

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 8, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of December 23, 2019 HPC Meeting Minutes
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Revolving Loan Program Voucher Approval
 - b. Revolving Loan Program
5. Old or General Business
 - a. Main Street Initiative Update
 - b. South Dakota Biennial Gathering of CLG's – March 25-27, 2020 – Rapid City – **Exhibit A**
 - c. Keystone Area Historical Society 150th Carrie Ingalls Birthday Festival Sponsorship Request – **Exhibit B**
 - d. Historic Preservation Chuckwagon Maintenance/Repair – **Exhibit C**
 - e. Outside Deadwood Grant Extension Request – City of Whitewood – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 200002, 623 Main St., Todd Weber – New Structure – **Exhibit E**
7. New Matters before the Deadwood Historic Preservation Commission
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
 - a. Take no action on Raffle Permit for Lions Club to conduct ticket sales for fund raising. Drawing will be held on April 15, 2020.
 - b. Main Street Masterplan Design Charrettes (Public Meetings)
(To be held at Tin Lizzies in the Shelby Room)
January 14, 2020 5:00 p.m. – 7:00 p.m.
January 15, 2020 10:00 a.m. – 12:00 p.m.
January 15, 2020 5:00 p.m. – 6:30 p.m.
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Monday, December 23, 2019 ~ 1:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of December 11, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Extension Requests – **Exhibit A**
 - i. James Pontius – 118 Charles – Wood Windows & Doors/Siding
 - ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows & Doors
 - iii. Joe & Julie Opheim – 26 Fremont – Foundation
 - iv. Mark & Rose Speirs – 34 Van Buren – Elderly Resident/Wood Windows & Doors
 - v. Todd & Jill Weber – 562 Williams – Foundation/Siding/Wood Windows & Doors
 - vi. Tom & JoBerta Pehrson – 31 Jackson – Elderly
 - vii. Tom McNary – 14 Van Buren – Wood Windows and Doors
 - viii. Richard Morgan – 2 Dudley – Siding/Windows & Doors/Elderly
 - ix. James Haupt – 37 Washington -- Elderly
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program – **Exhibit B**
 - i. Randolph Westendorf – 23 ½ McKinley – RLF Life Safety Loan Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. 2020 South Dakota Governor's Conference on Tourism Sponsorship – **Exhibit C**
 - c. Acceptance of Land Transfer from Kevin Oberembt for 227 Williams Street -- **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
 - a. COA H190382, 470 Main St., Blake Haverberg – Add Window – **Exhibit E**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H190380, 21 Spring St., Greg & Cari Rothenhoefer – Construct New Residence – **Exhibit F**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, December 23, 2019

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody and Tony Williams

Absent: Willie Steinlicht and Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Susan Trucano, NeighborWorks, and Bonny Anfinson Program Coordinator

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Monday, December 23, 2019 at 1:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

December 11, 2019 Regular Meeting

It was moved by Ms. Posey and seconded by Mr. Toews to approve the HPC minutes of Wednesday, December 11, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$58,329.57. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Williams to approve HP Grant Fund disbursements in the amount of \$5,054.92 based on information as presented. Aye - All. Motion carried.

Grant Extension Requests – Exhibit A

- ii. James Pontius – 118 Charles – Wood Windows & Doors/Siding
- iii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows & Doors
- iv. Joe & Julie Opheim – 26 Fremont – Foundation
- v. Mark & Rose Speirs – 34 Van Buren – Elderly Resident/Wood Windows & Doors
- vi. Todd & Jill Weber – 562 Williams – Foundation/Siding/Wood Windows & Doors
- vii. Tom & JoBerta Pehrson – 31 Jackson – Elderly
- viii. Tom McNary – 14 Van Buren – Wood Windows and Doors
- ix. Richard Morgan – 2 Dudley – Siding/Windows & Doors/Elderly
- x. James Haupt – 37 Washington -- Elderly

It was moved by Mr. Toews and seconded by Ms. Posey to extend the grants for James Pontius, 118 Charles Street, Dustin & Laura Floyd, 21 Lincoln, Joe & Julie Opheim, 26 Fremont, Mark & Rose Speirs, 34 Van Buren, Todd & Jill Weber, 562 Williams, Tom & JoBerta Pehrson, 31 Jackson, Tom McNary, 14 Van Buren, Richard Morgan, 2 Dudley, James Haupt, 37 Washington. Aye - All. Motion carried.

Revolving Loan Voucher Approval

It was moved by Ms. Posey and seconded by Mr. Toews to approve the Revolving Loan disbursements in the amount of \$10,522.29 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Randolph Westendorf – 23 ½ McKinley – RLF Life Safety Loan Request

It was moved by Ms. Posey and seconded by Mr. Toews to approve the RLF Life Safety Loan Request. Aye - All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker reported Outlaw Square is working out minor details. Ice skating is going well. HoHo Horseshoes is going well. In January there will be the K9 Keg Pull and Sno Cross. The Main Street Masterplan meetings will be starting in January.

