

Letter to City Council

RE: 1819 West Blvd Window Replacement – Peter and Micah Schmid

This is a short version of what has occurred. I would be happy to show anyone who is interested or have a longer conversation about my experience with Historic Preservation.

Most of the information and pictures is also included in my permit and review application.

My wife and I are adding on to our home. It is one of the approximately 387 contributing homes in the West Blvd. Historic District. The building permit was approved for the addition.

While doing the addition, we decided to replace 4 of the old windows in the existing home. We purchased the same sized window as in the addition for 3 of the 4 windows. The 4<sup>th</sup> window, a kitchen window, was replaced with a smaller transverse window.

My contractor, licensed in Rapid City and lives in the Historic District, did not get a building permit for these 4 windows.

The building code says a permit is required for windows when the rough opening is altered. I have spoken to many contractors and window sales people who say that our window rough opening was not altered. It still exists and is performing the same structural function that it always has. We filled in a portion of the original rough opening to accommodate a smaller window.

We replaced 3 of the 4 windows before the Historic Preservation group got involved. That was 8 weeks and 3 meetings ago. There has been no resolution.

We need 3 windows in the kids bedrooms replaced for safety. The existing windows were not egress and beyond repair. We want the new technology. These windows will have cross bars to mimic the original windows.

The 4<sup>th</sup> window in the kitchen needs to be shortened to work with a new kitchen layout. This window is not original to the home in size, design, or quality.

I would like someone in the building permit department to clear the air and that I did not need a building permit.

If that is not possible, I would like the city to approve my building permit even though Historic Preservations opinion is that it will have an “adverse impact” on the historical nature of my home and the District.

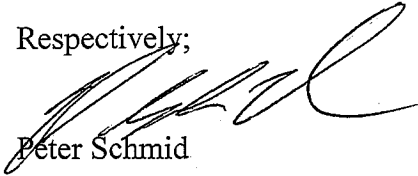
I could go on and on about why the changes I am making to my home are good for my family and the District. I will try and sum it up in two paragraphs.

Most of the 387 contributing homes have upgraded some windows; the owners have every right to. We did not choose not have our home listed as a historic property, and should not be held to the same standards as a building whose owners decided to put it on the historic register. Those standards are expensive, and there are no tax credits for home owners like there are for buildings on the register.

Our home has required extensive updates. Windows are a big part of the plan to make an old home safe, comfortable, efficient, and affordable for a modern family. Not every one who moves in to our neighborhood to fix a home should be required to buy custom period correct windows.

Because of the confusion in the permit process, the changes have already been made. Replacing the work already done and the windows already purchased is prohibitively expensive.

Respectively;

A handwritten signature in black ink, appearing to read 'Peter Schmid', written over the printed name below it.

Peter Schmid