

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 10, 2019 ~ 1:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. March 27, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Subordination – **Exhibit A**
 - i. Mike Besso – 405 Williams – Wood Windows/Doors, Foundation and Elderly Resident
 - c. HP Grant Extensions – **Exhibit B**
 - i. Shirlene Joseph – 771 Main St. – Foundation Program
 - ii. Sylvia Trentz – 57 Lincoln – Foundation Program
 - iii. Kurt & Dawn Bialas – 24 Raymond – Windows & Doors Program
 - iv. Renee Burr – 25 McKinley – Windows & Doors Program
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. Deadwood History Inc. – 608/610 Main – Modification of Loan Approval
 - ii. Anita Knipper – 422 Williams – Windows and Siding Loan Requests
 - iii. Brad & Destiny Maynard – 4 Harrison – Life Safety Loan Request
 - iv. Bernie Reausaw – 336 Williams – Retaining Wall Loans
5. Old or General Business
 - a. Main Street Initiative Update stopping
 - b. 2019 Scholarship Awards – **Exhibit D**
 - c. 2019 Festival of Books Sponsorship – **Exhibit E**
 - d. 2019 Structural Engineering Service Contract – Albertson Engineering – **Exhibit F**
 - e. James Butler Hickok Traveling Panel Loan Agreement – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 190031 – Kevin Johnson – 658 Main – Replace Siding – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190032 – Trevor Santochi – 10 Van Buren – Replace Garage Doors – **Exhibit I**
 - b. PA 190035 – Kris Fenton – 27 Lincoln – Replace Siding – **Exhibit J**
 - c. PA 190036 – John & Sharon Martinisko – 53 Taylor – Replace Siding on Garage – **Exhibit K**
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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 27, 2018 ~ 4:00 - 5:00 p.m.

Tour of the Adams Museum

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 27, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. March 13, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Extensions – **Exhibit A**
 - i. Tom McNary – 14 Van Buren – Wood Windows and Doors
 - ii. Brett Bauman – 35 Jackson – Wood Windows and Doors
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Iver & Monica Gibbs – 850 Main Street – RLF Life Safety Loan Request
5. Hearing – Demolition by Neglect – 824 Main Street
6. Old or General Business
 - a. Main Street Initiative Update
 - b. Ghost Mural Grant Recommendation – **Exhibit C**
 - c. Deadwood Masonic Center – Not-For-Profit Grant Request -- **Exhibit D**
 - d. HP Bonding Update – Staff Report
7. New Matters before the Deadwood Historic District Commission
 - a. COA H190028 15 Seventy Six Drive – City of Deadwood – **Exhibit E**
8. New Matters before the Deadwood Historic Preservation Commission
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. 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, March 27, 2019

Tour of the Adams Museum

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody, Dale Berg and Tom Blair

Absent:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer

No Action Taken

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, March 27, 2019

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody, Dale Berg and Tom Blair

Absent:

Present City Commission:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Meghan Wittmis, Administrative Assistant, Trent Mohr, Building Inspector and Mike Walker with Neighborworks.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, March 27, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

March 13, 2019 Regular Meeting

It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, March 13, 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 \$37,676.49. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$196,274.40 based on information as presented. Aye - All. Motion carried.

HP Grant Extensions – Exhibit A

- i. Tom McNary – 14 Van Buren – Wood Windows and Doors
- ii. Brett Bauman – 35 Jackson – Wood Windows and Doors

It was moved by Mr. Berg and seconded by Mr. Toews to approve the grant extensions as submitted. Aye – All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Toews and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$211.95 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Iver & Monica Gibbs – 850 Main – RFL Life Safety Loan Request

Mr. Walker stated the request before you tonight is an extension request for Gene Hunter. Loan Committee has reviewed the request and favorable comments were received. ***It was moved by Ms. Ochse and seconded by Mr. Toews to approve the extension request for Gene Hunter. Aye – All. Motion carried.***

Mr. Walker accidentally presented the incorrect loan request. The correct request is for Iver & Monica Gibbs, RFL Life Safety loan; favorable comments were received by loan committee. ***It was moved by Mr. Toews and seconded***

by Ms. Posey to approve the loan request for Iver & Monica Gibbs, 850 Main, RFL Life Safety Loan. Aye – All. Motion carried.

Mr. Toews moved and Mr. Blair seconded to withdraw the previous approval for Gene Hunter. Aye – All. Motion carried.

Hearing – Demolition by Neglect – 824 Main Street

The Commission reviewed the information presented on 824 Main Street along with the report of finding from Mr. Mohr. There was discussion on the issues with the resource and the course of action to be taken. The Commission determined the resource is in a state of Demolition by Neglect. ***It was moved by Ms. Posey and seconded by Mr. Berg to the property at 842 Main Street has been found in a state of Demolition by Neglect by the Historic Preservation Commission. Aye – All. Motion carried.***

Old or General Business:

Main Street Initiative Update

Mr. Johnson stated the Progressive Dinner has been canceled due to lack of ticket sales.

Ghost Mural Grant Recommendation – Exhibit C

Mr. Kuchenbecker stated in 2016 the Historic Preservation Commission began a pilot project for the restoration of ghost murals in the historic district of Deadwood. The program was an 80/20 split with the property owner paying their 20% of the costs first and Historic Preservation paying the remaining 80% of the project costs. A covenant would be recorded to protect the mural as well as the view of the mural. There are at least twelve murals in the historic district. In an effort to protect these historic ghost murals the Main Street Initiative Design Committee and the Loan Committee would like to see this program grow. Since the pilot project of the Champion Sparkplug mural there has not been any new interest from the building owners to partake in this program. Because the owners do not see any kind of return from this investment, it is being recommended to the Historic Preservation Commission to fund 100% of the mural in exchange for a conservation easement of the building wall. A budget of \$10,000.00 per year could be established and based on the cost to restore the mural; the Commission could do one or two murals per year. The Main Street Initiative Design Committee and Loan Committee are requesting the Historic Preservation Commission change the program to pay 100% of the costs to restore a mural and by doing so purchase the wall as a conservation easement to protect the murals in the future. ***It was moved by Mr. Blair and seconded by Ms. Posey to approve changing the current Ghost Mural Program from an 80/20 cost agreement to pay 100% of the cost for the mural along with a conservation easement to own the mural wall and to establish a budget of \$10,000 per year to restore one or two murals each year based on the cost of restoration. Aye – All. Motion carried.***

Deadwood Masonic Center – Not-for-Profit Grant Request – Exhibit D

Mr. Kuchenbecker stated the Deadwood Masonic Center is requesting a Not-for-Profit grant for interior and exterior interpretation and signage. Plans are to construct two display cases and two wall storage cabinets for a cost of \$4,000. These cases will be placed in the front foyer of the Masonic Temple and will house Deadwood Lodge Masonic Artifacts and historical documents. These exhibits will be available for public viewing whenever the facility is open and during the Trial of Jack McCall performances. The Deadwood Masonic Center did have a similar grant in 2014 for \$9,750 for interpretative banners, shadow boxes and signage. They only used \$4,985 of the grant with \$4,765 remaining. Because of the age and no extension requests for this grant staff closed the grant in the Foundant Program. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. Since 2014 the Deadwood Masonic Center has been granted \$43,750 in funds but has only received \$38,478.87. It is staff's recommendations to approve the grant request to the Deadwood Masonic Center in the amount of \$4,000. ***It was moved by Mr. Blair and seconded by Ms. Ochse to approve the Not-For-Profit grant to the Deadwood Masonic Center Association in the amount of \$4,000 for the construction of display cases and wall cabinets. Aye – All. Motion carried.***

HP Bonding Update – Staff Report

Mr. Kuchenbecker gave an update on where the City is at in the bonding process.