2020 South Dakota Governor's Conference on Tourism Sponsorship – Exhibit C

Mr. Kuchenbecker stated the City of Deadwood Historic Preservation Commission has been a strong supporter of the South Dakota Governor's Conference on Tourism for many years. Normally the contribution have been paid through the

Chamber and the City reimburses them. This year the City will be paying directly to the conference. During this conference, Historic Preservation also sponsors a breakfast and lunch with the state legislators at the Capital building. The cost to sponsor this event is \$2,500 which includes two free registrations to the event and an exhibitor booth spot. Three tables are also reserved during the Gala event for \$450 for State Legislators with a total of \$2,950. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to sponsor the South Dakota Governor's Conference on Tourism for 2020 in the amount of \$2,950 to be paid out of the Public Education line item. Aye - All. Motion carried.***

Acceptance of Land Transfer from Kevin Oberembt for 227 Williams Street – Exhibit D

Mr. Kuchenbecker stated the Historic Preservation Commission has received a Quit Claim Deed from Kevin Oberembt to transfer land to the Historic Preservation Commission. The legal description of the property is Lot B, of Probate Lot 227, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2015-5499. Staff recommends accepting the transfer of land from Kevin Oberembt for the sum of \$1.00. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission to accept the transfer of land from Kevin Oberembt for the sum of \$1.00 located at Lot B, of Probate Lot 227, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2015-5499. Aye - All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H190382, 470 Main St., Blake Haverberg – Add Window – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 470 Main Street, a non-contributing structure located in Fountain City Planning Unit in the City of Deadwood. The applicant requests permission to add a window on the south side of the structure. Staff finds the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and it does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the local, State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Williams based upon the guidance found in DCO 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye - All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H190380, 21 Spring Street, Greg and Cari Rothenhoefer – Construct New Residence – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 21 Spring Street, a non-contributing structure located in the Spruce Gulch Planning Unit in the City of Deadwood. The applicant is requesting permission to construct a new structure on the lot. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building and since there are several newer style houses in the area it does not additionally have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Toews based upon all the evidence presented, I find this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places, and therefore move to grant a project approval. Aye - All. Motion carried.***

Items from Citizens not on Agenda

Staff Report (items will be considered but no action will be taken at this time.)

Mr. Kuchenbecker reported Quality Services is conducting archeology in the Tin Lizzy parking lot. They have recently discovered what appears to be a water flume and a pile of lumber next to it. They are down to the 1879 fire. Mike Runge has installed the new displays in the History and Information Center.

Committee Reports

Mr. Toews stated Mike Runge is doing an excellent job.

Other Business

The Commission moved the meeting to the parking lot of Tin Lizzies. The commission reviewed the uncovered flume and other archaeology going on at the site. Mr. Kuchenbecker gave an overview of what is happening. The Historic Preservation Commission Meeting adjourned at 5:36 p.m. at Tin Lizzies.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary

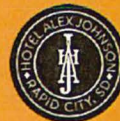
EXHIBIT A

South Dakota's Biennial Gathering of CLG's

March 25–27, 2020 | Rapid City

This gathering is an opportunity for the regional preservation community to convene for networking and continuing education. This year's theme "Planning for Preservation" offers a diverse and interactive program you won't want to miss. Greg Handburg will share the ArtSpace story, and their expertise on real estate projects in both small and large communities that support historic objectives, affordable housing, economic development, and artists/creatives. Susan Henderson of Placemakers will address zoning and planning approaches to reduce barriers to redeveloping historic properties and neighborhoods. A walking tour and moderated panel discussion will set the stage for a fun design exercise that ties together survey and inventory efforts in Rapid City's "east of 5th district" with goals for a downtown innovation district. Afterwards, we'll head to the Journey Museum and Learning Center to geek out on Black Hills history and socialize over appetizers. On Friday, "Eric and Eric" two local historians working with the Rapid City HPC, will describe the current project underway to update the City's Historic Context Report and Preservation Plan. Learn how this project aims to be inclusive of broad community input, reflect changing ways communities think about their past, and help the HPC be strategic about building a strong sense of identity, beautifying the community, spurring economic development, and attracting visitors. Before concluding, we'll hear from each other about what CLGs across the state are up to and celebrate each others accomplishments.

This event is made possible with the generous support from our sponsors:



Program Highlights:

Wednesday 3/25

Evening Social at Vertex Lounge,
cash bar

Thursday 3/26

Keynote Speakers

- Greg Handburg, Senior Vice President of Properties, ArtSpace
- Susan Henderson, Principal/Town Planner, Placemakers

Historic/Development District Tour

Panel Discussion

Interactive Workshop

Visit to Journey Museum &
Learning Center + Appetizer Social

Friday 3/27

"A fresh look at Historic Preservation Documents and Plans" with Eric Abrahamson and Eric Zimmer, Vantage Point Historical Services

CLG Reports

Conclude @ Noon

Accommodations: A block of rooms has been established for this event at the Historic Hotel Alex Johnson for \$73/night available 3/25 and 3/26.

Meals: With support from our sponsors, registration of \$30 includes breakfast on Thursday and Friday as well as lunch and evening appetizers social on Thursday. Participants will have evenings to explore Downtown Rapid City's many offerings.

SD's BIENNIAL GATHERING OF CLG'S

Theme: "Planning for Preservation"
March 25 – 27, 2020 | Rapid City

Please mail Registration Form
and Fee by 2/28 to:

Jeanne Nicholson
Rapid City HPC
300 Sixth Street
Rapid City, SD, 57701

Questions? Please contact
Sarah Hanzel :
Sarah.Hanzel@rcgov.org or
605.394.4120

Name

City

Organization

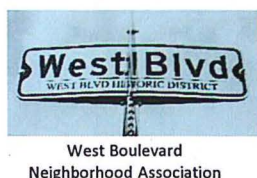
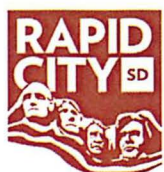
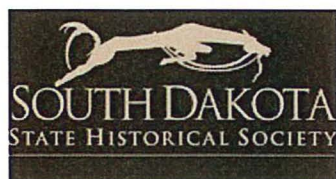
Address

City/State/Zip

Phone

Email

The \$30 Registration Fee includes Thursday breakfast, lunch, and appetizer social, as well as Friday breakfast. Please let us know of any dietary restrictions or other accommodations we can make. Write checks to "City of Rapid City License and Trust."



