

Hanzel Sarah

From: Paul Bradsky <pbradsky@aol.com>
Sent: Wednesday, March 04, 2015 8:00 AM
To: Hanzel Sarah
Cc: Janson Chuck
Subject: Re: Alex Johnson 4th corridor

Thank you Sarah!

Sent from my iPhone

Liv Well,

Paul J. Bradsky

[Pbradsky@aol.com](mailto:pbradsky@aol.com)
c: 605-431-3160

On Mar 4, 2015, at 7:53 AM, Hanzel Sarah <Sarah.Hanzel@rcgov.org> wrote:

Hello Paul,

The City and the State Historic Preservation Office have reviewed these proposed changes and have determined that this work will not damage, destroy, or encroach upon historic property at 523 6th Street. No further historic review is required for this project if you choose to proceed with this scope of work on the 6th – 9th floors (or to replace the carpet). Please contact the Building Services Division when you are ready to obtain permits. Best wishes for your project, please let me know if you have any questions.

Sarah Hanzel

From: Paul J. Bradsky [<mailto:pbradsky@aol.com>]
Sent: Tuesday, March 03, 2015 3:44 PM
To: Hanzel Sarah
Cc: nick.patton@live.com
Subject: Alex Johnson 4th corridor

Sarah,

Attached are 2 photos, one of the existing 4th Floor corridor and one of the 3rd Floor corridor (which has the new ceiling tiles and LED can lights).

What we are proposing to do is: paint the walls and doors a different color; replace the existing ceiling tiles and grid with a white recessed-type tile (as in attached 3rd Floor picture), and replace the existing fluorescent can lights w/ LED can lights (as in 3rd Floor corridor picture). We are also planning to modify the existing sprinkler heads so that they are recessed (so that are less likely to be damaged or hit by a patron---we did this down the 3rd Floor corridor in photo). We will be replacing the corridor carpet down the road once it is approved by Hilton and we can order for the entire hotel.

Our goal is have this 4th Floor corridor ceiling replaced and walls/door painted prior to Hilton's representative coming out on April 1, 2015. If he approves, then we will be proceeding to do this to the 6th-9th floors.

Let me know if you require anything else.

Paul J. Bradsky
Bradsky, Bradsky & Bradsky, P.C.
927 Main St.
Rapid City, SD 57701

(cell) 605-431-3160
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e-mail: pbradsky@aol.com

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Hanzel Sarah

From: Nelson, Kate <Kate.Nelson@state.sd.us>
Sent: Wednesday, March 04, 2015 6:35 AM
To: Hanzel Sarah
Subject: RE: Alex Johnson 4th corridor

Hi Sarah,

I would agree that this proposal does not have the potential to adversely affect historic property. (And, yes, I have been in contact with Kent Kennedy and the Bradskys regarding the tax incentive programs as well.) Thanks for checking with us! Please let me know if you have any questions.

Kate Nelson, Restoration Specialist
South Dakota State Historical Society
State Historic Preservation Office
900 Governors Drive
Pierre SD 57501-2217
(605) 773-6005
(605) 773-6041 (fax)
Kate.Nelson@state.sd.us

From: Hanzel Sarah [<mailto:Sarah.Hanzel@rcgov.org>]
Sent: Tuesday, March 03, 2015 5:07 PM
To: Nelson, Kate
Subject: FW: Alex Johnson 4th corridor

Kate,

There is a permit request for the Alex Johnson. See email from Paul Bradsky. The scope of the project is to paint walls a different color, replace ceiling tiles and grid, replace light fixtures, and recess sprinkler heads on the 4th floor of the Alex Johnson. If approved, the same project is proposed for the 6th – 9th floors. Image 1 shows the existing 4th floor. Image 2 shows the scope of this work which has already been completed on the 3rd floor (This was done in the past, I checked our files quickly and saw that a request to replace the ceiling grid on the 5th floor was approved by Commission in June of 2009)

In reviewing this proposal I would find no potential for adverse effect given that the color of the existing walls, the existing ceiling tiles, and the existing ceiling grid/light fixtures do not constitute significant historic material in the context of the Alex Johnson Hotel or the Downtown Commercial District.

I would find that replacing the carpet in the future will not have the potential to adversely affect historic property, for the same reason listed above.

Please let me know if you agree with my finding or if I should prepare an 11.1 Notification Form which includes additional documentation. Thanks Kate!

Sarah Hanzel

From: Paul J. Bradsky [<mailto:pbradsky@aol.com>]
Sent: Tuesday, March 03, 2015 3:44 PM
To: Hanzel Sarah

Cc: nick.patton@live.com

Subject: Alex Johnson 4th corridor

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Existing 4th Floor – location of proposed changes



Existing 3rd Floor – Example of proposed changes