New Matters before the Deadwood Historic District Commission

PA 190028 – 15 Seventy Six Drive – City of Deadwood – Exhibit E

Mr. Kuchenbecker stated this is an application for certificate of appropriateness for work at 15 Seventy Six Drive, a contributing structure located in the First Ward Planning Unit, circa 1937. The applicant, the City, is requesting permission to change an area of the Grandstands from a "Band Shell" area in the middle of the grandstands to a handicap seating area with a vertical shaft wheelchair lift. This lift will provide access from the ground level near the concession area to the main walking platform. This lift will enter the handicap seating area and the access will be one level from there to either end of the grandstands. In addition, the City requests approval to remove the existing

ramp system on the north end of the grandstands and replace it with a staircase. The removal of the ramp and construction of the staircase will not take place until a ramp access is created to supplement the proposed vertical lift. Mr. Berg asked what the ballpark cost would be for this project. Mr. Kuchenbecker stated \$45,000 has been budgeted and approved by the City Commission. Ms. Ochse asked if there is handicap seating now. Mr. Kuchenbecker stated yes it is right behind the walkway. ***It was moved by Mr. Toews and seconded by Mr. Berg, 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 the Certification of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Items from Citizens not on Agenda

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

Mr. Kuchenbecker gave an update on the design of Outlaw Square. The pediment was installed on top of the Franklin today. The soda fountain looks great in the Big Dipper. Mr. Berg stated only one of the four fountains currently works. Mr. Kuchenbecker stated the other project coming up is the repair of the Tootsie sign. Deadwood was featured on the *Irish TV show Daniel and Majella's USA Road Trip* Sunday night. The City has hired Geoff Fillingness to assist with inspections on minimum maintenance and demolition by neglect properties. Term limit is coming up for Mr. Johnson at the end of May. We will need to start thinking of a replacement. Split Rock was here Monday and Tuesday for the beginning phases of the History and Information Center project.

Committee Reports:

Ms. Ochse stated she will be resigning from the commission as of May 1st. Mr. Kuchenbecker stated therefore there will be two seats opening on the commission.

Ms. Posey stated Bobby Rock has been hired as the director of Outlaw Square.

Other Business:

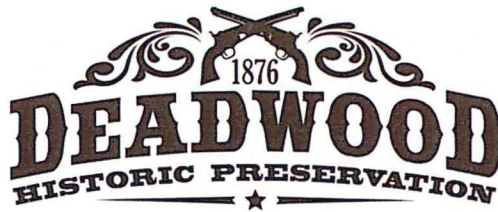
The Historic Preservation Commission Meeting adjourned at 5:51 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Meghan Wittmis, Historic Preservation Office/Recording Secretary

Back to Agenda

EXHIBIT A



MEMORANDUM

Date: April 5, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Subordination of Grants – Mike Besso 405 Williams

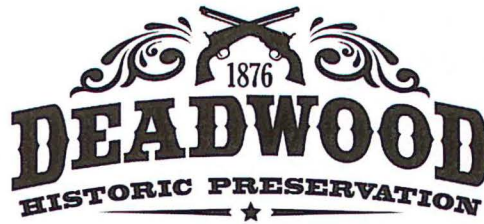
The City of Deadwood Historic Preservation Office has received a subordination request for Mike Besso at 405 Williams. Mr. Besso is in our Wood Windows and Doors, Foundation and Elderly Resident Grant Programs. He is refinancing with Wells Fargo Bank and they are requesting the subordination. Normally banks do not require subordination when they learn these are grants and are not paid back. This bank however is requesting the subordination regardless.

The Loan Committee has reviewed this request and recommends approval of the subordination for Mike Besso, 405 Williams.

Recommend Motion: *Move to subordinate the Wood Windows and Doors, Foundation and Elderly Resident Program Grants.*

Back to Agenda

EXHIBIT B



MEMORANDUM

Date: April 5, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

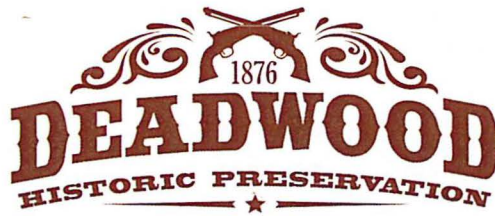
The following Historic Preservation Program applicants are requesting an extension of their Grant. Staff's recommendation follows for the extension requests.

- Shirlene Joseph....771 Main St. Foundation
The grant expires on 04/03/2019. The applicant is waiting for the ground to thaw and dry before completing the foundation work. Staff recommends extending the grant for an additional three months which will expire 07/03/19.
- Sylvia Trentz....57 LincolnFoundation
The grant expires on 04/14/19. Because there is also loans involved with Neighborworks the applicant is still working to get funding finalized for the entire project. Therefore, a contractor has not be secured as of yet. Staff recommends extending the grant for an additional six months which will expire 10/14/19.
- Kurt & Dawn Bialas24 RaymondWindows and Doors
The grant expires on 4/20/19. All that is left to do is install trim around the windows and purchase and install storm doors. Staff recommends extending the grant for an additional three months which will expire on 7/20/19.
- Renee Burr 25 McKinley.....Windows and Doors
The grant expires on 4/24/19. The applicant has a contractor hired. The contractor will be doing the siding and windows at the same time. Staff recommends extending the grant for an additional three months which will expire on 7/24/19.

Back to Agenda

EXHIBIT D

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: April 5, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2019 Scholarship Awards

The Projects Committee met on April 5, 2019 and reviewed eleven 2019 Scholarship Award applications. After serious review and consideration the committee selected two recipients for the \$1,000 Scholarships, Abiah Morrison and Hunter Gudith.

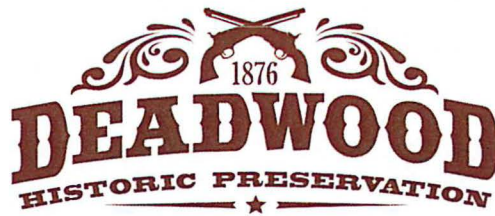
The Projects Committee recommends approval of the two students for the 2019 Scholarship Award.

Recommended Motion: *Approve the applications from Abiah Morrison and Hunter Gudith in the amount of \$1,000 each for the 2019 Scholarship Fund.*

Back to Agenda

EXHIBIT E

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: April 5, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: South Dakota Humanities Council 2019 Festival of Books – Sponsorship Request

The South Dakota Humanities Council is requesting sponsorship funds of \$10,000 for the 2019 Festival of Books. This year's festival is scheduled for October 3-6, 2019 in Deadwood and Rapid City. This will be a great opportunity for readers to meet their favorite writers as well as welcome authors and booklovers alike to our unique town. The festival, held mainly within downtown Deadwood, is family-friendly, and sure to appeal to a wide range of interests and ages.

Staff recommends approval of this request. The Historic Preservation Commission did include this item as a budgeted item to come out of Public Education/Advocacy.

Recommend Motion: *Move to recommend to the City Commission to approve the sponsorship request of \$10,000 to the South Dakota Humanities Council for the 2019 Festival of Books to be paid out of Public Education/Advocacy.*

Back to Agenda



SOUTH DAKOTA
HUMANITIES COUNCIL

1215 TRAIL RIDGE ROAD SUITE A
BROOKINGS, SD 57006-4107

March 29, 2019

Mayor Dave Ruth, Jr.
City of Deadwood
102 Sherman Street
Deadwood, SD 57732

Dear Mr. Ruth,

Please accept the thanks of the South Dakota Humanities Council for the many years of support you have provided for the Festival of Books. As the new Executive Director, I have been heartened to learn how you have been a mainstay in supporting this vibrant event. Having grown up in South Dakota as an avid reader, I'm impressed with the City of Deadwood's commitment to assisting our efforts to encourage literacy in the state. The SDHC staff is hard at work selecting authors, preparing their schedules, deciding on venues, and creating panels that are going to be meaningful for visitors who enjoy the Festival of Books this October 3-6, and I am assured that we are going to once again provide visitors to Deadwood with a memorable weekend.

