Minutes of the July 7, 2021
Rapid City Historic Preservation Commission Meeting

Members Present: David Williams, Brittany Neiles, Jenn Johnson, Pat Roseland, Emily Calhoun and Jeremy Altman

Members Absent: Carol Saunders

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

Johnson called the meeting to order at 8:00 a.m.

Quorum was met.

General Public Comment No Public Comment.

New Business
1) Comment on the Revised Project proposed for 630 Saint Joseph Street. Continued from June 23 and June 9, 2021 Meeting.
   Applicant: Brad Hoag, Pella Windows for Ron Bazak (Lakota Building LLC)
   File Number: 21CM002
   a. Revised Project Specifications
   b. Revised Notice Form

2) The Case Report continued from the June 9, 2021 meeting is withdrawn unless the SHPO requests a Case Report for the Revised Project proposal, changing the locating of the proposed window replacements to the non-primary façade. (See item #1). Continued from June 9 and June 23, 2021 Meetings.
   Applicant: Brad Hoag, Pella Windows for Ron Bazak (Lakota Building LLC)
   File Number: 21CM002
   a. Aerial Map
   b. Revised Project Information
   c. SHPO Comments
   d. Case Report
   e. Case Report Attachment
   f. Staff Memo

Hanzel advised that she has notified SHPO of the updated case report, but has not received final comments from them.

Hoag instructed that the revised proposal is to install the same style of install as the previous windows that were brought forward (fixed frame, simulated double hung appearance) but are proposed to be installed along the alley. The windows in the alley do not have decorative trim but are otherwise very similar to the windows on the 7th Street façade. Responding to a question about whether five windows could be replaced in this location, Hoag noted Pella can only budget the supply costs for the property owner, as the property owner is currently only negotiating for the four windows. The contractor will bid out the four windows and will perform that work before bidding out the entire project cost. Once these four windows are complete, the property owner will be back to discuss the
other windows. The south side stained glass windows will not be replaced by Pella, they will need to be restored.

The commission discussed that this would essentially be a proof of concept project if they would complete the rest of the building the same. The commission also discussed that there is no code for fixed or unfixed windows on commercial properties, only on residential.

Hanzel advised that as the owner completes these four windows, he would need to come back through the Historic Review process and the Commission to complete and additional work. In response to a comment regarding which non-primary façade should receive the window replacements, Roseland added that this project is more reasonable than completing four historic windows on the east side of the building.

Hoag specified that these windows would just have aluminum cladding attached to a wood window. The homeowner plans to match the aluminum as close as can be to the existing wood color. Hoag recommends that after matching one of 26 colors, that the wood be filled and painted. The color that matches the closest at first glanced seems to be Honeysuckle, but they are others that can be looked at for matching.

Roseland moved to approve the revised project proposal with a stipulation that the color match to the closest sample provided. The motion was seconded by Altman and carried unanimously.

Old Business

1) Discuss 2020-2021 CLG Grant Projects

Acknowledge 11.1 Reviews: June 16 – July 1, 2021

1) In Progress: 1116 9th Street

The commission asked for grant funds to use for post war resources. Roseland inquired about looking into Wilson school. Hanzel indicated it is already surveyed, so the commission would need to look into that more. Johnson questioned about looking at the 1960’s elementary schools to highlight and focus on the history. The commission agreed the school route would be a good place to focus on to help engage the district and aid with them looking at their 5-10 year plans. It was also discussed to make a list of historic buildings that are at risk or on the cusp of historic significance so the commission knows where to focus its efforts.

Neiles moved to approve the June 23, 2021 meeting minutes. The motion was seconded by Williams and carried unanimously.

There being no further business, the meeting adjourned at 9:07 a.m.