Hotel Reservations:

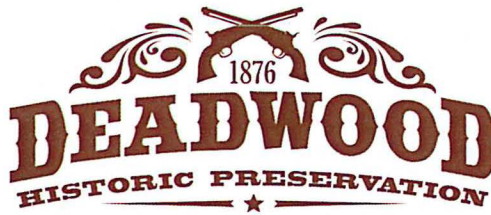
Alex Johnson
523 Sixth Street
(605) 342-1210
Special Room Rate: \$73

Please mention the SD Historic Preservation
Commissions meeting. Reservations must be made
by February 18th to receive the special room rate.

Thank you to this year's sponsors!

Back to Agenda

EXHIBIT B



MEMORANDUM

Date: January 3, 2020
To: Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: The 150th Carrie Ingalls Birthday Festival – Sponsorship Request

The Keystone Area Historical Society is requesting sponsorship funds of \$400 for the 150th Carrie Ingalls Birthday Festival. This year's festival is scheduled July 25-26, 2020 in Keystone. This event will have a huge impact in the Keystone community as several thousand fans and visitors of a wide range of interests and ages will attend. The \$400 sponsorship will support the printing of a two page newspaper used to promote the event. A picture showing the format of the newspaper is attached.

Staff recommends approval to approve the sponsorship request of \$400 to the Keystone Area Historical Society for the 150th Carrie Ingalls Birthday Festival with the requirement of acknowledgement of support by the Deadwood Historic Preservation Commission.

Recommend Motion: *Move to approve the sponsorship request of \$400.00 to the Keystone Area Historical Society for the 150th Carrie Ingalls Birthday Festival.*

From: "The 150th Carrie Ingalls Birthday Festival Committee", Sandi McLain

Keystone Area Historical Society

410 3rd Street

Keystone, SD 57751

To: Kevin Kuckenbecker, Historic Preservation Officer

Deadwood Historic Commission

108 Sherman Street

Deadwood, SD 57751

Dear Kevin:

Hello Kevin. I am a member of the Carrie committee and wanted you to know that we do have a very significant event coming to the community of Keystone on the 25th and 26th of July, 2020. The event is "The 150th Carrie Ingalls Birthday Festival," in 2020, will have a huge impact in our community. Several thousand fans and visitors will attend. Currently we have two of the actors from the "Little House on the Prairie" attending along with renown authors who have written literature about the Ingalls family. As a museum we are proud to, again, host such event for the 4th time in our community. The 150th year is very significant. Linda Starbuck, who is also a member and volunteer for the Keystone Area Historical Society, has organized the huge undertaking to publish recently, the first book on Carry Ingalls which now is being sold by our organization this year. .

Many activities such as a dance, speakers, luncheon, dinners, demonstrations of old crafts, and autographing's will be hosted at this spectacular event. I will be sending separately some of those items that may be of interest to you. Why am I sending you correspondence? Several reasons come to mind. Part of our marketing plan includes the promotion of the event. We would like to promote part of the event with a newspaper promotional flyer which will not only let incoming tourists and visitors know about our event, but it doubles as a historical tool. Carrie Ingalls was an editor not only in Hill City but in Keystone for the "Keystone Recorder." She lived in our community her entire adult life. Many of those historical notes will be included in the newspaper promotional guide. The article will include activities as well as a map for visitors. The newspaper promotional tool will represent her occupation as an editor. Women very rarely had an occupation at the turn of the century. The second reason for this correspondence is to see if the Deadwood Preservation Commission or Historic Preservation would possibly donate the money to fund this promotional tool.

Our budget for this event is closing in on \$20,000. We are a small organization with a very small budget from the city of \$20,500.00 plus donations and gift shop profit which is very small. We are currently fundraising with businesses for this event plus applying for grants that we qualify for with our organization. I will include an attachment which includes what this newspaper promotional piece will

cost. Through the Custer Chronicle it will be a total of \$400.00. We then would have to distribute the piece to promote the event. You have been very generous helping us in the past with Outside of Deadwood projects and we thank you for that. Carrie Ingalls married David Swanzey who was a mining engineer in Keystone. Mining is a tie between Deadwood and Keystone.

This request is small but would go along way to promote the event. We would like you to help us promote the event as well in any way that you can. If you make this donation we would do the following:

- Put an article in the Hill City Prevailor designating you as a sponsor
- List your sponsorship in our newsletter
- List the sponsorship on the credits for the newspaper promotional tool
- List you in the Comprehensive List of Sponsors announced throughout the event

Please consider our request and if you need additional information please do not hesitate to contact me. Our mailing address for the Keystone Area Historical Society is 410 1st Street, Keystone SD 57751

Respectively submitted,

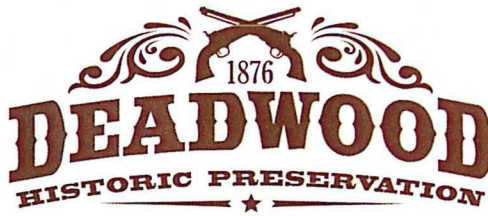
Sandi McLain

605-666-4847



EXHIBIT C

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: January 3, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Repair of Historic Preservation Chuckwagon

The Historic Preservation chuckwagon has served as portable information for the past four seasons. Due to the continual exposure to the elements it is in need of maintenance. Hansen Wheel and Wagon Shop in Letcher, South Dakota has assessed the chuckwagon. Hanson's estimate for maintenance/service costs is \$3,251.68. A copy of the estimate is attached.

Historic Preservation staff is asking for approval to hire Hansen Wheel and Wagon Shop to repair the Historic Preservation chuckwagon at a cost not to exceed \$3,251.68 to be taken out of HP Capital Assets General Maintenance line item.

