120

3. Applicant Information

Contact Person: Accent Painting & Construction/Bob Cathey

Mailing Address: 12976 Bogus Jim Road

City, State, Zip: Rapid City, SD, 57702

Email Address: hosselmore@gmail.com

Telephone Number: 605-415-6285

4. Owner Information

Owner Name: Richard Bray

Mailing Address: 1116 South Street

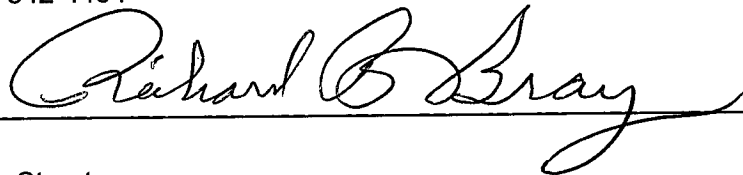
City, State, Zip: Rapid City, SD, 57701

Phone Number: 605-342-4454

Email Address:

Fax Number: None

Owner's Signature:



5. Project Location

Address: 1116 South Street

City, State: Rapid City, South Dakota

Maps: Aerial View (see below); District View (see below)

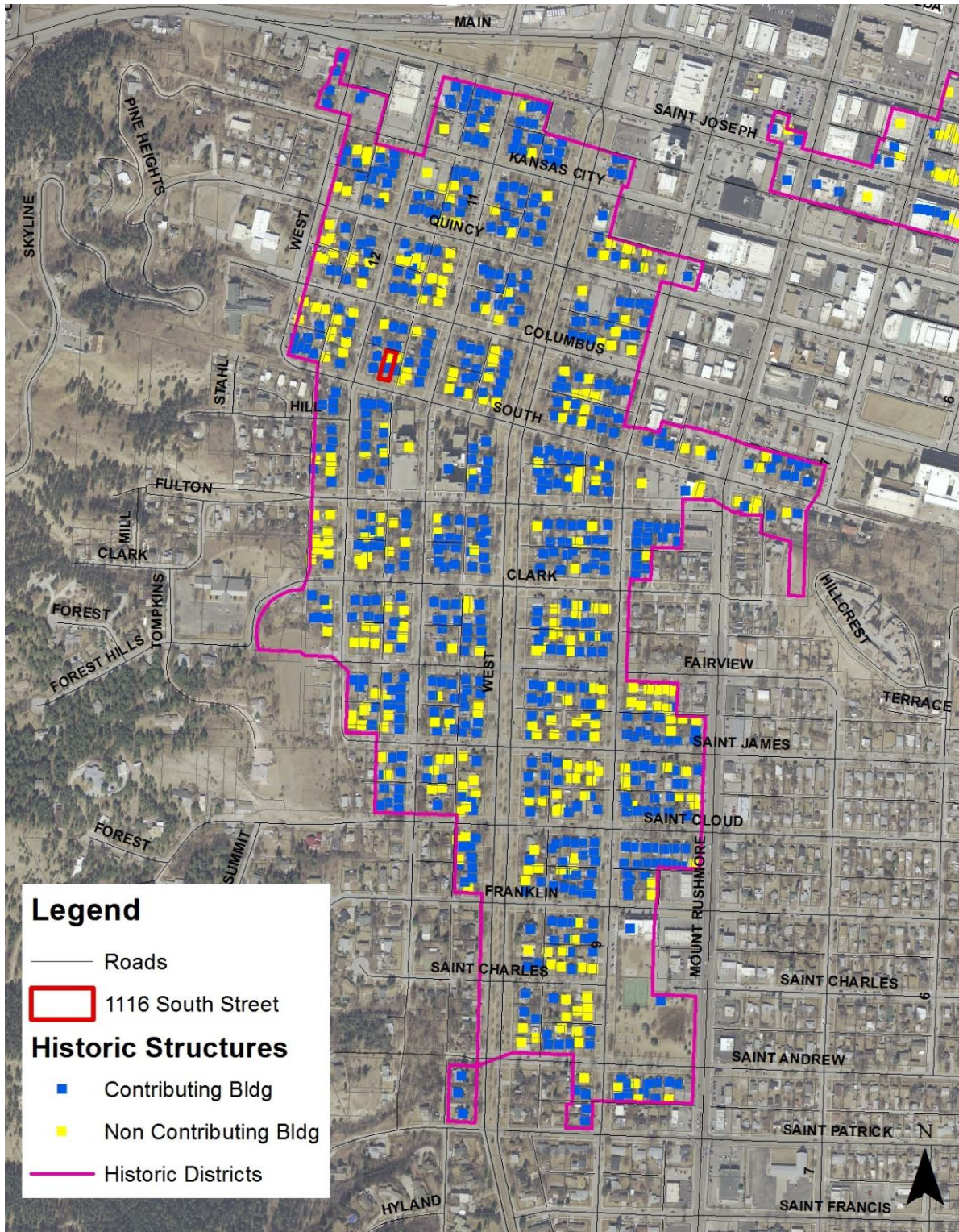


Figure 1: Project Location in West Boulevard Historic District



Figure 2: Project Location/Aerial View

6. Project Plans

See Project Description for materials list and attached drawings.

7. Photographs

Street Frontage View (see below)

Hail damage (see below)

8. Planning and Approval Schedule

11.1 Review meeting, finding of adverse effect: December 6, 2013

State Concurrence of adverse effect: December 10, 2013.

Tentative Timeline

HPC Comment on Case Report: August 1, 2014

Final State Comment: On or before August 6, 2014

Legal Finance Recommendation: August 13, 2014

City Council Final Determination: August 18, 2014 – If the City Council determines that all prudent and feasible alternatives have been explored, and approves the project, the City will send a notification to SHPO sent certified mail. Ten day following receipt of the notification, the applicant may obtain the building permit for the project.

9. Project Description

1116 South Street is a contributing structure in the West Boulevard Historic District. It was built circa 1889. The project proposed is to replace the fiberglass/asphalt shingles with seam metal roofing in a multi-tone color. Proposed Product: Premium Pro- Rib Multi-tone in Bark Dust Color

