



August 17, 2020

Kelly Brennan, Long Range Planner  
City of Rapid City, 300 Sixth Street  
Rapid City, SD 57701

**RE: Revision #1 SDCL 1-19A-11.1 Consultation**  
Project 200728002S-406 Saint Joseph Street, Rapid City –Construction of a 2-story office Structure  
Location: Pennington County

Dear Ms. Brennan,

This is in the response to the letter from Sarah Hanzel dated August 6<sup>th</sup> regarding a proposed 2-story office building located at 406 Saint Joseph Street, Rapid City, South Dakota.

This letter should help clarify that the proposed office building will not encroach, damage or destroy the Motor Services Building (historic property). The existing west brick façade and brick pilasters will remain as is. The existing windows will be blocked up with masonry units but the window's header and sill will remain. This will make restoring the windows to their original state easier. Please review drawing 1/101 dated 8-13-2020 showing the location of the proposed masonry wall to the existing brick wall of the Motor Services Building. The proposed masonry wall will be located 1" from the existing brick pilaster to ensure the integrity of the brick wall, brick pilasters, and the existing building's foundation.

Please see detail 2/A201. We are proposing a pressure treated substrate fasten to the proposed building and not the Motor Services Building to protect the existing limestone cap. A continuous pre-finished metal flashing will cover the substrate to ensure a watertight enclosure at the roof. Please see detail 1/A201. At the front and back elevations, we are proposing a removable vertical backer rod and sealant to create a vertical seal between the proposed office building and Motor Services Building. We are also proposing a small screened weep hole on the alley side of the building to allow water to drain from the cavity between the two buildings. We selected this detail because the backer rod and sealant can be easily removed and not show any damage to the brick façade.

Please contact me if you have any future questions or concerns.

Respectfully Submitted,

Curtis W. Schroeder, AIA, NCARB  
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