Recommended Motion: *Move to approve hiring Hansen Wheel and Wagon Shop to repair the Historic Preservation chuckwagon at a cost not to exceed \$3,251.68 to be taken out of HP Capital Assets General Maintenance line item.*



40979 245th St.
Letcher, SD 57359

Estimate

Date	Estimate #
12/3/2019	2292

Name / Address

Days Of 76 Museum
Deadwood History Board
Po Box 391
Deadwood, Sd 57732

Ship To

Customer E-mail	Terms	Rep	FOB	Customer Phone
carolyn@deadwoodhistory.com	VISA	JE	Letcher SD	605-578-1657 museum

Item	Description	Qty	U/M	Cost	Total
	Service/Maintenance of Chuckwagon				
Cold set 2	Cold set tire- up to 2 x 1/2	4	ea	56.95	227.80T
4- Gear Hardware	Make and install steel washers on axles.	2	hr	65.00	130.00T
4- Gear Hardware	Make combo pole cap (Horse and Tractor), bolt hounds, and adjust wheel wrench.	4	hr	65.00	260.00T
4- Gear Hardware	Clean, inspect, and service entire wagon.	16	hr	65.00	1,040.00T
CWF008	Dinner Triangle and Ringer -Hand Forged with leather strap.	1	ea	68.88	68.88T
6- Epoxy/Finish	Seal entire wagon and tools with Timber Oil.	10	hr	70.00	700.00T
8- Outfitting	Replace ropes in top and barrel. New leather straps as needed.	8	hr	65.00	520.00T
2- Gear Wood C...	Wooden wheel chalks with rubber bottom.	1	hr	80.00	80.00T
Shop Components	Materials and supplies applied to customer projects	1		225.00	225.00T

Conditions

1)Terms: 50% non-refundable deposit due prior to start of construction; final 50% due upon completion; FOB Letcher, SD. 4.5% SD Sales Tax applies to customer pickups or shipments in-state.; refer to retail sale deposit terms & conditions for cancellation fees. 2) Material guaranteed as specified unless otherwise negotiated. Workmanship to be per standard practices and procedures. Our workers are fully covered by Workmen's Compensation Insurance. 3) All workmanship & design as per authentic antique specifications, not necessarily in accordance with current laws & plans. Plans are not of HWW's original design, unless specified. Buyer assumes all responsibility for liability after purchase. 4) Schedule contingent upon normal events under control of Hansen Wheel and Wagon Shop. 5) Start Date: Within ____ days of receipt of acceptance of this estimate. This estimate is valid for 90 days from the date of this quote. 6) Please return a signed copy with your deposit.

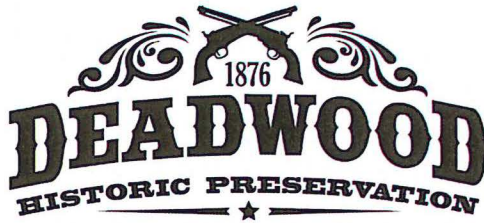
Date _____

Signature _____

Subtotal	\$3,251.68
Sales Tax (0.0%)	\$0.00
Total	\$3,251.68

Phone #	Fax #	E-mail	Web Site
605-996-8754	605-996-2686	info@hansenwheel.com	www.hansenwheel.com

EXHIBIT D



MEMORANDUM

Date: January 3, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Outside of Deadwood Grant Extension Request

Our office received a letter from the City of Whitewood stating they were unable to complete the work for their 2018 Outside of Deadwood Grant. Due to a DOT bid to repair the sidewalk along the historic district they were unable to install the street lamps. The City of Whitewood is requesting a six month extension to complete the work. Staff recommends extending the grant for an additional six months which will expire on June 20, 2020.

Recommended Motion:

Move to approve a six month grant extension for the City of Whitewood 2018 Outside of Deadwood Grant to expire on 6/20/19.

Margaret Dundon Paschke
1007 Meade St
Whitewood, SD 57793
605 639-9764

January 2, 2020

Deadwood Historic Preservation
108 Sherman St
Deadwood, SD 57732
605 578-2082

Dear Bonnie,

Again, I want to thank you so much for the Deadwood Historic Preservation giving Whitewood the grant for the street lamps. Currently, the street lamps are in Whitewood waiting to go up. There was a delay due to a DOT bid to repair the sidewalk along the historic district in Whitewood. We are anticipating the street lamps will be up before the annual Whitewood Cruizin on June 30th, 2020. We are hoping you will extend the time of the grant until June 2020 to get the street lamps up. Thank you so much for your patience. We are all very excited!

Thanks you again,

A handwritten signature in cursive script that reads "Margaret Dundon Paschke".

Margaret Dundon Paschke

EXHIBIT E

Date: January 03, 2020

Case No. 200002
Address: 623 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 623 MAIN ST, a Non-contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Todd Weber
Owner: CELEBRITY HOTELS INC
Constructed: 01/02/2020

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

1. Historic significance of the resource:

Site to a variety of wooden structures early on.

2. Architectural design of the resource and proposed alterations:

Applicant requests approval to build a re-creation of a store from 1880's with 12x19 frame (post-beam) with rough sawn lumber similar to the building put up in 2017 on the same site.

Attachments: Yes

Plans: Yes

Photos: No

Staff Opinion:

The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District due to the temporary nature of the structure.