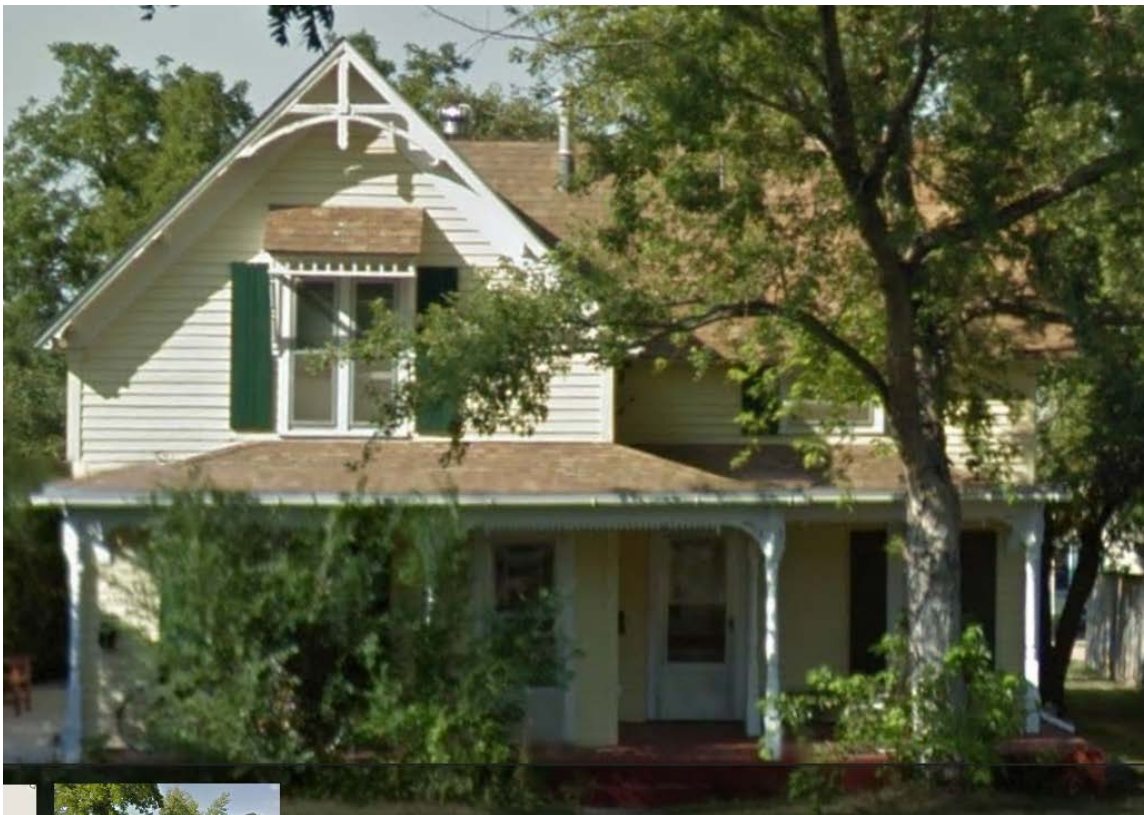


Figure 3: 1116 South Street with asphalt shingles

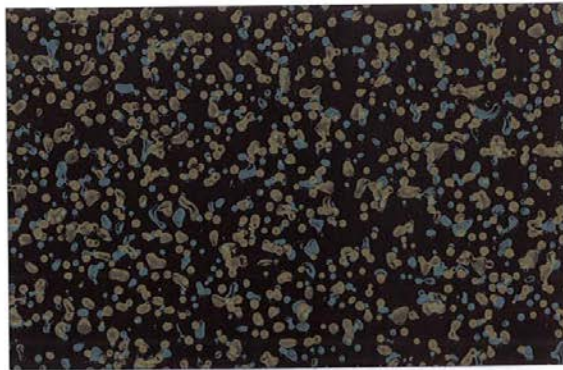
Damage To Roof at 1116 South ST & C. SD.



Figure 4: Existing Damage to Roof at 1116 South Street



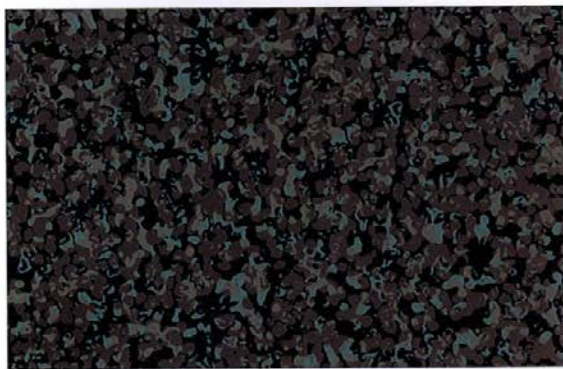
Figure 5: Proposed Product - Manufacturer's Graphic of Pro-Rib Multi-Tone Steel Roofing Installed on a Residential Building.



