

RE: North Western Warehouse 413 6th Street Rapid City SD

From: **ChrisB.Nelson@state.sd.us**

Sent: Fri 4/01/11 8:39 AM

To: koppmann3@msn.com

Douglas,

Yes, most commonly a wood clad window is a window that is constructed primarily of wood, but clad (clad meaning covered, usually on the exterior) with another material such as metal, fiberglass, vinyl, wood by-product, or another type of wood. The cladding is done for a perceived maintenance benefit. This type of window has many, but not all, of the characteristics of what original windows would look like.

There are also windows that are clad in wood or other synthetic materials impressed with a wood grain look stamping. These are also called wood clad windows.

Clad windows are considered compatible replacements, since they have compatible characteristics to original wood. They are an acceptable replacement, but those can have maintenance issues as well. I took a window restoration course last summer that also discussed clad windows. Some of those windows can allow moisture to get back between the cladding and the wood, causing the wood to rot, often undetected. This doesn't happen to all of them, but that is something to consider. Like most products, the higher classes or grades perform better.

Hope this helps.

Thanks,
Chris

-----Original Message-----

From: DOUGLAS Henry KOPPMANN [mailto:koppmann3@msn.com]

Sent: Thursday, March 31, 2011 10:57 AM

To: Nelson, Chris (CHC)

Subject: Re: North Western Warehouse 413 6th Street Rapid City SD

Hi chris please answer my question from my last email please. Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: ChrisB.Nelson@state.sd.us

Date: Thu, 31 Mar 2011 15:52:19

To: <koppmann3@msn.com>

Cc: <Karen.Bulman@rcgov.org>

Subject: RE: North Western Warehouse 413 6th Street Rapid City SD

Douglas,

I visited with Karen to refresh my memory on this one (I've ccd her on this email), as this has been ongoing for awhile.

Would all metal windows in the original configuration with clear glass be an option you would consider? These could be in a soft tone that is compatible to the masonry of the building. If so, this may be best solution at this point.

Thanks,
Chris

-----Original Message-----

From: DOUGLAS KOPPMANN [mailto:koppmann3@msn.com]
Sent: Tuesday, March 29, 2011 7:40 PM
To: Nelson, Chris (CHC); Jason Koppmann; jerred@northwesternwarehouse.com
Subject: North Western Warehouse 413 6th Street Rapid City SD

Dear Chris,

With the 6th Street update and the new square on the corner of 6th and Main, we would like to nail down what we need to do with the windows in my building so we can do our part for the project. It has been very confusing to me.

Over the last year my son, Jason, and I have been working with Hagen Glass and Karen Bulman in Rapid and yourself trying to come up with something that will meet both needs on this project. I would like to start with just one question for you to answer in detail, I have gotten three different definition and I want to know what yours is so when I put this together I have met your requirements and will not have to spend any addition funds correcting it.

Question: In layman's language, please describe and send to photo of "Wood Clad"?

Part two, is your requirement for the Outside only, or the Inside only, or both?

Douglas H. Koppmann
Property Owner

http://qfx2.hotmail.com/mail/w2/emoticons/smile_shades.gif

June 28, 2011

Chris B. Nelson
State Historical Commission
State of South Dakota
Pierre, SD

Subject

North Western Warehouse Company
413 6th Street Rapid City, SD
Window Project.

Dear Mr. Nelson

I know have the updated project and cost for remodeling the window at 413 6th Street in Rapid City. I have personally looked at the four options the Hagen Glass provided and the cost of the project. Your request of clear glass is by far the most economical, however over time the added cost that we are going to put into this project will be recovered in air conditioning and heating cost alone. When these window are preplaced, the wood casings will still be in place on the inside of the offices.

I have walked around our down town looking at remodel projects, photo's attached, and did not find them to have the clear glass that you are requesting.

My son, Jason, and I were really surprised to see all the new window openings and modern window going into the old Sears build which is in the historic district and how they apply.

In reviewing the documents in my file I was shocked to see that we have been working on this since 2009 and now with all the new improvements across the street we need to get the project finished.