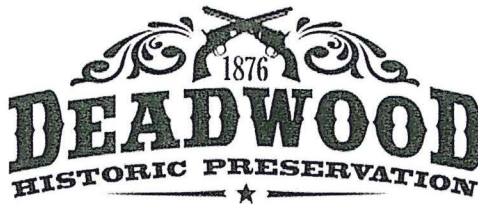
Motions available for commission action:

A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

B: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to deny Certification of Appropriateness.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	<u>20002</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>12/23/19</u>
Date of Hearing	<u>01/08/20</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION
Property Address: <u>623 main</u>
Historic Name of Property (if known): <u>Gem Restaurant</u>

APPLICANT INFORMATION
Applicant is: <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input checked="" type="checkbox"/> other <u>Lessee</u>

Owner's Name: <u>Celebrity Hotel</u>	
Address: <u>625 main</u>	
City: <u>Deadwood</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: _____	Fax: _____
E-mail: <u>Bob Nelson</u> <u>Bob @ autabuy.com</u>	

Architect's Name: _____	
Address: _____	
City: _____	State: _____ Zip: _____
Telephone: _____	Fax: _____
E-mail: _____	

Contractor's Name: <u>Self</u> <u>TODD WEBER</u>	
Address: <u>562 Williams ST</u>	
City: <u>Deadwood</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>702 5208526</u>	Fax: <u>702 666-0360</u>
E-mail: <u>The Lucky Horse LLC @ Gmail com</u>	

Agent's Name: _____	
Address: _____	
City: _____	State: _____ Zip: _____
Telephone: _____	Fax: _____
E-mail: _____	

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>SAN 1</u>		Project Completion Date (anticipated): <u>SAN 20</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Other <u>MAIN ST STORE</u>			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

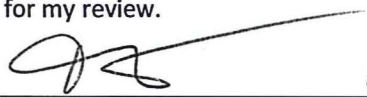
Building A Recreation of a store from 1880's
12x19 Frame (Post-Beam) with rough sawn lumber
similar to the building we put up in 2017
on the same site

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

 12-23-19

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- ☐ Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

PLANTER @ 623 MAIN ST Deadwood SD

Water Resistant
Pressure Treated
Floor Joist Spacing (Dist on ground)

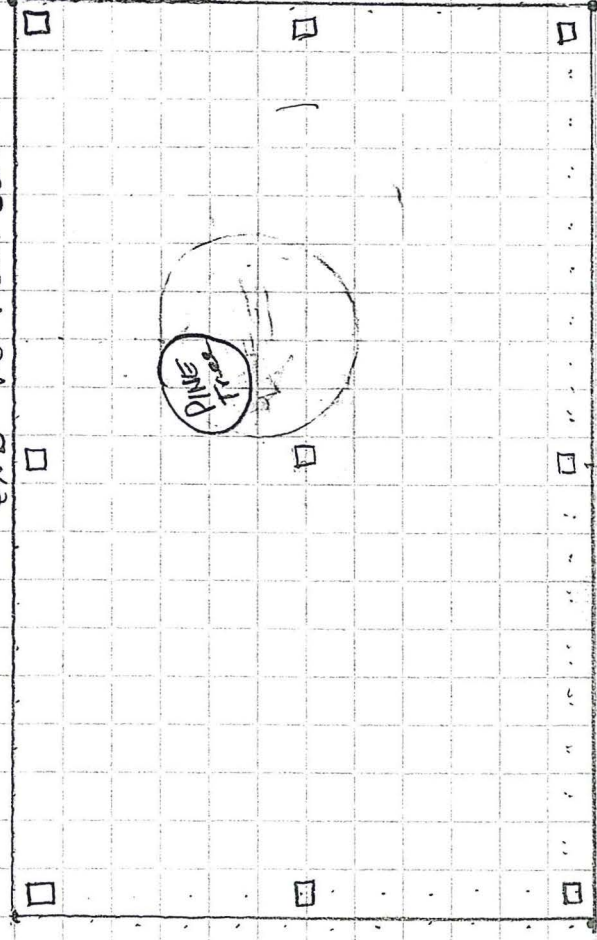


4x4 CORNERS SECURED
WITH 6" LAG BOLTS
TO SUPPORT 6"x6"
PILLARS

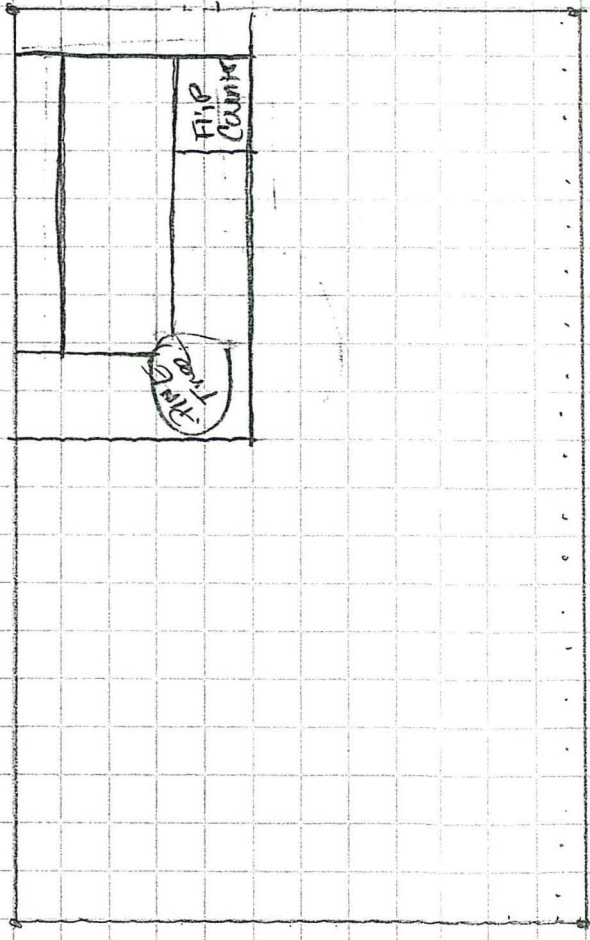
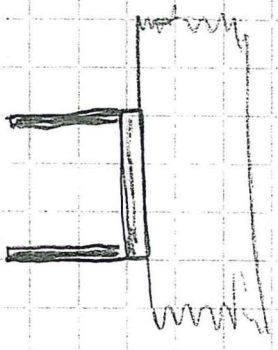
CEMENT SILL ON PLANTS
INCREASES IN DROPS WE WILL
HAVE A WALL
WHERE IT IS TOO LARGE
TO KEEP PEOPLE FROM WALKING DOWN IT.

