



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Planning & Development Services

300 Sixth Street

Sarah Hanzel, Long Range Planner
Community Planning & Development Services
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SDCL 1-19A-11.1 – Project Notification Form Local Government Entity Requesting Review

City of Rapid City

Contact Person for Government Entity

Name: Sarah Hanzel, Long Range Planner

Address: City of Rapid City, 300 Sixth Street, Rapid City, SD, 57701

Phone Number: 605-394-4120

Email: sarah.hanzel@rcgov.org

This notification form provides additional information after the application was originally submitted on June 3, 2015.

Project Location: The property at 703 11th Street is a contributing structure in the West Boulevard Historic District. It is located at the corner of 11th Street and Kansas City Street. The residential structure is a duplex built with colonial revival features including a side gable, symmetrical fenestration, pedimented entry, multi-light wood door, opposing chimneys, and narrow wood lap siding. This property matches the structure adjacent to it on Kansas City Street.

Relevant Case History: On June 2, 2014 the Rapid City Council made a final determination that there were feasible and prudent alternatives to replacing the existing wood siding with vinyl siding at the property. For the matching property located at 1107 Kansas City, the City Council determined that there were no feasible and prudent alternatives to replacing the wood siding with vinyl siding.

Project Description: The property owner requests a building permit to

- Install and paint wood composite siding with a wood grain finish to match the existing reveal (5 – 5.5”). The applicant has two alternatives regarding the existing siding. The preference is to leave the existing siding intact underneath. As an alternative, they will remove the existing siding.
- Repair pedimented entry
- Replace crown molding (see photograph) with new wood crown molding, primed and painted.



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

- Replace trim on windows with 1 x 4 wood, primed and painted.
- ~~Replace wood door with new wood door to match the one on 1107 Kansas City Street (This request was withdrawn by the applicant).~~

Existing Conditions: Photographs of the structure are shown below. According to the applicant, the property was last painted in 2010 by the previous owner. The applicant maintains that 55 – 75% of the building is peeling and will not hold paint. He has identified multiple areas where the wood is soft. The most severe rotting wood is located on the window trim and the pedimented entry.









The applicant has indicated that they have been unsuccessful at contacting a painter to perform the work or provide an estimate as of June, 2015. The applicant provided the following information to document their attempt to contact painters.

Dear Sarah Hanzel,
Regarding the request for siding to 703 11th St., We have made the following phone calls with the following results:

Bart Boose	605-381-1621	Not his number
Heavy Construction	605-342-3152	referred us to Brendse & Sons and Casubic Construction
Brendse & Sons	605342-5283	No response
Kassube Construction	605-341-3756	Returned call and stated they would look at it but will be awhile
Remodle King	605-342-5464	No response

As we have gone through last year, it appears that most painters are either very behind or refuse to do work in the historic district. Composite siding is really our only option to preserve this building from further rotting.
Please keep us informed of the situation.
Thank you for your time,
Daniel Miller

Alternatives Considered: The applicant states that repainting the existing wood siding is not a feasible or prudent alternative. The abatement process is costly and requires the tenants to move out for approximately 1-2 months. A cost estimate obtained last year showed that the cost to perform lead abatement and repaint the structure would cost over \$17,000.00.

After the Case Report was submitted to SHPO on July 6, 2015, the applicant submitted an estimate they recieved to have the building painted. See next two pages.

The applicant does not plan to pursue a contract with a painter because there is only a 2 year guarantee on the paint. The composite siding comes with a 20 year guarantee.

Project Review: The project as proposed does not meet Standards 2 and 5 of the Secretary of the Interior Standards for Treatment of Historic Property with Guidelines for Rehabilitation. Standard 2 states that the removal of distinctive materials will be avoided; Standard 5 states that distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved. Standard 6 states that deteriorated features will be repaired rather than replaced. When the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, textures, and where possible, materials.

Please comment on whether the SHPO finds a potential for adverse effect with the proposed project and include any other comments you have regarding the severity of deterioration and the appropriateness of the proposed replacement material.

Enclosures:

Aerial Map
Application
Correspondence

Government Official's Signature: Sarah Hanzel

Date: July 6, 2015

June 25, 2015

Dan North
703 11th St
Rapid City S.D. 57701

P

Re: Exterior Painting

We will furnish labor, material and equipment to complete the following:

Scope of Work:

R

Work included – siding, overhangs, fascias, window trim, basement entry, front door and trim, basement door and trim.

