

DEVELOPMENT SERVICES CENTER**Growth Management Department**

City of Rapid City

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**HISTORIC
PRESERVATION
11.1 REVIEW****PROJECT NAME:**

Windsor Block

PROJECT ADDRESS:

625 St. Joseph St.

DESCRIPTION OF REQUEST:

See attached

YEAR CONSTRUCTED:

1886

HISTORIC DISTRICT:☐ West Boulevard Historic District☒ Downtown Historic District☐ Individually Listed Property☐ Environs of West Boulevard Historic District☐ Environs of Downtown Historic District☐ Environs of an Individually Listed Property**STATUS:**☒ Contributing☐ Non-Contributing**TYPE:**☒ Commercial☐ Residential**OWNER OF RECORD**

Name: Dan Senftner

Phone #: 431-0160

Fax #:

Mailing Address: 617 1/2 St. Joseph St. #7

City, State, Zip
Rapid City, SD 57701

Owner's Signature:

Date:

APPLICANT (If different from owner of record)

Name:

Phone #:

Fax #:

Mailing Address:

City, State, Zip

Applicant's Signature:

Date:

WINDSOR BLOCK

625 St. Joseph St.
Rapid City, SD

The Historic Preservation Commission previously approved rehabilitation plans for the easternmost store on the ground level of the Windsor Block. This application is seeking approval for further alterations in the rehabilitation plan. All of the proposed alterations meet the Secretary of Interior's Standards for Rehabilitation.

INTERIOR ALTERATIONS

Restrooms

Originally there were to be two restrooms located at the southwest corner of the space. Due to egress requirements, those restrooms have been moved forward approximately 42 inches to the north to accommodate a hallway to the rear exit.

Rear Exit

After meeting with City officials, it has been decided that secondary egress for this business cannot be through the kitchen and out the back door, but must be through a doorway directly from the public space into the back hallway of the building and out a different rear door from there. To meet this requirement, it has become necessary to cut a doorway through an original window opening that was blocked in in the 1950s. The window opening is located in the southwest corner of the room on the back wall. The doorway will be access through a hallway on the south side of the restrooms.

As much of the original window framing will be retained as possible – the doorway will occupy only the lower portion of the window opening and the upper portion will be left exposed and the concrete block will be painted or covered.

A second window, located to the east of the one where the doorway will be cut, will also be left exposed and the concrete block behind it painted or covered.

Server Hallway

At the southeast corner of the original 1886 store space (north of the 1950s addition), is a partition wall that created a restroom and closet space. The applicant is proposing removing these partitions and building a new partition for the purposes of creating a "server hallway" through which staff can access the kitchen without having to go around and use the public hallway to the new restrooms.

Stairwells

With the removal of the partitions mentioned above, the rear stairwell wall will be removed and rebuilt as a half-wall around the stairwell. A small closet will be placed at the north end of the stairwell.

The HPC previously approved an open railing for the front stairwell. The applicant is seeking approval for installing a half-wall around the open stairwell instead of a railing.

Ceiling

The HPC previously approved raising the drop ceiling. After the current drop ceiling was removed, framing was discovered that would allow for the installation of a sheet rocked ceiling. The applicant is seeking approval to install sheet rock instead of installing a different drop ceiling.

EXTERIOR REHABILITATION

The HPC has approved a storefront rehabilitation using historic photos for guidance.

In addition to the initial approved work, the application is seeking approval to also install a retractable canvas awning over the storefront. The framework for the awning would be attached to the brown brick (a replacement brick) over the windows and door rather than the original sandstone brick. This awning would allow for improved sound insulation for the lofts above, as well as aid in the appearance of taller windows (more in keeping with the original windows) than will be installed.