PLANTER @ 623 Main St DENVER CO

6"x6" vertical supports

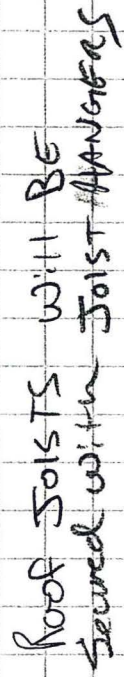


Secured with 6x6 Post BASE (commonised)
on Bottom TO 4x4 SILL Frame (STAINLESS)

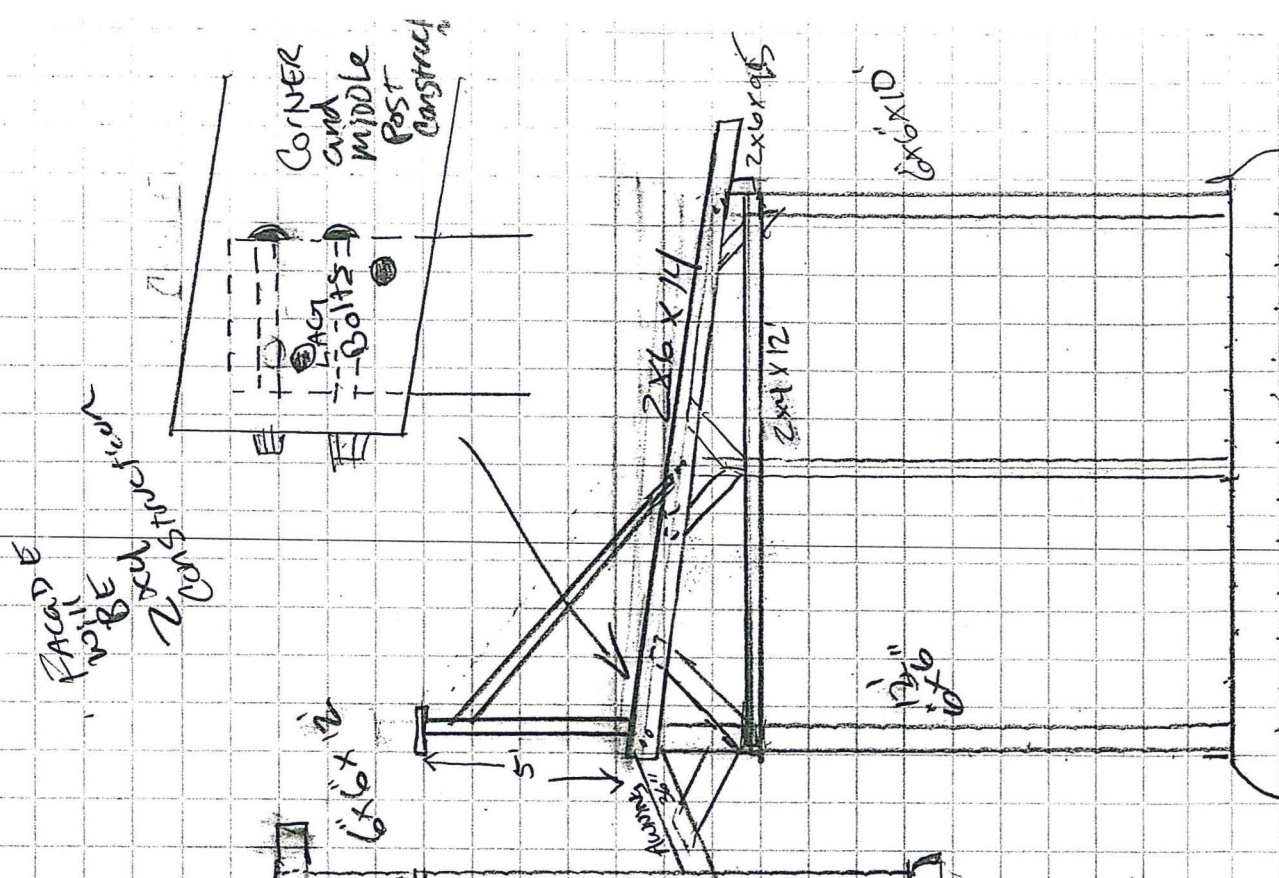


Counter made from
1"x8" Fir

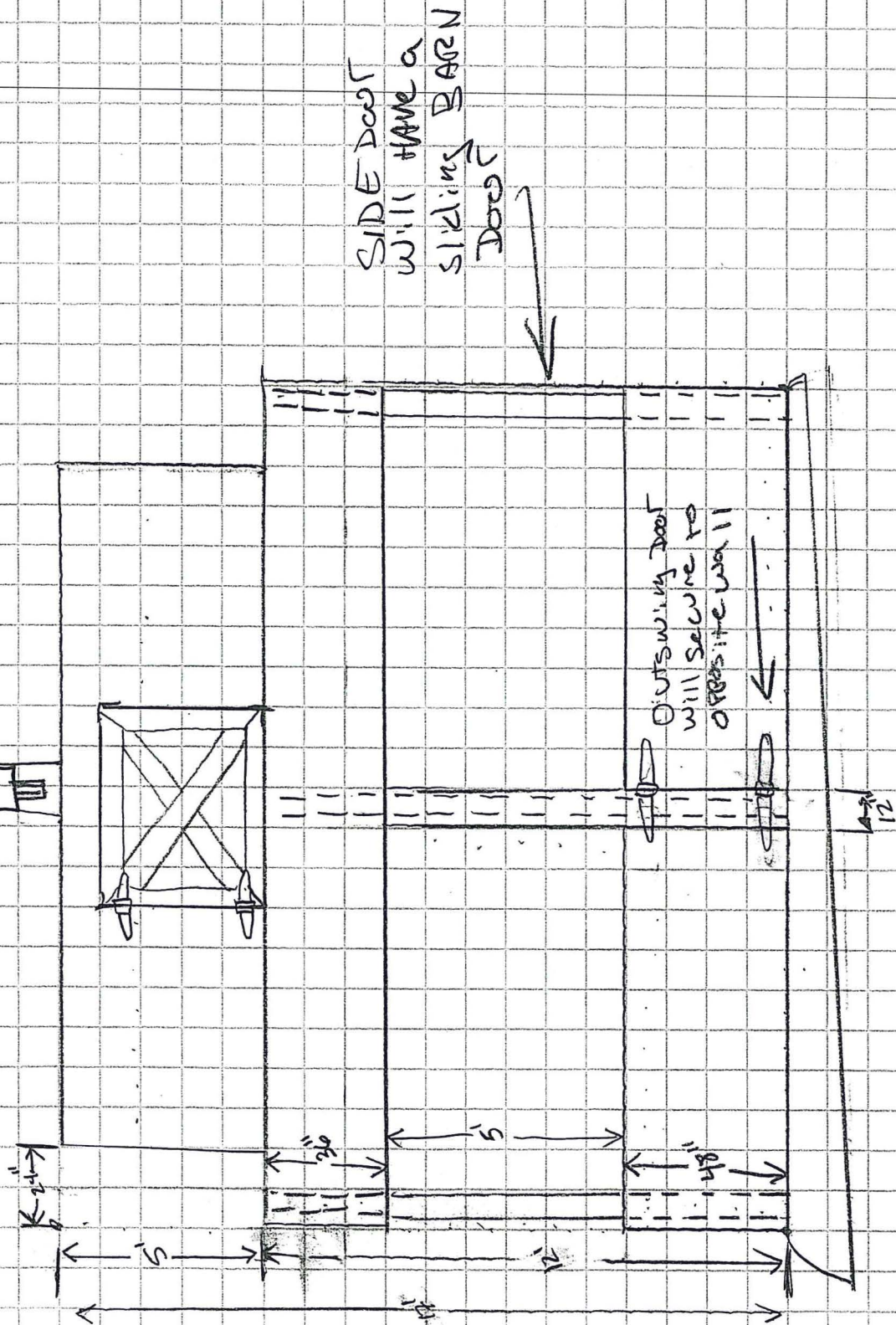
PLASTER @ 623 MAIN ST DEANBURG SA



22