Power wash exterior of building

Hand scrape any remaining loose paint

Caulk cracks, caulk around windows & doors

Spot prime raw areas

Apply two coats of acrylic latex paint to siding, overhangs, fascia's, foundation, basement entrance and window trim

We will spray apply the material and back roll to work the paint into the siding for longer protection

O

Total price for the above stated work: \$7,848.00
Seven thousand eight hundred forty eight dollars

P

Clarifications:

Not to remove the storm windows

Siding, overhang, fascia's and foundation are the same color

The trim will be an accent color

All wood replacement by owner prior to painting

If you have any questions please call

O

Thank You

Gary Grajczyk

Berendse & Sons Painting Inc.

S

A

Terms & Acceptance- Reverse Side

L

Berendse & Sons

Painting Contractors



10 E. Mall Drive
Rapid City, SD 57701-7833
Fax: 605-342-9117
Phone: 605-342-5283

Mailing Address:
PO Box 3740
Rapid City, SD 57709-3740

The Estimate Direct Total Includes The Following Costs:

- Labor
- Material
- Administrative & Sales Tax

Specifications: All workmanship to be performed in Strict Accordance with the Painting and Decorating Contractors of America (PDCA) Standards. Materials to be of premium grade with colors being selected by the owner

Performance Time: Work to be performed in a prompt manner as scheduled by our Production manager and within the conditions set forth by the materials manufacturer.

Terms: Payment to be made as follows 15% DOWNPAYMENT, BALANCE NET 30. ** If the contract is cancelled after the deposit has been received, the amount refunded will be adjusted to reflect any costs incurred by BSP.

Warranty: Two years from original date of completion on Labor and Material.

*COMMERCIAL

Authorized By: Gary Mrazek (Proposal Good For 30 Days)

*INDUSTRIAL

Acceptance: As legal representative (s) we accept the conditions outlined in this proposal and therefore authorize Berendse and Sons to perform the work.

*RESIDENTIAL

Signature: _____ Dated: _____

*WALLCOVERING

(Please Sign and Return One Copy with Deposit)

*MCP SYSTEMS

We accept:

