MEMORANDUM

TO: Historic Preservation Commission
FROM: Sarah Hanzel, Planning Projects Division Manager
DATE: June 3, 2021
RE: Request for City approval to replace historic windows at 630 Saint Joseph Street in the Downtown Commercial Historic District.

The applicant for this application, Brad Hoag, is a Commercial Sales Representative from Pella Windows. Mr. Hoag has submitted this request on behalf of the building owner, Ron Bazak (Lakota Building, LLC). This building is one of Rapid City’s most iconic downtown buildings. Constructed 12 years after Rapid City’s founding, it is one of Rapid City’s original downtown buildings. The property’s exterior displays several signs of deterioration and disrepair. In addition, there are outstanding code violations against the property owner related to work conducted without a permit for rooftop air conditioning units. The record includes an active arrest warrant resulting from these unresolved issues.

This request is to replace four historic double hung windows on the west (7th Street) façade of the building. The scope of work includes removing the existing window sashes and inserting new windows into the window frame system. The top window transoms and existing window trim will not be affected. The scope of work is to replace four windows only, with the intentions of future phases to do all windows on the 2nd level only. The proposed windows are a combination casement and awning windows, with an outward opening sash installed in frame and a fixed unit. The upper window is proposed to be a fixed non-operable window, the lower window is proposed to be a crank out window with hinges on the top. The sash color is yet to be determined.

The State Historic Preservation Office (SHPO) provided comments in their letter dated May 12 and further requested a Case Report. The SHPO noted that they appreciate the effort to maintain much of the historic fabric surrounding the windows; however, replacing the current double hung windows with casement windows impact the historic rhythm and design of the Rapid City Commercial Historic District. The applicant has provided a response to the Case Report request which is to be reviewed by the Historic Preservation Commission.
The HPC will review this project and the Case Report on Wednesday, June 9 at 8:00 am and provide comments that will be available to the applicant and the City Council. The applicant, Brad Hoag, is expected to be in attendance.

By State Law, the City has the final decision on issuing permits for historic property. If the City issues a permit for a project that will adversely affect a historic structure, the governing body must make a written determination based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal, and that the program includes all possible planning to minimize harm to the historic property. This determination must be sent to the SHPO office by certified mail. The City Council is anticipated to review the proposed project at an upcoming work session and regular meeting. Staff will provide a summary of the HPC’s comments on the proposed undertaking.

**STAFF RECOMMENDATION:** Provide comments on the Case Report.