It has been my understanding that each year the Festival of Books receives a generous partnership from Deadwood, half from the City of Deadwood and half from the Deadwood Historic Preservation Commission, that totals \$20,000. The previous SDHC Executive Director, Sherry DeBoer, has shared with me how much it has meant to count on your backing with this amount. However, it appears that in September 2018 you notified the SDHC that you would award \$10,000 from the 2019 City of Deadwood budget; I wonder if we should expect that the Deadwood Historic Preservation Commission would also be awarding us \$10,000 so that we receive a grant totaling \$20,000?

Because the staff for the SDHC has changed, I wanted to make sure that there wasn't an error due to the change of positions; I notice that there have been changes of personnel for Deadwood as well since we sent out our request last April. We appreciate your ongoing support that allows us to present a stellar Festival of Books.

Thank you for allowing us to hold our events amidst Deadwood's unique historical and cultural atmosphere—we already anticipate the many Deadwood venues that will make this Festival of Books unforgettable, such as the Deadwood Mountain Grand, the Martin & Mason, the Deadwood Public Library, the Masonic Temple, the Deadwood City Hall, the Deadwood Welcome Center, the VFW Lodge, and the Homestake Adams Research and Cultural Center, all of which will hold different Festival sessions.

We count on your full support to make Deadwood our West River festival host. I am grateful for the partnership that we have with the City of Deadwood and the Deadwood Historic Preservation Commission, and I thank you for the chance to express how important this is to the SDHC.

Sincerely,

Ann B. Volin, Executive Director

Cc: Kevin Kuchenbecker, Historic Preservation Officer
Cc: Jessica McKeown, City Finance Officer

Back to Agenda

HOME OF THE SOUTH DAKOTA CENTER FOR THE BOOK

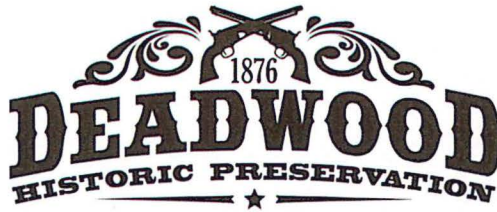
T.605.688.6113

F.605.688.4531

INFO@SDHUMANITIES.ORG

SDHUMANITIES.ORG

EXHIBIT F



MEMORANDUM

Date: April 5, 2019
To: Deadwood City Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Albertson Engineering – Professional Services

Over the past several years the City of Deadwood, through the Historic Preservation Office, has used the professional services of Albertson Engineering of Rapid City for structural engineering of the public-private program of repairing and/or reconstructing the historic retaining walls within the City of Deadwood.

These services provide tremendous assistance and direction to the program. Last year this office requested the City Commission consider entering into a contract with Albertson Engineering for the necessary engineering services to protect the City of Deadwood, the Deadwood Historic Preservation Office and Albertson Engineering.

This office is once again recommending approval of a contract for 2019 with Albertson Engineering for professional services for the retaining wall program in an amount not to exceed \$70,000.00. This would also include other professional services necessary to reconstruct the walls such as geotechnical engineering or civil engineering. The engineering and associated design costs are part of the annual line-item budget for the retaining wall program.

Recommend Motion: *Move that the City of Deadwood enter into a contract for 2019 with Albertson Engineering for professional services for the retaining wall program in an amount not to exceed \$70,000.00 and direct City Attorney to prepare such contract.*

Back to Agenda



Albertson Engineering Inc.

3202 W. Main Street, Suite C
Rapid City, SD 57702

**An Agreement Between Owner
and Structural Engineer of Record
for Professional Services**

Date: April 1, 2019

Structural Engineer (SER):

Albertson Engineering, Inc.
3202 West Main, Suite C
Rapid City, SD 57702

Client:

City of Deadwood
108 Sherman Street
Deadwood, SD 57735
Attn: Kevin Kuchenbecker

Project Name: Retaining Wall Replacement/Repair Open End Contract
Project Location: Deadwood, South Dakota
SER Project #: 2019-113

PROJECT DESCRIPTION

Design of retaining wall replacements and/or repairs at several locations to be determined by Historic Preservation Officer and Building Official for the City of Deadwood.

SCOPE OF SERVICES

The Structural Engineering Services to be provided are described in the Summary of Services (Exhibit A) and Terms and Conditions (Exhibit B). Included Additional Services (Exhibit B, Paragraph 3.1.1 and 3.1.2) are specifically noted in Exhibit A. This agreement does not include services for Project Peer Review, Special Inspections, or Fast Track Design and Construction.

ENGINEERING CHARGES

Compensation for our services shall be:

Services are to be billed at the SER's current standard hourly rate not to exceed Seventy Thousand dollars (\$70,000.00).

The SER's current standard hourly rate schedule is:

Principal Engineer:	\$145/hour
Project Engineer II:	\$120/hour
EIT:	\$90/hour
Drafting:	\$60/hour
Clerical:	\$50/hour

The engineering charges stated above shall be subject to renegotiation if the project becomes a Fast Track Project.

REIMBURSABLE EXPENSES

Reimbursable expenses (e.g., mileage, postage, copying) as described in the Terms and Conditions shall be billed as a multiple of 1.0 times the cost incurred plus any applicable taxes. Subconsultant expenses shall be billed as a multiple of 1.15 times the cost incurred plus any applicable taxes.


ADDITIONAL PROVISIONS

This Agreement, and Exhibits A & B hereto, constitute the entire agreement between the parties. The SER will begin services upon receipt of a signed contract.

This agreement will expire if not signed within 1 month of the agreement date.

AUTHORIZED ACCEPTANCE

by Structural Engineer
of Record (SER)



Signature

Mike Albertson, President

Print Name and Title

4/1/19

Date

by Owner

Signature

Print Name and Title

Date



Albertson Engineering Inc.

3202 W. Main Street, Suite C
Rapid City, SD 57702

An Agreement Between Owner and Structural Engineer of Record for Professional Services©

Prepared by the Council of American Structural Engineers (CASE Document 2-1996)



Albertson Engineering Inc.

EXHIBIT A — Summary of Services

This is an exhibit attached to and made a part of the letter of agreement dated April 1, 2019 between the Structural Engineer of Record (SER), Albertson Engineering Inc., and City of Deadwood (Owner).

The services of the Structural Engineer of Record for this proposal may include those summarized below. See Exhibit B - Terms and Conditions - for further details.