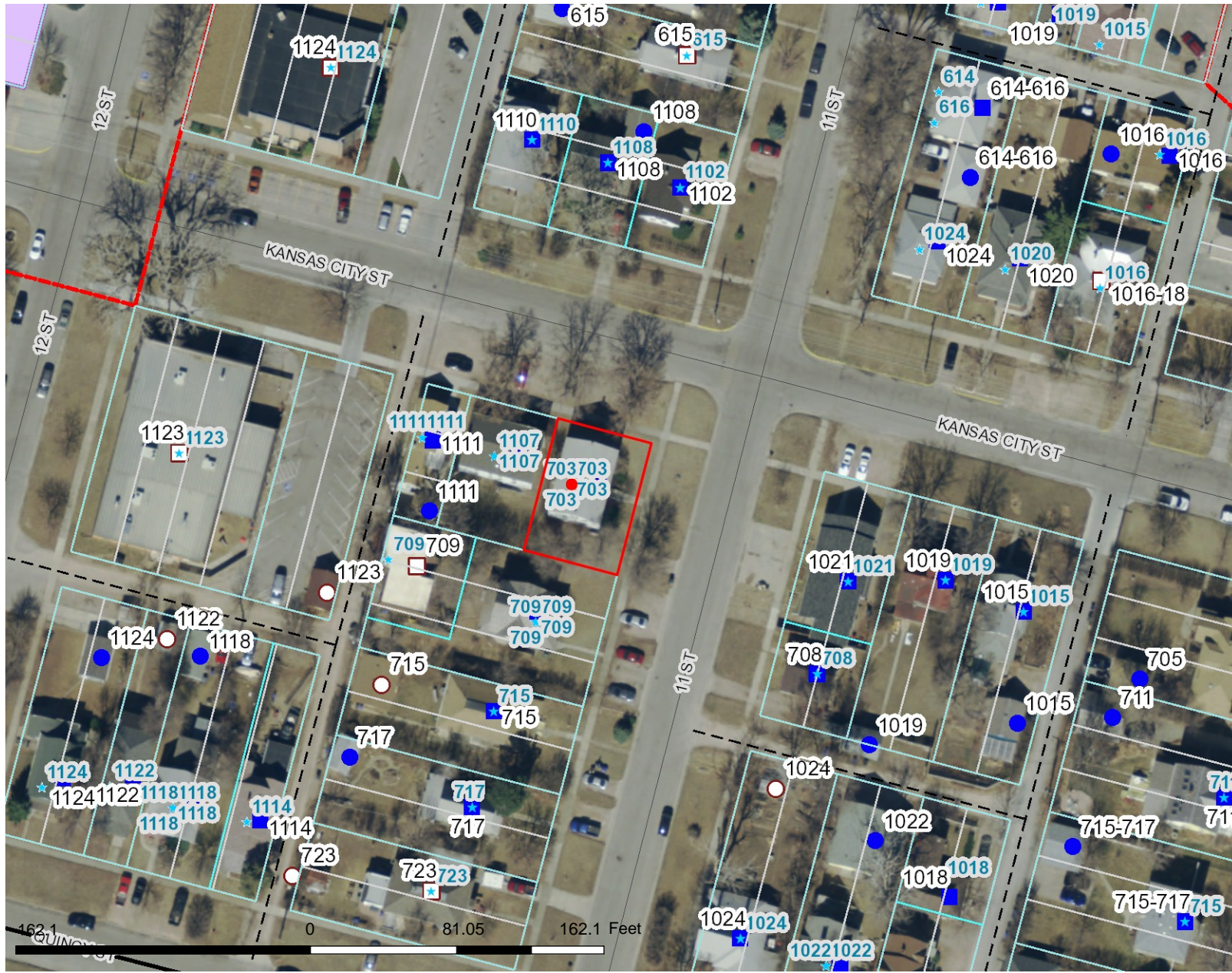
*SANDBLASTING



*SODABLASTING

"Pride in Performance"

Website: www.berendsepainting.com



Legend

- Roads**
 - Interstate
 - US highway
 - SD highway
 - County highway
 - Main road
 - Minor arterial
 - Collector
 - Ramp
 - Paved road
 - Unpaved road
 - FS Highway
 - Driveway
 - Paved Alley
 - Unpaved Alley
 - Unimproved road
 - Trail
 - Airport Runway
 - Not yet coded
- Address Points**
- Township/Section Lines**
 - 0
 - 7
- Tax Parcels**
- Lot Lines**
 - Null
 - Lot Line
 - Parcel Line
- County Line**
- Structure Type**
 - CONTRIBUTING BUILDING
 - CONTRIBUTING GARAGE
 - CONTRIBUTING SHED
 - NON-CONTRIBUTING BUILDING
 - NON-CONTRIBUTING GARAGE
 - NON-CONTRIBUTING SHED
 - NON-CONTRIBUTING STATUE
 - Historic Properties
 - Historic District Boundary



Map Notes:

DISCLAIMER: This map is provided 'as is' without warranty of any representation to accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability, and fitness for or the appropriateness for use rests solely on the user. Rapid City and Pennington County make no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts the limitations of the map, including the fact that the data used to create the map is dynamic and is in the constant state of maintenance, correction, and update. This documents does not represent a legal survey of the land. There are no restrictions on the distribution of printed Rapid City/Pennington County maps, other than the City of Rapid City copyright/credit notice must be legible on the print. The user agrees to recognize and honor in perpetuity the copyrights and other proprietary claims for the map(s) established or produced by the City of Rapid City or the vendors furnishing said items to the City of Rapid City.

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: 6/3/15

Time of Submission: _____

Location Address: 703 11th St

Year Constructed: 1943

Historic District:

West Boulevard Historic District

Environs of West Boulevard Historic District

Downtown Historic District

Environs of Downtown Historic District

Individually Listed Property

Environs of an Individually Listed Property

Status:

Contributing

Non-Contributing

Type:

Commercial

Residential

Brief description of project request:

Install wood compo. siding to match existing exposure
Repair pedimented entry (replacing rotting crown
molding with new crown molding and to be finished
with paint. ~~Remove existing wood siding and~~
~~reinstalling a new siding.~~

Applicant (if different from owner)

Owner Architect Contractor

605-484-3908

Phone Number

Fax Number

13092 Pine Cliff Cir

Rapid City SD

Street Address

City, State, Zip Code

Daniel Miller
Applicant's Signature

6-3-2015

Date

57702

Owner

Phone Number

Fax Number

Owner's Signature (***Required***)

