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**DEVELOPMENT SERVICES CENTER**

**Growth Management Department**

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**HISTORIC  
PRESERVATION  
11.1 REVIEW**

**PROJECT NAME:** Schwiesow Remodel

**PROJECT ADDRESS:**  
912 Saint Andrew Street  
Rapid City, SD 57701

**DESCRIPTION OF REQUEST:**  
  
Description attached following:

**YEAR CONSTRUCTED:**  
1945

**HISTORIC DISTRICT:**

- West Boulevard Historic District
- Downtown Historic District
- Individually Listed Property

- Environs of West Boulevard Historic District
- Environs of Downtown Historic District
- Environs of an Individually Listed Property

**STATUS:**

Contributing

Non-Contributing

Decision of State Historic Preservation  
Office January 2008

**TYPE:**

Commercial

Residential

**OWNER OF RECORD**

Name:  
Joel & Elli Schwiesow

Phone #:  
348-7218/381-3823

Fax #:

Mailing Address: 912 Saint Andrew Street

City, State, Zip  
Rapid City, SD

Owner's Signature: 

Date: 27 October 2009

**APPLICANT (If different from owner of record)**

Name:

Phone #:

Fax #:

Mailing Address:

City, State, Zip

Applicant's Signature:

Date:

## HISTORIC PRESERVATION 11.1 REVIEW

DATE SUBMITTED: 27 October 2009

PROJECT NAME: Schwiesow Remodel

PROJECT ADDRESS: 912 Saint Andrew – Rapid City, SD 57701

### DESCRIPTION OF REQUEST:

I recently received a letter from Brad Solon that noted changes made to our approved plans. He noted changes in window dimension and location, changes to the rear porch and changes to the garage. He asked that I submit an application to have those changes approved. I expressed surprise at this request in an email to Mr. Solon and Marcia Elkins, noting that we had passed our framing inspection and had understood we had some latitude in materials choice. Ms. Elkins asked that I submit elevations showing the changes made. This application seeks approval of changes made during the construction process. Attached please find elevations for the house and garage, as approved and as constructed. There is also a copy of photos taken of the house in its present state of completion.

At the time our plans were approved by city council, a city official from the planning department, stated to me, "You can use the kind of siding and windows you want." Apparently, that was incorrect information or poorly received communication.

As noted above, during construction city inspectors made the necessary inspections of electrical, plumbing and framing. Windows were already installed or being installed at the time of the framing inspection and nothing was said regarding size and/or location.

### Window/changes East Elevation:

Two small windows were added on the east of the kitchen that had been planned originally but were not shown on the original plans.

The windows on either side of the fireplace were resized to allow construction of built-ins adjacent to the fireplace in our living room.

The upper window on the north east side was changed to accommodate an interior wall and the window in center with the half circle was changed to increase light and add beauty.

Window/changes South Elevation:

The window on the larger gable on the front of the house was changed to two windows for a better "balance" between the two gable sizes.

The window changes on the first story were simply an economic decision. We purchased high quality windows and 2 wider windows were less expensive than 3 narrower ones. We also used this living room window to create a window seat. The same was true on the window to the southwest, one wider window being less expensive than two. The overall size of the window openings is the same as the approved plans.

Window/changes West Elevation:

The bathroom window, the smallest of those on the drawing was changed to glass block for privacy and moisture resistance. The west end of the porch was enclosed to accomplish needed privacy between our neighbors to west and ourselves.

Window/changes North Elevation:

Again, upper left, a glass block was substituted in the bathroom for privacy and moisture resistance.

Porch changes: When the trusses for the roof were installed, it was noted that the ceiling of the porch at the rear of the house would allow a cathedral ceiling adding a better view, light and ventilation. The west end of the porch was enclosed to accomplish needed privacy between our neighbors to west and ourselves.

Garage Elevation changes:

The two small gables were replaced by one shed gable on the south to accommodate a center stairway to the attic of the garage.

Two windows were added to each end of the garage "attic" for light and circulation. We liked the appearance of these windows and that is why we put the same window at the top of the stairs (east elevation).

Comments:

Each of these changes was incremental, occurring at various points of construction. We did not view any one of them making an imposing or remarkable difference to our plans. And we truly believed we had some latitude within the footprint of the overall structures. Apart from landscaping, the house is complete needing only a piece of trim or touch up paint here or there. Dozens of people have stopped as they were walking or driving by and told us how beautiful the home is and thanking us for investing in the neighborhood. Thank you for a favorable decision.

Joel & Elli Schwiesow