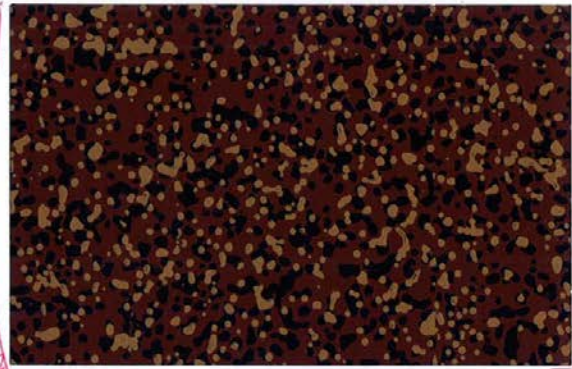
WOODLAND TIMBER



BAY HARBOR BLUE



NORTHWEST SLATE



BARK DUST

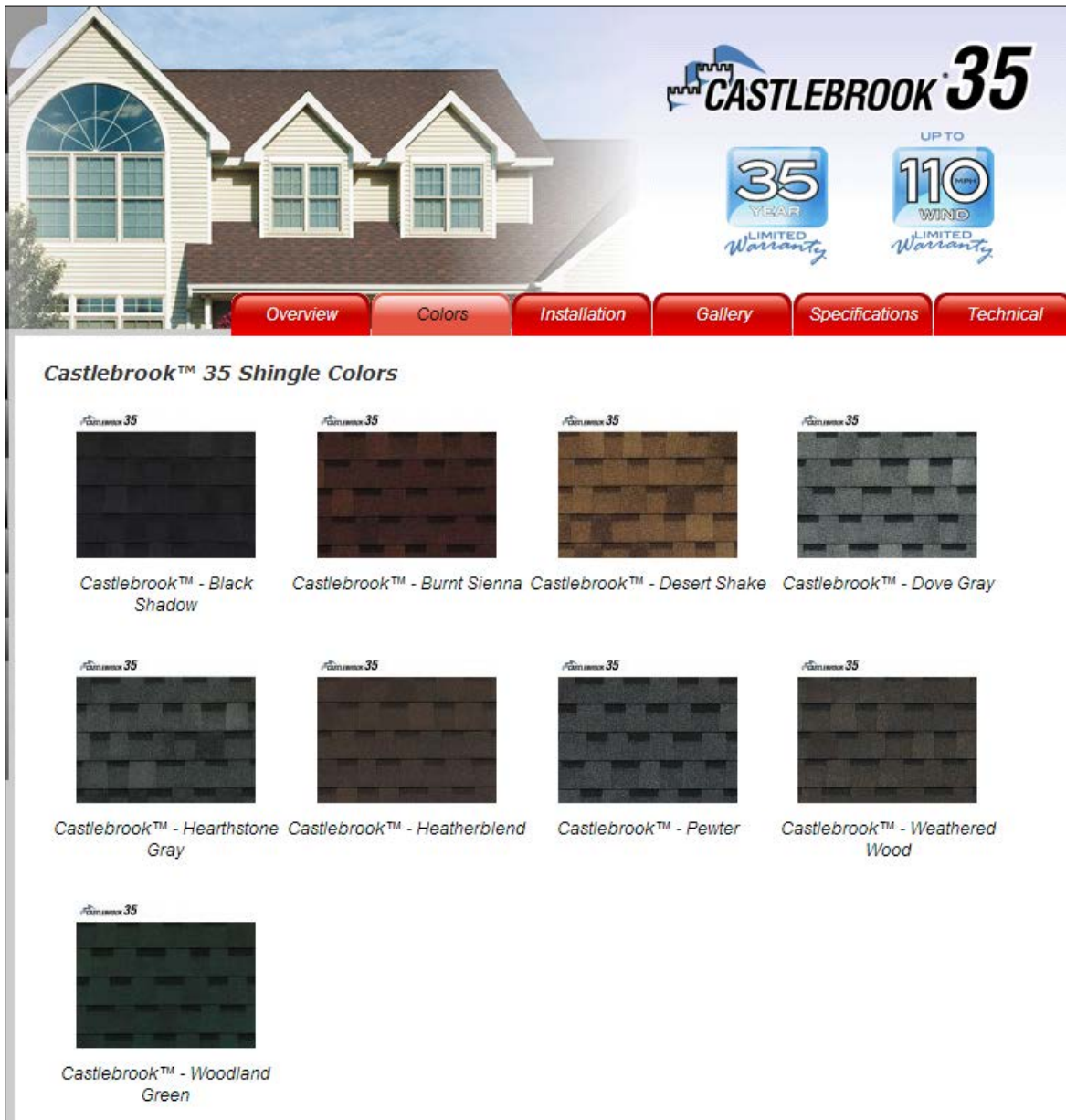
Figure 6: Proposed Product - Detail of Pro Rib, Painted Seam Metal Roofing (Bark Dust)

10. Potential Effects

Changing roof material from shingle design to seam metal is an adverse effect. As a replacement material, a seam metal roof does not convey the same visual appearance of the shingle it is replacing. In order to have no adverse effect, the project must meet the U.S. Department of Interior Standards for Rehabilitation (Standards). Replacing roof materials to mimic the size, texture, color, and patterning of the historically accurate materials will meet the Standards. Often times, homes that originally had wood shingles (as this house may have) are replaced with asphalt shingles because they meet this criteria. Asphalt shingles are not necessarily the only approved replacement material. Other composite and metal shingles that are becoming available can also match the design, pattern, and size of historic shingles can be used as a replacement material with no adverse effect.