Basic Services	Included	Not Included	Remarks
PROJECT DEVELOPMENT PHASE			
1. Define Scope of Structural Services	X		
2. Assist in Development of Schedule	X		
3. Assist in Determining Channels of Communication	X		
4. Assist in Determining Number of Meetings and Number of Site Visits			
CONTRACT DOCUMENTS PHASE	X		
1. Prepare Structural Design of Primary Structural System			
2. Designate Elements to be designed by Specialty Engineers, and Specify Structural Criteria for Specialty Engineers Design of Pre-Engineered Structural Elements.	X		
3. Review Effect of Secondary or Non-Structural Elements Attached to Primary Structural System	X		
4. Attend Meetings	X		
5. Assist in Coordination with Building Code Officials	X		

Basic Services (continued)	Included	Not Included	Remarks
6. Complete Structural Calculations	X		
7. Complete Structural Drawings	X		
8. Prepare or Edit Specifications for the Primary Structural System (on drawings)	X		
9. Assist in Establishing Testing and Inspection Requirements	X		
10. Perform Checking and Coordination of the Structural Documents	X		
CONSTRUCTION ADMINISTRATION PHASE			
1. Bidding and Award	X		
a. Assist Evaluating Bidder's Qualifications			
b. Provide Structural Addenda and Clarifications	X		
c. Assist in Bid Evaluation	X		
2. Pre-Construction Services	X		
a. Attend Meetings			
b. Assist in Establishing Communications Procedures	X		
c. Assist in Establishing Procedures for Testing and Inspections	X		
d. Assist in Confirming Submittal Procedures	X		
e. Assist in Selection of Testing Agency	X		
f. Advise Client and Contractor Which Structural Elements Require Construction Observation by SER	X		
		Not	

Basic Services (continued)		Included	Included	Remarks
g. Respond to Building Department and Peer Reviewer Comments		X		
3. Submittal Review				
a. Review Specified Submittals for Items Designed by SER		X		
b. Review Submittals for Pre-Engineered Structural Elements				
4. Site Visits				
a. Make Site Visits at Intervals Appropriate to the Stage of Construction		X		
b. Prepare Site Visit Reports				
5. Materials Testing and Inspection				
a. Review Testing and Inspection Reports		X		
b. Initiate Appropriate Action to Those Reports, if required				

ADDITIONAL SERVICES

I. Prepare and/or process typical construction administration items such as pay requests, requests for information, change orders, substantial completion.



An Agreement Between Owner and Structural Engineer of Record for Professional Services©

Prepared by the Council of American Structural Engineers (CASE Document 2-1996)

EXHIBIT B - Terms and Conditions

This is an exhibit attached to and made a part of the agreement dated April 1, 2019 between the Structural Engineer of Record (SER), Albertson Engineering Inc., and City of Deadwood (Owner).

Section I - General

1.1 This Agreement

- 1.1.1 These Terms and Conditions, along with the Agreement, and Exhibit A - Summary of Services, form the Agreement as if they were part of one and the same document. Unless otherwise specified, this Agreement shall be governed by the laws of the principal place of business of the Structural Engineer of Record (SER).
- 1.1.2 The Agreement and Exhibit A may limit or negate the applicability of these Terms and Conditions. Such limitation shall take precedence over provisions of this Exhibit.

1.2 General Obligations of the SER and the Owner

- 1.2.1 Albertson Engineering Inc., hereinafter referred to as the Structural Engineer of Record (SER), shall perform those professional structural engineering services as specified in Exhibit A and detailed in these Terms and Conditions. In rendering these services, the SER shall apply the skill and care ordinarily exercised by structural engineers at the time and place the services are rendered.
- 1.2.2 The Owner shall verify that the contemplated project will be financed adequately, including provisions for contingencies, to accomplish the stated and desired goals and commitments.
- 1.2.3 The Owner shall provide all criteria and full information with regard to his or her requirements for the Project and shall designate a person to act with authority on his or her behalf with respect to all aspects of the Project. This shall include, but not be limited to, review and approval of design issues in the contract documents phase.
- 1.2.4 The SER shall recommend that the Owner obtain those geotechnical investigations, property surveys, reports and other data necessary for performance of the SER's services. Those services may be provided under this contract if requested by owner.

- 1.2.5 The SER shall designate a person to act with authority on his or her behalf with respect to all aspects of the Project.
- 1.2.6 The Owner shall provide to the SER reports of geotechnical investigations, property surveys, and other reports and data requested, if available, as well as any previous reports or other data relative to the Project.

1.3 Definitions

- 1.3.1 Primary Structural System is the completed combination of elements, which serve to support the self weight, the applicable live load (which is based upon the occupancy and use of the spaces), the environmental loads such as wind and thermal, plus the seismic loading.
- 1.3.2 Pre-Engineered Structural Elements are structural elements, which are specified by the SER but may be designed by a Specialty Engineer. These elements are normally fabricated off-site, may require specialized equipment not usually available at the job site or could require a proprietary process. The SER shall specify the design criteria including the incorporation of the Pre-Engineered Structural Elements into the structure.

Examples of Pre-Engineered Structural Elements may include but are not limited to:

- a. Open web steel joists and joist girders.
 - b. Wood trusses.
 - c. Combination wood and metal, and plywood joists.
 - d. Precast concrete elements.
 - e. Prefabricated wood or metal buildings.
 - f. Tilt-up concrete panel reinforcement and hardware required for lifting to position.
- 1.3.3 Specialty Engineer is an engineer who is legally responsible for sealing plans and designs for Pre-Engineered Structural Elements, which become part of the building. The Specialty Engineer is usually retained by a supplier or subcontractor who is responsible for the design, fabrication and (sometimes) installation of engineered elements.
 - 1.3.4 Secondary Structural Elements are elements that are structurally significant for the function they serve but do not contribute to the strength or stability of the primary structure designed.
 - 1.3.5 Reimbursable Expenses are expenses incurred directly or indirectly in connection with the project such as, but not limited to, transportation, meals and lodging for travel, long distance telephone calls and facsimile transmissions, overnight deliveries, courier services, professional services sales taxes, and the cost of reproductions beyond those normally required for coordination and information purposes.
 - 1.3.6 Fast Track Projects are projects in which any portion of the contract drawings are released for

pricing/ bid/fabrication, or are submitted for building permit prior to such issuance of full design team documents.

Section 2 - Basic Services

2.1 General

2.1.1 The Basic Services of the SER shall include the analysis of, design of, preparation of drawings and specifications for; review of structural submittals related to; and construction observation of the Primary Structural System, as designated in Exhibit A.

2.1.2 Provide Structural criteria for Pre-Engineered Structural Elements, if required by Exhibit A. This includes the type of element, position within the structure, connection to the Primary Structural System, the loading and deflection criteria, and the required shop drawing and calculation submittal requirements

2.1.3 Review the effect of Secondary elements on the Primary Structural System and design the Primary Structural System to accept and support such items. The contract documents shall provide information regarding the supporting capability and physical attachment limitations of the Primary Structural System.

2.1.4 Submittal Review:

Review specified Submittals pertaining to items designed by the SER. Determine whether Submittals have received prior approvals as required by the Contract Documents. Review of Submittals shall be for general conformance with the information given and design concept expressed in the Structural Contract Documents.

Review submittals pertaining to Pre-Engineered Structural Elements specified by the SER and designed by Specialty Engineers. Determine whether Submittals have received prior approvals as required by the Contract Documents. Determine whether Submittals bear the signature and professional seal of the Specialty Engineer responsible for the design as required by the Contract Documents. Review of Pre-Engineered Structural Elements shall be for type, position, and connection to other elements within the Primary Structural System, and for criteria and loads used for their design. Review shall include determination that structural elements necessary for a stable structure will be provided.

2.1.5 Construction Observation:

Make site visits at intervals appropriate to the stage of construction and as defined by the Contract to observe and become generally familiar with the quality and the progress of the construction work relative to the Primary Structural System.

Prepare construction observation reports.

Section 3 - Additional Services

3.1 General

3.1.1 Services beyond those outlined under Basic Services may be requested. These services may be provided by the SER under terms mutually agreed upon by the Client and the SER.

3.1.2 Special Services are services that may or may not be foreseen at the beginning of design stages, and are not normally included as Basic Services. Examples include, but are not limited to:

- 1) Tenant-related design services.
- 2) Services related to special dynamic analyses such as spectrum or time-history response to seismic forces, or floor-response analysis for footfall or vibratory equipment.
- 3) Services related to special wind analyses, such as wind-tunnel tests, etc.
- 4) Services related to "seismic risk" analysis.
- 5) Studies of various schemes to accommodate special energy requirements.
- 6) Services connected with the preparation of documents for alternate bids or for segregated contracts for phased or fast track construction.
- 7) Continuous and/or detailed inspections of construction.
- 8) Design or field observations of shoring and bracing for excavations and buildings, or underpinning of adjacent structures.
- 9) Design or review related to contractor's construction related equipment, e.g., cranes, hoists, etc.
- 10) Design of swimming pools.
- 11) Design for future expansion.
- 12) Filing application for and obtaining a building permit.
- 13) Preparation of "as-built" or record set of drawings.
- 14) Preparation of shop or fabrication drawings, for example, tilt-up wall panel drawings, reinforcing and structural steel detailing, etc.
- 15) Review and determination of structural fire resistance requirements.
- 16) Providing construction observations in excess of those required determining if construction is in general conformance with the structural portions of the construction documents.

