

August 6, 2013

Rapid City Historical Committee  
Re: City Center Apartments

To whom it may concern,

Please accept this letter as our request for historical review of our plans to remodel the ground floor commercial space at 804,806 and 808 St. Joseph Street and to add fire sprinklers to the entire building.

Attached are the required materials for the 11.1 review. I have also included the necessary pictures as well as a letter from the Rapid City Fire Department pertaining to the fire sprinklers.

As with our other buildings, it is our intention to maintain the integrity of the building and use period materials during the restoration and remodel. Your feedback on how to best accomplish this is welcome as always.

We are requesting your approval for the following work.

Scope of the project:

We intend to remove existing HVAC, many interior walls, and drop ceilings as well as old drywall ceilings and non-original post and beam wraps. We plan on dividing the space in two sections by using an original wall that splits the space by closing a non-original opening. Also, we plan on leaving original walls towards the rear of both new spaces that form current offices and bathrooms and small storage spaces. In addition, we propose adding two new HVAC units in each side with period spiral duct running down the two inside walls of the building. We plan on removing the non-original exterior awnings and adding lighting where they were.

- 1) Remove all ceilings
- 2) Remove non-original interior walls
- 3) Expose ceiling joists (like Murphy's)
- 4) Expose original wood beams (like Murphy's)
- 5) Maintain original wood floors
- 6) Maintain original office, store room and bathroom on each side
- 7) Install new period bathroom fixtures
- 8) Remove exterior non-original awnings
- 9) Add new sign lighting where awnings are now
- 10) Use existing original dividing wall and close non-original opening
- 11) Install period/loft style interior lighting
- 12) Add fire sprinklers to the basement and main floor – steel exposed
- 13) Add fire sprinklers to the upper floors over the next 3 years – PVC hidden
- 14) Re-open original doorways to the hallway behind the commercial space
- 15) Add exit signs

Best regards,

John Welker  
Hills Properties