11. Description of Feasible and Prudent Alternatives

Product	Cost	Effect on Historic Property
ALTERNATIVE PRODUCT: 35 year asphalt shingles - Castle Brook (Atlas Roofing) 35 year 110 mph wind –	\$2,805.66	No adverse effect
ALTERNATIVE PRODUCT: 50 year asphalt shingles – Castel Brook (Atlas Roofing) 50 year 110 mph -	\$6,388.70	No adverse effect
ALTERNATIVE PRODUCT: Other metal shingles or composite shingles that convey the same visual effect as existing shingles or wood shingles – 1) Alibaba Antique Tile Roofing 2) Decra/Metro Steel Shingles - Quote provided by local hardware store	1) \$11,000.00 2) \$6,500 - \$7,800	Potential for No Adverse effect
PROPOSED PRODUCT: Sheet metal panels – Steel Seam Roofing - Premium Pro-Rib Multi-tone	\$3,588.15	Adverse effect



The image shows a product page for Castlebrook 35 Architectural Shingles. At the top left is a photograph of a house with a dark shingled roof. To the right of the house is the product name 'CASTLEBROOK 35' in a stylized font. Below the name are two warranty icons: '35 YEAR LIMITED WARRANTY' and 'UP TO 110 MPH WIND LIMITED WARRANTY'. A navigation bar with red buttons contains the following links: Overview, Colors, Installation, Gallery, Specifications, and Technical.

Castlebrook™ 35 Shingle Colors









			
Castlebrook™ - Black Shadow	Castlebrook™ - Burnt Sienna	Castlebrook™ - Desert Shake	Castlebrook™ - Dove Gray
			
Castlebrook™ - Hearthstone Gray	Castlebrook™ - Heatherblend	Castlebrook™ - Pewter	Castlebrook™ - Weathered Wood
			
Castlebrook™ - Woodland Green			

Figure 7: Alternative Product - Castlebrook Architectural Shingles which meets the Standards.

Enjoy
a lifetime of beauty

Experience
the strength of steel



Lifetime Limited Warranty

High Performance

Hail & Freeze / Thaw Resistant

Fire Safe, Non-Combustible

Exceptional Value



Tile



Villa Tile



Shake



Shake XD



Shingle



Shingle XD

Fire Safe UL File #R14710; Florida Building Code, Miami-Dade County NOA, CCMC and ICC-ES reports available at www.decra.com.

DECRA
Stone Coated Steel Roofing Systems



DECRA Roofing Systems, Inc., Corona CA
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Figure 8: Alternative Product - Examples of Steel Shingles which mimic the design, pattern and size of historic shingles and has the potential to meet the Standards. Application of this product to the property has not been reviewed by the HPC or the SHPO.

MetroSHINGLE®

MetroSHINGLE® Patent No.: US 6, 269, 603

A green roof product designed for the future.

Metro panels are made from the world's most recycled material – Steel! The oil-free natural granite stone granules are graded to Metro's unique 18-grade size to provide a tight coating that enhances the panels pressed details and ensures long-life durability. A Metro roof will enhance your homes appearance and value and is backed by a 50-year limited warranty and a 25-year limited appearance warranty. All panels come with an attractive stone coating embedded in a UV resistant acrylic polymer for a lasting bond to the steel.

