

Minutes of the June 23, 2021
Rapid City Historic Preservation Commission Meeting

Members Present: David Williams, Brittany Neiles, Jenn Johnson, Pat Roseland Calhoun and Carol Saunders

Members Absent: Jeremy Altman and Emily Calhoun

Others Present: Sarah Hanzel, Melissa Karpo, Ritchie Nordstrom - City Council Liaison, Brad Hoag – Pella Windows for 630 Saint Joseph Street and Jean Kessloff

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
- h. Color Samples

Hanzel read the comments Altman provided for the commission. [The revised proposal] “is better than trying to fit casement and awning style windows so I’m happy that they are trying but I don’t understand how home owners are willing and able to use actual double hung but here it is too expensive. I think if this is a proof of concept project then it’s not unreasonable to ask to do half the number of windows but do double hung. The applied simulated grill, while a step in the right direction, I think is too much of a compromise given that the windows are only one story removed from the street level and the shadow lines of the double hung windows (i.e. the upper sash appearing forward of the lower sash) would be missing. The color match is essential as well, Pella’s website indicates that the enduraclad finish, their proprietary aluminum finish, can come in custom colors. I would think it is necessary to match the paint of the exterior trim. I want to thank them (both the owner and Pella windows) for looking to improve it but I think that the iconic place this particular building holds for the historic fabric of the downtown, there’s no compelling reason that I can see to not do it right. I could entertain fixed simulated grille windows for the alley side.”

Hoag provided details on the revised proposal. These windows are larger than a standard residential door, which makes the cost increase substantially. Pella does have the capability to provide endless options, and just trying to find a balance in price with the commission and the property owner. He also addressed the commission’s issues with changing from wood to aluminum casings on the windows. Hoag advised that aluminum

is maintenance free, unlike wood. Wood requires a lot more maintenance and painting, every five years. He also explained that commercial properties are the most neglected and least maintained properties, which is his concern for wood windows. Hoag explained that the existing wood and trim needs repair and to be preserved as well which is outside of the scope of the services Pella provides.

The commission concurs with Altman's comments. Johnson stated that this is a significant building in downtown and these windows, only being on the second story, are going to stand out. Even a color match will stand out as well since aluminum and wood do not reflect light the same, and if the property owner only ends up replacing these windows, they will not match the rest on the building in material. Johnson also remarked on how the cornice on the building was replaced and is still unpainted. In addition, the storefront window glass on the lower level, where Canvas to Paint is located, was replaced at some point. There are wood stops holding the glass which as of the site visit, have remained unpainted.

Roseland is concerned that this property is the oldest and most eclectic building downtown and the owner has treated this property as maintenance free since the beginning and has not been kept up. He does not want to see cheaper windows going in and starting a precedent with this property and feels that the commission should not let this happen. Roseland stated the window sashes should be replaced with wood.

Hanzel advised that this building has several documented code violations and complaints from tenants over the years. Hanzel also sent the property owner grant options available to use, however, the property owner is not interested in pursuing any financial incentives.

In response to a comment made by Hoag about the City of Deadwood, Kessloff commented on how the Windsor Block across the street used all wood windows and it will continue to need upkeep.

Hoag added that the cost differential between aluminum and wood windows are negligible, not counting painting and maintenance. He has bid this project every year for seven years and is just trying to help move it along. He only handles the supplies, not the install. He desires to create a productive and strong working relationship with the Commission.

Hoag agreed to provide additional product information, which the building owner may not agree to install due to cost, but which would provide the HPC and City Council with information about alternatives. Roseland moved to continue review of the case report for two weeks. The motion was seconded by Neiles and carried unanimously.

Old Business

- 1) Discuss 2020-2021 CLG Grant Projects

The commission decided to move this item for discussion until a later time.

Roseland moved to approve the June 9, 2021 meeting minutes. The motion was seconded by Neiles and carried unanimously.

There being no further business, the meeting adjourned at 9:10 a.m.