

**Community Planning & Development Services**

City of Rapid City

300 Sixth Street, Rapid City, SD 57701-2724

Phone: (605) 394-4120 Fax: (605) 394-6636 Web: www.rcgov.org

**Historic  
Preservation  
11.1 Review**

Date of Submission: 8/7/13 Time of Submission: AM

Location Address: 804, 806, 808 ST. JOSEPH Year Constructed: 1920

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

Brief description of project request:

REMODEL MAIN FLOOR - ADD FIRE SPRINKLERS

JOHN WELKER

Applicant (if different from owner)

949 701 1610

Phone Number

605 593 0120

Fax Number

- Owner
- Architect
- Contractor

3213 WEST MAIN ST #586 RC SD 57702

Street Address

City, State, Zip Code

[Signature]

Applicant's Signature

8/6/13

Date

WORKOP SD LLC - JOHN WELKER

Owner

SAME

Phone Number

Fax Number

[Signature]

Owner's Signature (\*Required\*)

SAME

Street Address

City, State, Zip Code

8/6/13

Date

Applications must be submitted to the Community Planning & Development Services Department by 4:00 p.m. Thursday one week prior to the 1st and 3rd Friday of the month.

**All required information must be submitted with the application. Incomplete applications will not be processed.**

Historic Preservation Commission meetings are held on the 3rd floor in the West Community Room of the City/School Administration Building, 300 6th Street, at 7:30 a.m. the 1st and 3rd Friday of each month.

**A representative must be present at the meeting or the application may be denied.**

8/16/13

Date of Meeting

Application File #

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## Historic Preservation 11.1 Review

### Checklist for required information to be submitted with application:

Completed Historic Preservation 11.1 Review Application Form

Several color photographs of the existing structure that include:

- A street frontage photo
- Photos of all areas affected by the proposed project
- 3-5 photos of rot or decay of an element that is to be replaced or repaired

A site plan drawn to scale showing the existing structure(s) and the proposed project changes. The site plan should clearly create a graphic representation of the building footprint(s) and any other elements that are part of the request.

Elevation sketches drawn to scale showing the proposed changes. The elevation sketches should provide a view that shows each affected exterior wall as though you were looking straight at it, with any relevant changes represented.

A written description of the proposed project request that includes:

- Description of the materials to be used in the project
- Description of the materials to be replaced in the project (i.e. wood siding, masonite siding, cedar shakes, 4" reveal clapboard, dutch-lap, ship-lap, etc.)
- Whether this project is attempting to qualify for the State Tax Moratorium (*if you are not sure what this is, don't hesitate to ask!*)

Floor plan information drawn to scale and proposed changes *if interior work* is being requested. (Required for non-residential structures).

Document demonstrating feasible and prudent alternatives have been considered for the project, describing how all possible efforts have been made to minimize harm to the historic property.

### Staff to provide:

- Aerial map of the property
- Historic Site Inventory Description (if applicable)
- Elements of the structure(s) listed as contributing factors on the Historic Site Inventory



# CITY OF RAPID CITY

## RAPID CITY, SOUTH DAKOTA 57701

Rapid City Fire Department  
Fire Prevention Division  
1930 Promise Road  
(605) 394-5233  
Fax (605) 394-5235

August 2, 2013

John Welker  
Owner  
City Center Apartments  
804, 806, 808 St. Joe  
Rapid City, SD 57701

Re: Fire protection provisions (City Center Apt structure)

John Welker:

To follow-up with our site visit and discussion regarding your intentions to alter and improve the property addressed as 804, 806, and 808 St. Joe I will outline the fire protection features necessary to accompany your project(s).

It is understood that the initial phase of work planned for later this fall would be to alter the first floor retail space which currently is divided into three spaces and create two larger retail suites, remove the suspended ceiling and improve the rear access / corridor.

Based upon the gross square footage of the building, and mixed occupancy it will be necessary to provide an approved fire sprinkler and fire alarm system throughout the structure. Having said that and understanding that this is an existing multi-story structure, the fire department is afforded the latitude to accept a phased approach to install the fire protection systems. The fire department utilizes a covenant agreement to establish the scope of the work, and a time frame of 24-36 months to complete the work.

As we look at your first phase of work, the fire sprinkler system and associated detection and alarm equipment must be installed throughout the basement and main floor of the building. The fire detection and alarm equipment would be limited to smoke detection within the common rear corridor, and audible / visual notification devices as per NFPA 72, and the International Fire Code as adopted. The remaining floors would be completed as future phases are defined within the covenant agreement.

In an effort to reduce installation costs, whenever the possible existing water services may be utilized, and the fire department prevention staff will work cooperatively with the fire protection company of your choice to establish cost effective installation.

John Welker

3/8/2012

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Also as previously discussed the City of Rapid City also offers a low interest loan program established to provide financial options for the installation of fire and life safety systems within existing structures.

Lastly, I would like to commend you for your commitment to rehabilitate buildings in Rapid City which greatly enhances the retail and downtown living experience. The work completed to date is outstanding, and truly change the character of the structure(s), I would also like to thank you for working cooperatively with the Rapid City Fire Department to find way to meet both of our goals.

If you have any questions or comments please feel free to contact me at any time, via email or cell phone.

Cordially,

Tim Behlings

Assistant Chief

Fire Prevention Division

Rapid City Fire Department

605-394-5233 ext. 6102 office

605-390-4511 Cell