- 3.1.3 Extra Services - These are services that arise as a result of unforeseen circumstances during the design or construction process.

Examples include, but are not limited to:

- 1) Services resulting from changes in scope or magnitude of the project as described and agreed to under the Basic Services Agreement.
- 2) Services resulting from changes necessary because of a construction cost over-run, which is outside the control of the SER.
- 3) Services resulting from revisions, which are inconsistent with approvals or instructions previously given by the Client.
- 4) Services resulting from revisions due to the enactment or revision of codes, laws, or regulations subsequent to the start of preparation of construction documents.
- 5) Services resulting from Change Orders.
- 6) Services resulting from corrections or revisions required because of errors or omissions in construction by the building contractor or in design by consultants other than the SER.
- 7) Services resulting from construction procedures over which the SER has no control.
- 8) Services due to extended design or construction time schedules.
- 9) Services, including assisting in preparation for litigation or arbitration as witnesses or consultants, in connection with any public hearing, arbitration, or legal proceedings with respect to the project.
- 10) Services resulting from damage, as the result of fires, man made disasters, or acts of God.
- 11) Review and design of alternate or substitute systems.
- 12) Review of additional shop drawing submittals when occasioned by improper or incomplete submittals.
- 13) Attendance at construction progress meetings.
- 14) Overtime work required by the Contractor.
- 15) Services rendered for special foundations when the discovery of poor soil conditions is made after execution of this Agreement. Examples include, but are not limited to: deep foundations, mat footings, structural grade slabs, and grade beams.

Section 4 - Fees and Payments

4.1 Fees and Other Compensation

- 4.1.1 Fees for Basic Services, Additional Services and Compensation for Reimbursable Expenses are set forth in the Letter Agreement.

4.2 Payments on Account

- 4.2.1 Invoices for the SER's services shall be submitted, at the SER's option, either upon completion of any phase of service or on a monthly basis. Invoices shall be payable when rendered and shall be considered PAST DUE if not paid within 30 days after the invoice date.
- 4.2.2 Retainers, if applicable to this Project, shall be credited to the final invoice(s).
- 4.2.3 Any inquiry or questions concerning the substance or content of an invoice shall be made to the SER in writing within 10 days of receipt of the invoice. A failure to notify the SER within this period shall constitute acknowledgement that the service has been provided.

4.3 Late Payments

- 4.3.1 A service charge will be charged at the rate of 1.5% (18% true annual rate) per month or the maximum allowable by law on the then outstanding balance of PAST DUE accounts. In the event any portion of an account remains unpaid 90 days after billing, the Owner shall pay all costs of collection, including reasonable attorney's fees.
- 4.3.2 In the event that any portion of an account remains unpaid 30 days after billing, the SER may, without waiving any claim or right against the Owner, and without liability whatsoever to the Owner, suspend or terminate the performance of all services.

Section 5 - Insurance, Indemnifications & Risk Allocation

5.1 Insurance

- 5.1.1 The SER shall secure and endeavor to maintain professional liability insurance, commercial general liability insurance and automobile liability insurance to protect the SER from claims for negligence, bodily injury, death, or property damage which may arise out of the performance of the SER's services under this Agreement, and from claims under the Workers' Compensation Acts. The SER shall, if requested in writing, issue certificate confirming such insurance to the Owner.
- 5.1.2 Albertson Engineering Inc. shall maintain professional liability insurance coverages with limits no less than \$1,000,000 per claim, \$1,000,000 aggregate. The policy's retroactive date must be not later than the date that Professional Services commenced under the terms of this contract and Albertson Engineering Inc. must continue cover coverage for a period of not less than two years

after all Professional Services under the terms of this contract are completed.

5.2 Indemnifications

- 5.2.1 The Owner shall indemnify and hold harmless the SER and all of its personnel, from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense are caused in whole or in part by the negligent act or omission and/or strict liability of the Owner, anyone directly or indirectly employed by the Owner (except the SER) or anyone for whose acts any of them may be liable.
- 5.2.2 The SER shall indemnify and hold harmless the Owner and its personnel from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) to the extent they are caused by the negligent act, error, or omission by the SER in performance of its services under this Agreement..

Section 6 - Miscellaneous Provisions

6.1 Reuse of Documents

- 6.1.1 All documents including calculations, computer files, drawings, and specifications prepared by the SER pursuant to this Agreement are instruments of professional service intended for the one-time use in construction of this project. They are and shall remain the property of the SER. Any reuse without written approval or adaptation by the SER is prohibited.

6.2 Opinion of Probable Construction Costs

- 6.2.1 The SER's opinion of probable construction costs, if rendered as a service under this Agreement, is based on assumed labor costs and approximates quantities of material and equipment, and therefore is of a conditional character. The SER cannot guarantee the cost of work to be performed by others since market or bidding conditions can change at any time and changes in the scope or quality of the Project may affect estimates.

6.3 Hidden Conditions

- 6.3.1 A structural condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If the SER has reason to believe that such a condition may exist, the SER shall notify the client who shall authorize and pay for all costs associated with the investigation of such a condition and if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or

correction after due notification, or (2) the SER has no reason to believe that such a condition exists, the client is responsible for all risks associated with this condition, and the SER shall not be responsible for the existing condition nor any resulting damages to persons or property.

6.4 Termination, Successors and Assigns

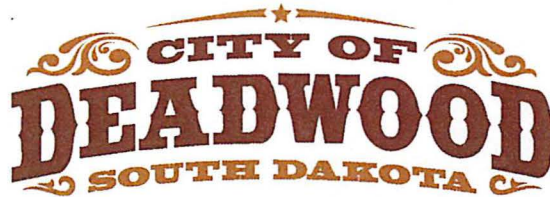
- 6.4.1 This agreement may be terminated upon 10 days written notice by either party should the other fail to perform its obligations hereunder. In the event of termination, the Owner shall pay the Engineer for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.
- 6.4.2 The Owner and the SER each binds himself or herself, partners, successors, executors, administrators, assigns and legal representative to the other party of this Agreement and to the partners, successors, executors, administrators, assigns, and legal representative of such other party in respect to all covenants, agreements, and obligations of this Agreement.
- 6.4.3 Neither the Owner nor the SER shall assign, sublet or transfer any rights under or interest in (including but without limitations, monies that may be due or monies that are due) this Agreement, without the written consent of the other, except as stated in the paragraph above, and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assigner from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent the SER from employing such independent consultants, associates and subcontractors, as he or she may deem appropriate to assist in the performance of services hereunder.

6.5 Disputes Resolution

- 6.5.1 All claims, counterclaims, disputes and other matters in question between the parties hereto arising out of or relating to this Agreement or the breach thereof will be presented to non-binding mediation, subject to the parties agreeing to a mediator(s).

