



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Community Development Department

300 Sixth Street

Sarah Hanzel, Planning Projects Division Manager
Community Development Department
city web: www.rcgov.org

Phone: 605-394-4120
Fax: 605-394-6636
e-mail: sarah.hanzel@rcgov.org

SDCL 1-19A-11.1 – Project Notification Form Local Government Entity Requesting Review

City of Rapid City

Contact Person for Government Entity

Name: Sarah Hanzel, Long Range Planner

Address: City of Rapid City, 300 Sixth Street, Rapid City, SD, 57701

Phone Number: 605-394-4120

Email: sarah.hanzel@rcgov.org

Project Location: The project is located at 630 Saint Joseph Street, a contributing structure in the downtown historic district with a construction date of 1880. This eclectic Victorian era brick building is constructed with Italianate styling including ornate brackets, a substantial wood and sheet metal cornice, decorative pediments and finials, brick dentils, and sandstone arched bays. The most distinctive characteristic of the building is the copper Russo-Byzantine-styled dome (onion) with corner oriel window.

Project Description: There are several double hung windows on this structure that are severely deteriorated to the point of becoming hazardous. These windows are ~~street facing on a primary facade,~~ and located on the 2nd level of the building. The property owner is requesting to replace four double hung windows in the worst condition, with the intent of future phases to replace all the windows on the 2nd level only. **The original application identified windows on the primary (7th Street) façade. The revised proposal is to test the replacements on four windows located in the alley, or the rear of the building.** The Italianate transoms/arches/fanlight windows with decorative glass will not be altered.

The proposed replacement windows are wood windows with aluminum cladding, the exterior finish color to be determined. The proposed replacement windows are a simulated hung - fixed window which would utilize a 2" horizontal bar applied on the interior and exterior of the window. The window would be non-operable. See enclosed product specifications.

Since the original proposal to replace four windows is described as a "proof of concept" request, the decision to test the impact of these changes on a non-primary façade will ideally assist with decision making about window replacements on the remainder of the building.

The National Park Service recommends that *“Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).”* The National Park Service also advises *“The way a historic window operates is an important factor in its design and appearance. A replacement window, however, need not operate in the same manner as the historic window or need not operate at all as long as the change in operation does not change the form and appearance of the window to the point that it does not match the historic window or otherwise impair the appearance and character of the building.”* The National Park Service also identifies the following factors when evaluating the match of a replacement window: *window unit placement in relation to the wall, window frame size and shape, glass size and division, sash elements width and depth, materials and finish, glass characteristics.*

Project Review: The City acknowledges the severity of deterioration of the windows in question, and supports the appropriate mitigation of issues on this very prominent and iconic downtown historic structure. **The proposed scope of work will be limited to alley or non-primary facing facades. This gives the opportunity to see what impact might occur should the same project be implemented on the primary facades of the structure.** The City requests SHPO comments on this project’s potential to damage, destroy, or encroach upon historic property.





Enclosures:

Revised Product specifications

Government Official's Signature: Sarah Hanzel

Date: 7/1/21