

Accent Painting & Construction

12976 Bogus Jim Rd

Rapid City, SD57702 (605) 343-1051

Mr. Mayor, City council, and Finance committee

City of Rapid City 300 6th street

Rapid City, SD 57701

Re: 1116 South Street Historic Review request for re roof permit.

Dear Mayor, City council, and Finance committee:

We have gone through the process of the historical committee meeting and the state review approval for the re-roofing at 1116 South Street.

The conclusion reached by the committee and the state is that this material (Sheet Metal Roofing) would be 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 (Metal not asphalt). Sheet metal has a nice architectural appeal,

provides a superior cover to the home in the areas of moisture barrier, weather resilience (hail and wind storms), and lower maintenance.

This product has already been accepted in the Environs Historic District on several properties and is providing a quality finish and a nice look to the community.

Due to preference the home owner wants to use the Sheet metal product for durability, warranty, lack of maintenance required, and overall protection of the structure itself.

The existing 35 year asphalt shingles are severely damaged from hail and other weather conditions over time, and the homeowner doesn't want to experience

the same issues he is currently facing. Our recommendation and the home owners preference is to remove all existing ridge caps and installing a new breathable

ridge cap for superior moisture control as well as installing 18" valley pans, siding flashing,

and overlaying the sheet metal panels. Instead of a single color Sheet metal panel one color finish option is a faux shingle "look alike" sheet metal panel.

The product we are suggesting will outlast the asphalt shingles, provide a better moisture barrier, and remain in

better condition over time.

In closing the home owner Mr. Bray purchased the property with intentions to preserve the historic home, by installing the Sheet metal roof both the home owner

and Accent Painting will be doing all we can do to preserve the historic integrity of the home.

Not only will the improvements make the property more attractive, but it will also 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 an agreement for this home improvement.

Sincerely,

Bob Cathey

Owner

Accent Painting and Construction

The major difference between asphalt shingles
35year, 50 year shingles and
sheetmetal panels is as follows:

copy

As we all know asphalt shingles have been put to the
test

and have come up short , They do not hold up to hail
like sheet metal panels

all you have to do is ask Insurance companies all
around the country.

Or just look at the pictures of Mr. Bray's home in
Rapid City and see that 35 year

shingles have fallen way short of protecting the
historic home.

And on top of not being able to hold up like sheet
metal 35 year shingles are more than 3 1/2 tons

sheet metal panels are 1,716 Lbs a great difference
between all of these products.

These amounts are based on 26 squares of shingles.

The other factor is that the weight is over bearing for fifty year shingles which are over 11,000 Lbs or to say more than 5 1/2 tons on this roof.

This is the product which was suggested by the HISTORIC PRESERVATION to put on the

roof of this old home, this home would need a lot of restructuring to be able to support

the weight of 50 year shingles and then still after a bad hail storm or two you

would need to replace them. As a professional Contractor I would reccomend using

sheet metal to any home owner that is looking for a quality low maintenance roof that will last for many years to come

and save Thoundsands in deductables year after year.

In Summary there is no down side to using the sheet metal, it will last longer and remain in better condition over time

Thank you, Bob Cathey
owner Accent Painting

The material cost for 35 year shingles is as listed
\$2805.66

The material cost for 50 year shingles is as listed
\$6388.70

The material cost for sheet metal panels is as listed
\$3588.15

All based on 26 squares of shingles

Home 1116 South St. Rapid City SD

Fulton ST

Big Building



1123

Home with Tile Roof

Sheet Metal

1116

request for Sheet metal Roof

South st

House & garage with sheet metal

1116

Columbus ST

Olincy ST

~~Kansas ST~~

Kansas ST

Business with Tile Roof

620

west Blvd

11th ST

St Joseph ST