EXHIBIT G

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



Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: April 5, 2019
To: Deadwood Historic Preservation Commission and Deadwood City Commission
From: Mike Runge, City Archivist
Re: **LOAN AGREEMENT #2019.01**

The City Archives is requesting permission to enter into a loan agreement with the following entities:

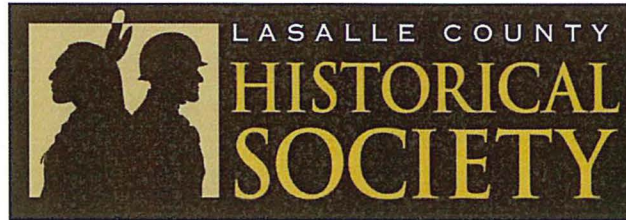
- **2019.01** La Salle County Historical Society, Illinois for the for use of the traveling James Butler Hickok Panels from May 20, 2019 to August 31, 2019

Under the terms of the loan, La Salle County Historical Society will submit a formal letter from the historical society requesting the use of the panels, provide proof of insurance in the event of damage to the exhibit, provide written dates when the exhibit will be used, and provide a written commitment to pay for the shipping cost of the exhibit to and from La Salle County, Illinois

RECOMMENDATION

Allow the City Archives to loan the traveling Hickok exhibit to the La Salle County Historical Society, Illinois during the months of May through August. Loan Agreements are attached to this memorandum along with the email and official letter from the La Salle County Historical Society.

Back to Agenda



Michael Runge

City Archivist

108 Sherman Street

Deadwood, SD 57732

Dear Michael,

The LaSalle County Historical Society is please with your willingness to let us display your exhibit for our upcoming Wild Bill Days on May 25-May 26 as well as the use of the exhibit throughout the summer. We are writing to inform you that we will pay for the shipping of the exhibit to and from the museum. Please let us know how you would like us to arrange this.

Thank you,

Amanda Carter

Events Coordinator

LaSalle County Historical Society

LOAN NUMBER:	<u>#2019-01</u>
DUE DATE:	<u>08.31.2018</u>
RENEWED UNTIL:	<u> </u>
RETURNED:	<u>YES/NO</u>

LOAN AGREEMENT FOR USE OF CITY OF DEADWOOD PROPERTY

THIS AGREEMENT is made and entered into on this ____ day of ____, 2018, by and between the City of Deadwood, herein after referred to as "DEADWOOD," and La Salle County Historical Society, located at 208 Clark Street, Utica, IL 61373, , hereinafter referred to as "PERMITEE."

1. The purpose of this Agreement is to set forth the terms and conditions under which DEADWOOD grants permission and loans to PERMITEE to use the following property owned by DEADWOOD.
2. A description of the property for which permission is granted is as follows: **See Attachment #A**
3. The purpose for which PERMITEE is using the above-described premises is as follows: **"Exhibition"**
4. PERMITEE agrees to handle, package, and ship or transport the objects and/or collections (and pay for same) in a manner that protects it from breakage, loss, deterioration, and contamination.
5. Permission for the above use at the above-described location is permitted from May 20 , 2019 until August 31, 2019.
6. PERMITEE specifically acknowledges and agrees that it shall be solely responsible for any damage to the property loaned pursuant to this Agreement. Further, PERMITEE agrees to hold DEADWOOD harmless and indemnify DEADWOOD from any sums of money, which DEADWOOD might have to pay to any person as a result of property damage, personal injury, or death resulting from PERMITEE'S use of city property pursuant to this Agreement.
7. The Deadwood City Archivist shall administer and supervise use of City of Deadwood premises pursuant to this Agreement and all PERMITEES shall contact such Official with respect to all matters and questions

concerning this Agreement. This Agreement is subject to approval by, and shall be effective upon approval by, the Deadwood City Commission. Any extensions of the term of this agreement must be approved by the Deadwood City Commission.

8. Within twenty-four hours of discovery, the PERMITTEE will be notify DEADWOOD of instances or circumstances surrounding any loss of damage to, or destruction of the materials and will at the direction of DEADWOOD take steps to fix the damaged materials.
9. PERMITTEE also further understands and agrees that the property shall not be repaired, restored, cleaned, or altered in any way whatsoever,
10. All loaned materials shall not leave custody of the PERMITTEE without written permission of DEADWOOD.
11. PERMITTEE agrees to acknowledge and credit DEADWOOD in any use or photographs or exhibits or publications resulting from the loan. The credit line shall read as follows: **"Courtesy of the City of Deadwood and the Deadwood Historic Preservation Commission."**
12. PERMITTEE agrees to provide DEADWOOD with two (2) copies of any photographs, published articles, materials, etc. generated as a result of the loan.
13. Upon termination of this agreement, PERMITTEE agrees to properly package and transport the said property listed above back to DEADWOOD. Damage inflicted by inadequate packaging will be at the expense of the PERMITTEE.
14. Either party may terminate this agreement, effective not less than five (5) days after receipt by the other party of written notice, without further liability to either party.

15. PERMITEE shall maintain adequate insurance against any loss of any property subject to this loan. PERMITEE shall also maintain a minimum insurance policy against any loss to the property loaned to PERMITEE, naming DEADWOOD as an additional insured.

16. PERMITTEE shall provide DEADWOOD a copy of such insurance policy prior to the loan being made.

Dated this ____ day of ____, 2019.

City of Deadwood

By: _____
David Ruth Jr., City Mayor

By: _____
_____(PLEASE PRINT NAME)
La Salle County Historical Society, Director

Attachment #A

Deadwood Traveling Hickok panels

END of LOAN #2019.01

Bonny Anfinson

From: LaSalle County Historical Society <events.lchs@gmail.com>
Sent: Friday, April 5, 2019 2:16 PM
To: Michael Runge
Subject: Re: Wild Bill Days
Attachments: Deadwood Commitment to pay for Shipping.docx

Mike,

I have just mailed the letter from the president requesting the panels as well as listing the dates. I am attaching a letter that states that we will pay for shipping to and from our museum. And I am waiting on the insurance and should have it by early next week. There was some confusion, the insurance thought that it was for actual artifacts instead of just panels. Let me know if I am missing anything!

Thanks,

Amanda Carter

On Fri, Apr 5, 2019 at 11:41 AM Michael Runge <michael.runge@cityofdeadwood.com> wrote:

Good morning Robin:

Nice talking with you this morning about La Salle County using the Wild Bill traveling exhibit. As per our discussion, I need the following items from La Salle County in order to loan out the James Butler Hickok exhibit. These items include:

- A formal letter from the historical society requesting the use of the panels
- Proof of insurance in the event of damage to the exhibit.
- Dates when the exhibit will be used (beginning and ending)
- Written commitment to pay for the shipping cost of the exhibit to and from La Salle County, Illinois

Once I have these items, I can then write a memo to the Deadwood Historic Preservation Commission for the use of this exhibit. Without having this document in hand, I cannot proceed with the loan.

Also, when you contact La Salle County, please include me in the attachment - my address is listed below.

Again, nice talking with you and look forward to hearing from La Salle County.

Best,

Mike

Michael Runge

City Archivist

108 Sherman Steet

Deadwood, SD 57732

(605) 578-2082

www.cityofdeadwood.com

From: Michael Runge
Sent: Friday, February 22, 2019 9:19 AM
To: 'LaSalle County Historical Society'
Subject: RE: Wild Bill Days

Hello Amanda:

Please include the dates you will be using the Wild Bill panels with the insurance.

Best,

Mike

From: LaSalle County Historical Society [mailto:events.lchs@gmail.com]
Sent: Friday, February 22, 2019 9:11 AM
To: Michael Runge
Subject: Re: Wild Bill Days

Mike,

The board approved it. I will get you the additionally insured. Just let me know the dates that the display will be there. Also let me know what else I need to get into order! Thank you so much!

Amanda Carter

On Mon, Jan 28, 2019 at 5:48 PM Michael Runge <michael.runge@cityofdeadwood.com> wrote:

| Amanda:

Here is a photograph of all the panels. They are 3 x 6' and work like a pop up screen. The replacement value of these panels are \$6,500.00

The Historic Preservation Commission loans these panels out free however, we would ask that you pay for the shipping of the panels via FedEx or UPS. This came out somewhere between \$250-300.00

The panels incorporate the James Butler Hickok Collection purchased by the City in 2006. There are three ring notebooks that contain additional information for the exhibit. These would be added into the traveling case.

