



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Department of Community Development

300 Sixth Street

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### MEMORANDUM

TO: Historic Preservation Commission  
FROM: Sarah Hanzel, Planning Projects Division Manager  
DATE: June 16, 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.

Following the June 9, 2021 HPC meeting, the applicant consulted with the building owner, who decided to amend the application request. The revised proposal includes the use of aluminum clad, fixed frame (non-operable) windows. A horizontal bar adhered internally and externally to the window will simulate the double hung window to the extent possible. The horizontal bar is 2-inch wide extruded material (clear pine on room side, and aluminum on exterior). Please see the Revised Project Information linked to the agenda.

**STAFF RECOMMENDATION:** Provide comments on the revised project proposal and comment on the Case Report.



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