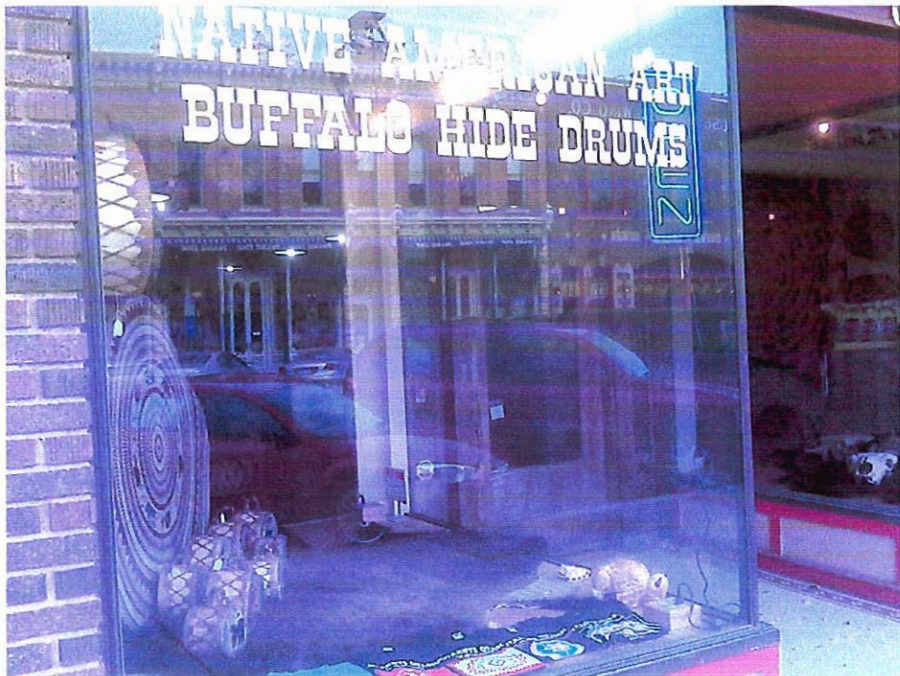
The second floor window will be able to open and will look just as the building looked in 1932, with the exception of the tinted glass. It will be a real asset to the down town when finished.

I trust that you will give us the go ahead ASAP for the summer is getting away from us and we need to get the window ordered and into Hagen Glass's work schedule before the snow once again is flying at us, and if you have not seen our building, the old windows are falling out. I hope we don't have to nail construction plywood over them to keep out the winter weather.

Sincerely Yours
Douglas H. Koppmann
Property Owner 605 341 3636
Home address 2337 Carter Drive Rapid City, SD 57702



Forget Me Not Floral on the 605 Main Street, tinted glass and metal frame.



Native American Art Tinted Glass and metal frame. On Main Street 600 Block.



Alex Johnson Hotel Paddy O'Neill's, tinted glass and metal frame on 6th Street



Insurance Build Mount Rushmore Road before the remodel below.



The Insurance Building on Mount Rushmore Road, I previously owned, has all metal framed window and tinted glass.

North Western Warehouse

From: **ChrisB.Nelson@state.sd.us**

Sent: Wed 7/06/11 3:00 PM

To: koppmann3@msn.com; Karen.Bulman@rcgov.org

Karen and Doug,

Yes, this project has been ongoing for some time. The window configuration is compatible enough for the character of building and district. As we've talked about in the past, using tinted or reflective glass in contributing buildings is not recommended in the Sec. of the Interior's Standards for the Treatment of Historic Properties, unless that building historically had tinted or reflective windows.

Because of the glass color, the project is adverse. However, Doug has explored the alternatives we suggested and incorporated some of those thoughts into the proposal. That fulfills the portion of SDCL-19A-11.1 that requires the consideration of feasible and prudent alternatives.

Karen, this will conclude the abbrev. case report. SHPO finds that the project is adverse, but that the applicant has considered alternatives and tried to minimize the effect. The city can take these comments into consideration when proceeding.

Thanks,
Chris

Chris B. Nelson
Historic Preservation Specialist
South Dakota State Historical Society
900 Governors Drive
Pierre SD 57501-2217
605-773-3103
605-773-6041 (fax)
chrisb.nelson@state.sd.us

[visit our website](#)



Karen and Doug,

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Chris

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Bulman Karen

From: ChrisB.Nelson@state.sd.us
Sent: Wednesday, July 06, 2011 3:00 PM
To: koppmann3@msn.com; Bulman Karen
Subject: North Western Warehouse

Karen and Doug,

Yes, this project has been ongoing for some time. The window configuration is compatible enough for the character of building and district. As we've talked about in the past, using tinted or reflective glass in contributing buildings is not recommended in the Sec. of the Interior's Standards for the Treatment of Historic Properties, unless that building historically had tinted or reflective windows.