I also included the old exhibit, so you can read the text and get an idea of the exhibit.

Thank you for your interest in the Wild Bill Collection.

Best,

mike

Michael Runge

City Archivist

108 Sherman Street

Deadwood, SD 57732

Phone: (605) 578-2082

Fax: (605) 578-3082

www.cityofdeadwood.com

From: LaSalle County Historical Society [mailto:events.lchs@gmail.com]

Sent: Monday, January 28, 2019 3:18 PM

To: Michael Runge

Subject: Wild Bill Days

Hi Mike,

Here is my email. I will get approval at our next meeting on February 21 and will get everything in order including insurance shortly after! Thank you again so much for reaching back out.

Amanda Carter

Back to Agenda

EXHIBIT H

Case No. 190031
Address: 658 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 658 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Tim Van Briesen
Owner: Kevin Johnson
Constructed: 1879

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource: This is a contributing resource to the National Historic Landmark District. The Russell Brothers constructed this building as a pool hall in 1879. A fire in 1916 destroyed the adjacent buildings and damaged the front of this structure. Several remodeling's followed. By the 1930's, the facility was known as the Buffalo Saloon. The canopy was constructed circa 1942 in an attempt to simulate the "Wild West" period of Deadwood's history. The second-story balcony is a replica of the original and was typical of those found on many buildings destroyed in the fire of 1879.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove the old lap siding from the upper deck level to the top of the building on the front side only. House wrap will be installed along with new beveled cedar lap siding (5 inch reveal). Applicant will also install metal drip caps over windows and door and counter flashing over deck top, caulk edges and seams. Painting may or may not be done by TPC, this contractor, but if so color will match the existing.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: It is staff's opinion 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 or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Back to Agenda



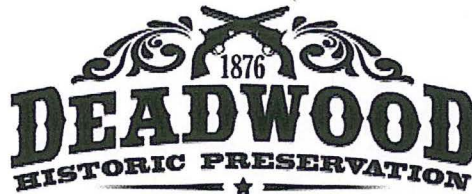
Motions available for commission action:

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. 190031
☐ Project Approval
☒ Certificate of Appropriateness
Date Received 4/2/19
Date of Hearing 4/11/19

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: 658 Main Street

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☐ owner ☒ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: Kevin Johnson
Address: 29 South Hermon Dr
City: Mitchell State: S.D. Zip: 57301
Telephone: 605-770-3881 Fax: _____
E-mail: kevin@kgghospitality.com

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

Contractor's Name: Levi Redinger TPC
Address: 514 McQuillan St.
City: Lead State: SD Zip: 57754
Telephone: 605-591-9217 Fax: _____
E-mail: filepaintcarpentry@gmail.com

Agent's Name: Tim Unbrissen
Address: 410 Houston St
City: Lead State: S.D. Zip: 57754
Telephone: 605-920-8121 Fax: _____
E-mail: coolbrissen@hotmail.com

TYPE OF IMPROVEMENT

- | | | | |
|--|--|--------------------------------------|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input 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 checked="" type="checkbox"/> Siding | <input type="checkbox"/> Windows | |
| Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>4-15-19</u>		Project Completion Date (anticipated): <u>4-25-19</u>	
<input type="checkbox"/> ALTERATION	<input checked="" 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 type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<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 WINDOW	<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"/> 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, as specifically as possible, 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. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar 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.

Remove old lap siding from upper deck level to top of building on the front side only. Install house wrap, install new bevelled cedar lap siding (5 inch reveal), install metal drip caps over windows and door and counter flashing over deck top caulk edges and seams, painting may or may not be done by TPC, but if so color will match existing.

FOR OFFICE USE ONLY

Case No. _____

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.

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)

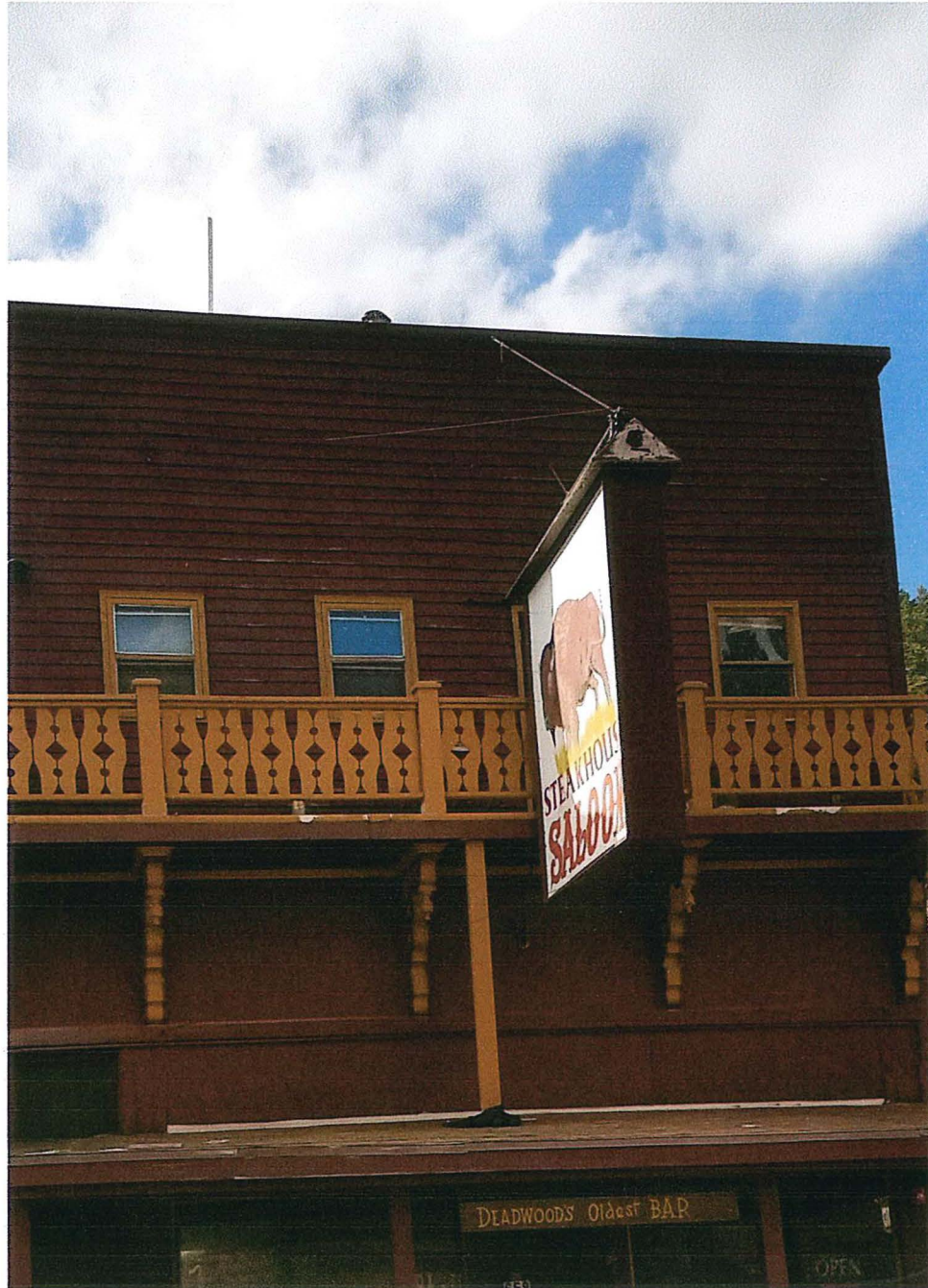
DATE

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.