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 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

15RS009/CHR15-0030

Application File #

Request

- Install wood composite siding with wood grain finish to match existing reveal (5-6")
- Prefer to leave existing siding intact underneath - alternatively, will remove existing siding.
- Repair pedimented entry,
- replace rotting crown with new wood crown moulding primed & finished with paint
- ~~- Replace rotting wood door with new wood door to match 1107 Kansas City Street 6115115~~
- Replace trim on windows with 1x4, wood primed & painted

x Daniel Miller

Hanzel Sarah

From: VICKEY FUSS <vlfuss@msn.com>
Sent: Thursday, June 25, 2015 9:54 AM
To: Hanzel Sarah
Subject: Re: Historic Review

Follow Up Flag: Follow up
Flag Status: Flagged

The cost estimate for painting was for 11th St only but included an abatement process which is very costly and requires the tenants to move out for approximately 1-2 months. I believe that was Home Solutions and they are doing siding and soffits only at this time.

The previous owner reported it was painted in 2010. As you have seen, over 55 to 75% of the building is peeling as it will not hold the paint. As you realize, these biodegradable materials with improper maintenance, deteriorate beyond the point of repair. It is not financially possible to paint every 5 years. Although composite siding is greater in cost initially, the durability and appearance has significantly longer life span.

No, it was for 11th St only and is a 2 year old estimate.

Smooth siding would have to steel. All composites come with a slight texture to look like wood.

There are multiple areas that the wood is soft. That is why there are completely exposed areas currently. It will not hold the paint. The severe rotting wood is primarily the window trim and pedimented entry.

Please call or email with any additional questions.

Thank you,
Daniel Miller

Sent from Windows Mail

From: sarah.hanzel@rcgov.org
Sent: Wednesday, June 24, 2015 9:59 AM
To: [VICKEY FUSS](#)

Vickey and Daniel,

Thank you for submitting the information about the painters that you attempted to contact. I have a few more questions to ask you to clarify, and provide the required documentation regarding your current project. Refer to the attached document that you submitted with the appeal for 1107 Kansas City Street.

- The cost estimate that was procured during the first appeal cited \$17,107 to repaint the structures. Was this the total for both structures? In other words, do you estimate the cost to paint one building at about \$8,500? You indicated that you have had trouble finding contractors who will agree to paint in the historic district. Is this estimate from a contractor who would actually be willing to do the work?
- To your knowledge, when was the building last painted?
- Your original estimate showed that composite siding would cost \$5,450. Is this for both buildings? In other words is your current cost to reside the building at \$2,725, or has that figured changed?
- Your application indicated that the proposed hardboard siding was going to have a textured finish. Have you considered a smooth surface product? Would you be willing to amend your application to use smooth board siding instead of the textured surface if that was the recommendation?

- I visited the house and noted that there are portions of the siding where the wood is completely exposed, and there are portions where the wood is relatively covered with paint. I did not notice any sections where the wood is completely rotted through. However, there are some areas where the wood shows dark discoloration and slightly soft to the touch when you touch it. Would you agree with these observations? What other observations about the condition of the wood would you add?

Please let me know if you have any questions and feel free to add any other comments you think would be helpful to make your case about why the siding replacement is necessary.

Sarah Hanzel
Long Range Planner I
City of Rapid City
Community Planning & Development Services
Division of Long Range Planning
300 Sixth Street
Rapid City, SD 57701
605-394-4120
sarah.hanzel@rcgov.org

From: mx-2300@rapid-city.pcr.gov [mailto:mx-2300@rapid-city.pcr.gov]
Sent: Wednesday, June 24, 2015 9:34 AM
To: Hanzel Sarah
Subject: Message from KM_C454e

	Budget (\$10,00 per building)	Composite Siding	Painting	Losses
Siding	\$2,700	\$ 5,450		\$2,700
Doors	\$2,450 \$ 500 (fiberglass door)	\$ 4,320 \$ 1,750 (wood door)	\$17,107	\$1,400 tear off \$1,500 repairs (minimum cost but may
Repairs	\$1,000	\$ 1,000		require more dependant on
Materials	\$ 500	\$ 500		<u>the damage particularly windows)</u>
TOTAL	\$7,150	\$13,020	\$18,857	\$8,050 to get to initial starting point