Because of the glass color, the project is adverse. However, Doug has explored the alternatives we suggested and incorporated some of those thoughts into the proposal. That fulfills the portion of SDCL-19A-11.1 that requires the consideration of feasible and prudent alternatives.

Karen, this will conclude the abbrev. case report. SHPO finds that the project is adverse, but that the applicant has considered alternatives and tried to minimize the effect. The city can take these comments into consideration when proceeding.

Thanks,
Chris

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Bulman Karen

From: ChrisB.Nelson@state.sd.us
Sent: Tuesday, March 16, 2010 7:51 AM
To: Elkins Marcia; Bulman Karen
Subject: 413th Sixth

Marcia and Karen,

Here is how we'll approach the alternatives.

Summary of Alternatives to Explore for 413 Sixth Street

Since the original glass would have never been tinted or reflective, clear glass is what is recommended. Tinted and reflective glass is generally never recommended because of the modern appearance.

Option #1: Clear insulated glass throughout (passive interior treatments for solar gain could be used – shades, etc.); metal on second story is ok with a softer frame color (blend with brick better) with wood clad on main, most public level. This project would qualify for the State Property Tax Moratorium.

Option #2: Clear insulated glass throughout (passive interior treatments for solar gain could be used – shades, etc.); metal for all windows with a softer frame color (blend with brick better). The absence of more historically sensitive window treatments on the first level (wood clad) would jeopardize the State Property Tax Moratorium approval.

Option #3: The current proposal with tinted glass.

If the owner is committed to Option #3, here are some questions I would recommend you have them address to fulfill the consideration of alternatives.

Energy conservation is part of the proposal. The proposed product has a U-value of .50. The U-value for insulated glass will be less, but prohibitively less? Also, the low e tinted will cost more, so is the extra cost worth what would be saved?

I understand the building is a warehouse. Need to explore if there would be any interior window treatments that could help achieve the conservation goal in lieu of tinted glass. If this isn't practical, we'll need to describe why.

The owner probably looked at a couple of options before choosing their proposal. Including what options they looked at will also help satisfy the search for alternatives portion of the law.

Let me know if you have any questions. If the owner is committed to doing their original proposal, then we'll just need to make sure that the alternatives were considered. Also, if it's ok with the owner, I can email Hagen and get some of the information on the glass myself.

Thanks,
Chris

Bulman Karen

From: ChrisB.Nelson@state.sd.us
Sent: Tuesday, March 09, 2010 3:08 PM
To: Bulman Karen; Elkins Marcia; Mitchell Sharlene
Cc: Jason.Haug@state.sd.us
Subject: RE 11.1s

Karen, Marcia, Sharlene,

Have some questions.

First 819 Main is fine.

Second, would the minutes happen to be ready yet for the other two 11.1s?

Third, 1011 St Joe will be an adverse effect. I think with the other information provided and the email Jean sent it gives us a good idea of conditions and possible alternatives. Since it is a demo, I'll request an abbreviated case report, just to clarify that all options were explored and to be consistent. Karen, I'll send that to you in the morning. I do not anticipate it requiring you or the owner much work, but I think we need to look at every option. We can visit about it tom.

Fourth, for 413 6th. We have some questions about the glass to be used. It says it was a low e bronze; this type of tinted glass often has reflectivity issues and does not meet the Standards. Could we find out more about this from the owner? Using a regular insulated clear glass would meet the Standards (and would also potentially qualify for the moratorium if there was an interest there). If the tint is for energy efficiency, there may be some other interior window treatments (shades, screens, etc) that might be an options.

The overall plan for this is good and we don't have an issue with the materials, configuration etc. We'd prefer wood since that is what it was originally, but I think it meets the Standards here to use these materials (except for the glass)- especially given what is there now. Reflective glass is one of those things is always an issue with the Standards, though. We can also discuss this tom.

Thanks,
Chris