

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: 1-18-2014

Time of Submission: _____

Location Address: 1103 W. Blvd.

Year Constructed: 1925?

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

Type:

Commercial

Residential

Brief description of project request: The review and approval of our request to replace 2 bathroom windows on the

north side of the house and 2 windows in the upstairs master bedroom on the east side of the house. Request to replace all of the windows in the home

Bob Brant

209-8030

341-3897

Applicant (if different from owner)

Phone Number

Fax Number

- Owner
- Architect
- Contractor

8705 Sila Pl

RC SD 57702

Street Address

City, State, Zip Code

Bob Brant

1-9-2014

Applicant's Signature

Date

[Signature]
Owner

Phone Number

Fax Number

Owner's Signature (*Required*)

1103 W Blvd

RC SD 57701

Street Address

City, State, Zip Code

1-9-2014

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.

February 7, 2014

CIHR - 0002

Date of Meeting

Application File #

14RS003

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**

Checklist for required information to be submitted with application:

Completed Historic Preservation 11.1 Review Application Form

Several color photographs of the existing structure that include:

- A street frontage photo
- Photos of all areas affected by the proposed project
- 3-5 photos of rot or decay of an element that is to be replaced or repaired

A site plan drawn to scale showing the existing structure(s) and the proposed project changes. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.

Elevation sketches drawn to scale showing the proposed changes. The elevation sketches should provide a view that shows each affected exterior wall as though you were looking straight at it, with any relevant changes represented.

A written description of the proposed project request that includes:

- Description of the materials to be used in the project
- Description of the materials to be replaced in the project (i.e. wood siding, masonite siding, cedar shakes, 4" reveal clapboard, dutch-lap, ship-lap, etc.)
- Whether this project is attempting to qualify for the State Tax Moratorium (*if you are not sure what this is, don't hesitate to ask!*)

Floor plan information drawn to scale and proposed changes **if interior work** is being requested. (Required for non-residential structures).

Document demonstrating feasible and prudent alternatives have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property.

Staff to provide:

- Aerial map of the property
- Historic Site Inventory Description (if applicable)
- Elements of the structure(s) listed as contributing factors on the Historic Site Inventory

Mountaintop Construction Inc.

Bob Brandt

8705 Sila Pl.

Rapid City, SD 57702

Cell (605) 209-8030 Fax (605) 341-3897

bob@cms-sd.com

January 16, 2014

Historical Preservation Commission
City of Rapid City
300 6th Street
Rapid City, SD 57701

To Whom It May Concern:

Drew and Jodi Purdy and I respectively ask for your review and approval of our request to replace four windows in their home at 1103 West Boulevard. The windows to be replaced are in the upstairs master bedroom, the adjoining master bathroom, and the main floor bathroom. We are in the planning stage of a remodel project that will replace the master bathroom fixtures with replica versions of the original sinks and claw foot bathtub. The bathroom has a very small heat register and combined with the drafty single pane windows on the north side of the home, is very chilly, especially with the amount of cold, north winds that we have been having this year. At the same time we will attempt to insulate the exterior walls and the attic above the master suite. The windows are the old pulley, double hung style, and while the wood frames have been maintained throughout the years, they are drafty and very energy inefficient. The change will not be noticeable from the outside; the new windows will look identical to the originals, double hung with four slats in the upper section. When the home was resided a number of years ago the exterior of the windows were covered with white metal, that appearance will be maintained. Included with this application is a brochure showing the replacement window on page 8. While the picture has a different slat layout, be assured that the new windows will match the originals. Thank you for reviewing this request and your efforts to maintain the historic buildings in Rapid City.

Sincerely,



Bob Brandt

PS. The Growth Management liaison has suggested that we amend our request to include the rest of the windows in the home. Drew and Jodi's long range plans are to replace the old windows as they can afford it, starting with the rest of the windows on the north side of the house, then proceeding to the east side. Our window supplier, Hagen Glass, estimates that the energy savings could approach \$2,000.00 per year once all of the windows are replaced. Please consider this amended request as you make your decision.