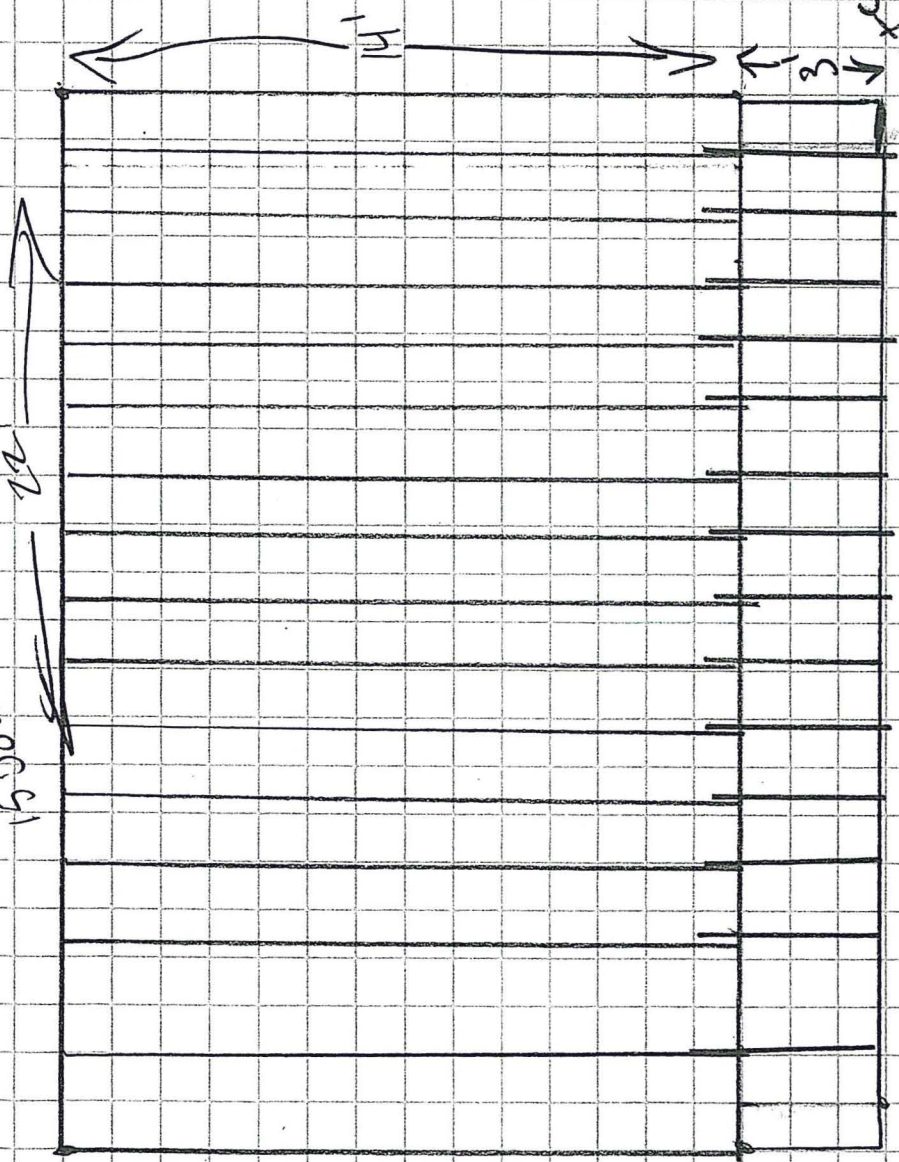

PANTER @ 623 Main ST Deadwood SD



DEAD

2016 5/11/2016

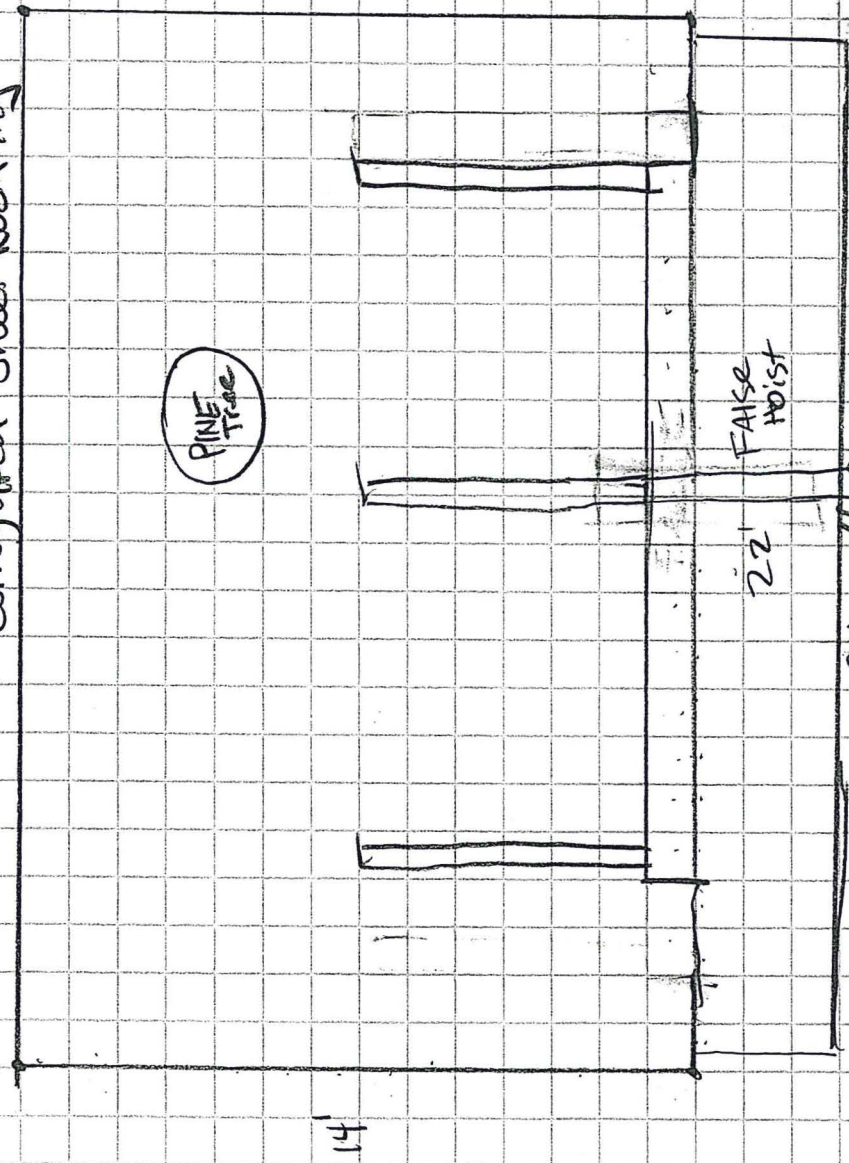
122 — 15.05.91

[illegible]

PLASTER @ 623 Main ST Deadwood

Roofing

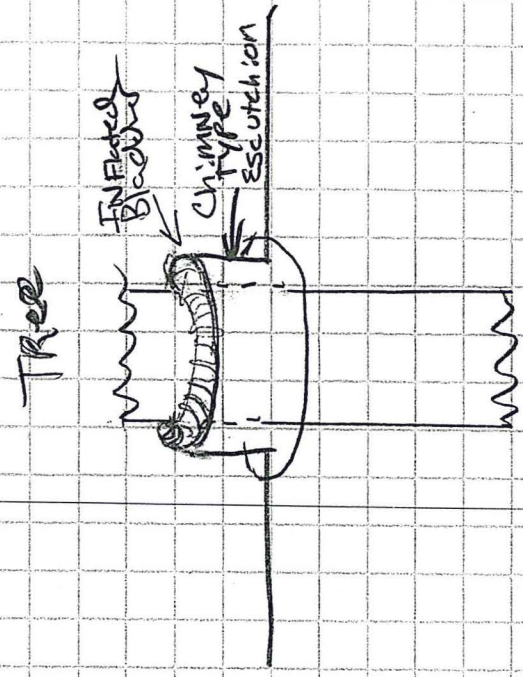
Corrugated Sheet Roofing



3/4 X 4 X 8 Sheathing

TAR PAPER BARR

Corrugated Roofing



— FRONT WINDOWS WILL BE ROLLUP CANVAS TARP
SECURED BY PADLOCKS AT NIGHT

— HEATING WILL BE ELECTRIC

— LIGHTING WILL BE ELECTRIC/LED

— FIRE EXTINGUISHER WILL BE UNDER COUNTER

— SIDING WALLS WILL BE OF 1" X 8" AND 1" X 10" FIR
ROUGH CUT WITH SOME BARK-ON EDGES

— CURRENT ELECTRICAL POST WILL BE USED
UNTIL CONSTRUCTION IS COMPLETED. THEN DESTROYED
ELECTRIC WILL BE CONSULTED TO WIRE THE BUILDING