Minutes of the June 9, 2021
Rapid City Historic Preservation Commission Meeting

Members Present:  David Williams, Brittany Neiles, Jeremy Altman, Jenn Johnson, Emily Calhoun and Carol Saunders

Members Absent:  Pat Roseland

Others Present:  Sarah Hanzel, Melissa Karpo, Ritchie Nordstrom - City Council Liaison, Brad Hoag – Pella Windows for 630 Saint Joseph Street and Crystal Philpot – Property Owner for 921 11th Street

Johnson called the meeting to order at 8:03 a.m.

Quorum was met.

General Public Comment  No Public Comment.

New Business
1)  Comment on the Case Report for the proposed Project at 630 Saint Joseph Street.
   Applicant: Brad Hoag, Pella Windows for Ron Bazak (Lakota Building LLC)
   File Number: 21CM002
   a. Aerial Map
   b. Project Information
   c. SHPO Finding
   d. Case Report
   e. Case Report Attachment
   f. Application
   g. Staff Memo

Hanzel reviewed the information about the project proposal for the contributing structure at 630 Saint Joseph Street. Hanzel noted the City’s concerns about the condition of the building for not just the windows in question, but the other historic windows, the masonry, and other exterior features. Hanzel identified that the building owner has outstanding building code violations that have not been addressed. Hanzel stated that the State Historic Preservation Office (SHPO) determined the proposal has the potential to encroach upon, damage, or destroy the historic property. The proposed project would replace four double hung windows with aluminum-clad casement windows on the second story of the property that faces 7th street. The intent of the building owner would be to eventually replace all of the windows on the 2nd level in the same manner.

Hoag provided details on the window replacement as well as the issues the property owner is trying to remedy. He indicated that he has worked with the building owner on a window solution for about six years. Due to lack of air conditioning and ventilation, the property owner is concerned about fixed windows for his tenants. These replacement windows would allow for crank out either horizontally or vertically to allow ventilation. The two windows less than 35 inched will contain hinges to crank horizontally, while the two windows that are over 35 inches will crank out vertically like an awning. This product is not recommended to be painted; however, they will match as close as they can with the 15 color choices available. The homeowner inquired about the worst windows to replace first, and Hoag advised that these four windows were in the worst shape with potential issues
Johnson stated her concerns with replacing these four windows with the casement option and how it will affect the integrity of the historic property, as well as setting an undesirable precedent for the rest of the downtown historic district. Altman concurred and inquired about the possibility of starting on other windows on the property that are not street facing or only doing 2 windows with in-kind materials instead of the four. Calhoun stated a concern about approving a portion of a project without seeing a plan for the whole building. Hoag responded that the Pella doesn’t offer preservation services and that the windows on the building are in need of a different solution. Neiles inquired about examples of window replacement on other buildings in the downtown historic district. Hanzel replied that each project is reviewed on a case by case basis and the Secretary of the Interior’s Standards are the parameters used to evaluate the appropriateness of each request. Hoag will follow up with the property owner again with the commissions concerns and offer additional window options and alternatives.

Altman moved to continue review of the case report for two weeks. The motion was seconded by Saunders and carried unanimously.

2) Comment on the proposed project at 921 11th Street, proposed window replacements.

Applicant: Crystal Philpot
File Number: 21RS009

a. Aerial Map
b. Project Information
c. Deterioration Photos
d. SHPO Finding
e. Application
f. Staff Memo

The commission reviewed the proposed project documents provided by Crystal Philpot the homeowner for 921 11th Street, which is a contributing structure. This project would replace 22 wood windows with composite windows, with exception of the large front window, which closely match the existing design, texture, and color. The SHPO determined the proposal would encroach upon, damage, or destroy the historic property; however, it appears there are no feasible and prudent alternatives to the proposal and the proposal includes all possible planning to minimize harm to the historic resource.

Philpot advised that only the inserts would be replaced, and the interior and exterior trim would remain intact. This project would make all windows uniform as some have storm windows and others do not. Due to difference in depth of windows, a small trim piece, jamb extension, may be included and fit to match. This project would result in the being recessed, similar to those windows that do not have storm windows.

The commission discussed the deteriorated condition of the existing windows and the status of the storm windows. Hanzel inquired as to whether the historic storms, where they exist, would still be installed. Philpot indicated it was not her intent to continue to use the storm windows. Johnson noted that replacing the cottage window on the primary façade with wood helps to preserve the integrity of the primary façade, especially considering the window has some level of protection from weather from the covered porch.
Altman noted he does not see a concern with the new window insert replacements in this situation and feels that this is a reasonable project to fix the deterioration and dis-repair of the existing windows.

Neiles moved to approve the project proposal as a feasible alternative and proposal includes all possible planning to minimize harm to the historic resource. The motion was seconded by Altman and carried unanimously.

Old Business

Neiles moved to approve the May 26, 2021 meeting minutes. The motion was seconded by Williams and carried unanimously.

There being no further business, the meeting adjourned at 9:11 a.m.