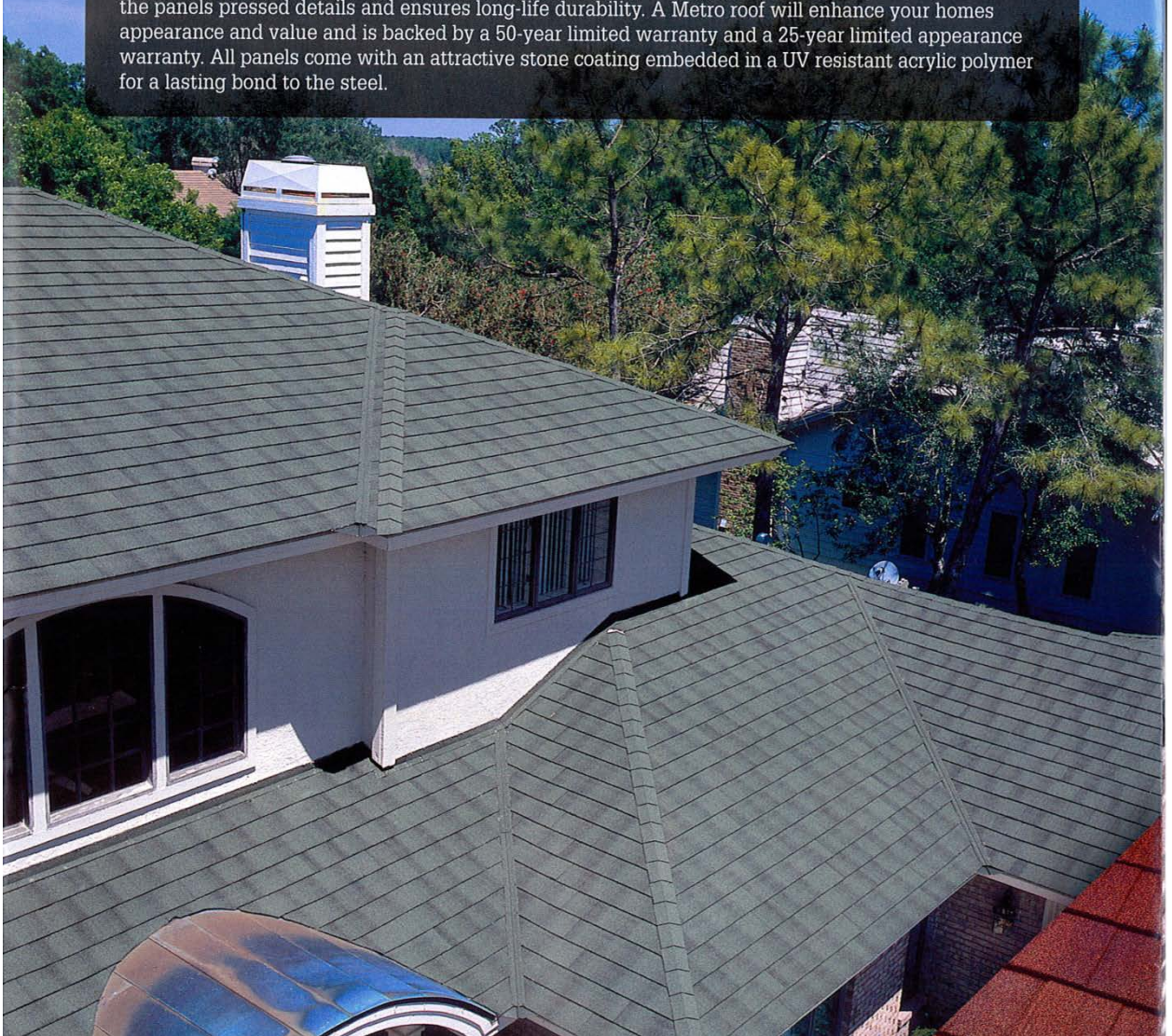


Figure 9: Alternative Product - Examples of Steel Shingles which mimic the design, pattern and size of historic shingles and has the potential to the Standards. Application of this product to the property has not been reviewed by the HPC or the SHPO.

12. Planning to Minimize Harm to Historic Property

The property owner recognizes that the existing roof must be replaced in order to maintain the historic integrity of the home by protecting it from hail and water damage. After identifying alternative roofing materials, they have determined that the Premium Pro-Rib Multi-tone Metal Seam roofing, will best suit their interests. The original application requested seam metal roofing in a solid color. The applicant now requests approval for a painted (multi-tone) metal seam roof, which they believe to be a better alternative for blending with the character of the neighborhood. Please refer to letter from the property owner and the contractor for more details about their reasoning and preferences for the metal roofing product.

13. Attachments

- Letter from Richard Bray
- Letter from Bob Cathey
- Minutes from 11.1 HPC meeting
- Drawings
- Historic Inventory