[Back to Agenda](#)

EXHIBIT I

Case No. 190032
Address: 10 Van Buren

Staff Report

The applicant has submitted an application for Project Approval for work at 10 Van Buren , a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Trevor Santochi
Owner: BAMMER, DENNIS
Constructed: 1896

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace two garage doors.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

It is staff's opinion 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 or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

[Back to Agenda](#)

Motions available for commission action:

A: If you, as a commissioner, have determined the Project **DOES NOT** Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.



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



FOR OFFICE USE ONLY	
Case No.	190032
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/3/19
Date of Hearing	4/11/19

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: 10 Van Buren St.

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: TREVOR SANTOCHI

Address: 10 Van Buren St.

City: Deadwood State: SD Zip: 57732

Telephone: 714-287-5760 Fax: _____

E-mail: tsantochi@aol.com

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: SD Overhead Doors

Address: 3280 W. Chicago St.

City: Rapid City State: SD Zip: 57702

Telephone: 605-355-1500 Fax: 605-342-5861

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☒ Other REPLACE Garage Doors

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>UNKNOWN</u>		Project Completion Date (anticipated): <u>Unknown</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 type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>New Doors</u>
<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"/> 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, as specifically as possible, 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. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar 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.


Replacing two garage doors for 10 Van Buren St.

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.

 4/2/19
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

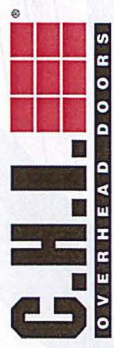
SIGNATURE OF AGENT(S) DATE

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| RAISED PANEL



THE
QUALITY
GARAGE
DOOR™

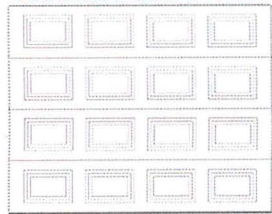
RAISE THE STANDARD

RAISED PANEL

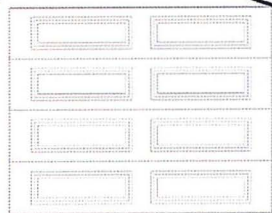
Add depth to your garage door with C.H.I.'s raised panel design, available in both short and long panel options. The raised panels start with a recessed edge, but the interior surface of each panel is brought slightly forward, adding just a hint of definition to a classic garage door design.

color gray
No windows

GARAGE DOOR STYLES



Short Panel



Long Panel



Short Raised Panel, Model 2241 shown in white with optional stockton window inserts.



Long Raised Panel, Model 4216 shown in evergreen with optional cascade window inserts.



Learn more at
chiod.com/raised-panel

RAISED PANEL **PERSONALIZING OPTIONS**

Not all options shown are available with every model.

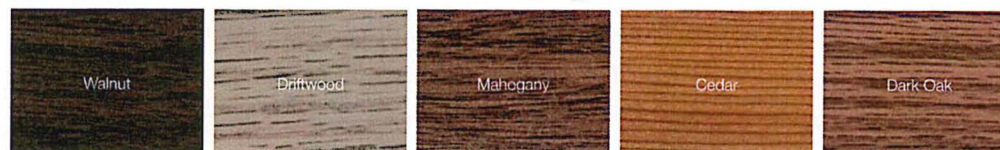
COLORS¹



PAINTED WOODTONES¹



ACCENTS WOODTONES¹



WINDOW INSERTS

Short Raised Panel



2-4 Piece Sunburst



8 Piece Sunburst



7 Piece Sunburst



6 Piece Sunburst



5 Piece Sunburst



Stockton



Cascade



Prairie



Waterton



Sherwood



Cathedral

Long Raised Panel



2-2 Piece Sunburst



4 Piece Sunburst



3 Piece Sunburst



Stockton



2-2 Piece Arched Stockton



4 Piece Arched Stockton



Madison



2-2 Piece Arched Madison



4 Piece Arched Madison



Cascade



Prairie



Waterton



Sherwood

GLASS

Short and Long Raised Panel



Plain



Frosted



Tinted



Obscure

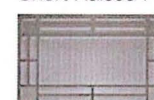


Glue Chip

Plain is available as polycarbonate.

DESIGNER GLASS

Short Raised Panel



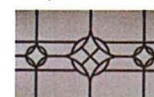
Hawthorne



Somerset



Hampton



Newport



Temple



Florence

Long Raised Panel



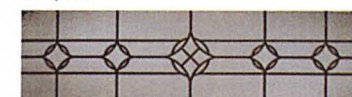
Hawthorne shown with platinum leading



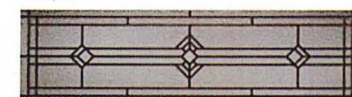
Somerset shown with platinum leading



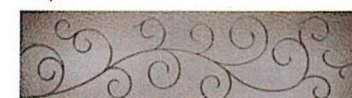
Hampton



Newport



Temple





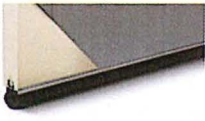
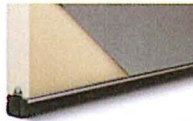




Florence

Hawthorne and Somerset also available with brass leading.

RAISED PANEL **MODEL SELECTION CHART**

Select Your Garage Door Model

GOOD			BETTER		BEST			
Insulation Type	No Insulation	9/16" Polystyrene	1-3/8" Polystyrene	1-13/16" Polystyrene	1-3/8" Polyurethane	1-7/8" Polyurethane		
								
R-value	—	R-3.56	R-7.94	R-9.65	R-13.40	R-17.19		
Backing	—	Vinyl	Vinyl	Steel	Steel	Steel		
Construction Type	Standard	Heavy Duty	Standard	Heavy Duty	Medium Duty	Medium Duty	Heavy Duty	
Panel Style / Model Number								
 Short Raised Panel	2250	2240	2255	2251	2241	2283	2206	2216
 Long Raised Panel	4250	4240	4255	4251	4241	4283	4206	4216

Personalize Your Garage Door

Colors! All Models are available in:

White Almond Sandstone

Brown	•	•	•	•	•	•	•
Bronze	•		•	•		•	•
Gray	•		•	•		•	•
Evergreen		•			•	•	•
Desert Tan	•		•	•		•	•
Black	•		•	•		•	•
Painted Woodtones¹	•		•	•			
Accents Woodtones¹						•	•
Designer Glass						•	•

¹ Refer to your local C.H.I. Dealer for exact color and woodtones match.



Visit our website
For more information, photos,
or videos visit our website,
chiohd.com/raised-panel



Limited Lifetime Warranty

Part of owning a C.H.I. garage door is knowing that you can rely on the industry's best warranty. To maintain proper operation, an annual service inspection by a C.H.I. dealer is encouraged.



SECTIONS
Limited Lifetime



SPRINGS
3 Years



HARDWARE¹
3 & 6 Years

¹3 years for standard or 6 years for medium and heavy duty hardware.

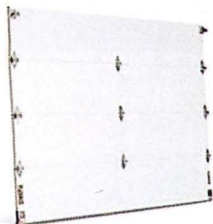


THE WARRANTY YOU CAN TRUST

C.H.I. Overhead Doors manufactures products that are exceptional in quality and craftsmanship, and built to stand the test of time. Our Limited Lifetime Warranty covers all the essential elements of your door, offering peace of mind and keeping your door in motion.

Learn more at chiohd.com/warranty

Consult with your C.H.I. Dealer for specific warranty coverage as each model varies in coverage.



LIFETIME PACKAGE

Extend your lifetime warranty to the entire door with the Lifetime Package. This option provides upgraded hardware and springs and lifetime coverage for as long as you own your home.



APPEARANCE PACKAGE

All hardware, including struts and track, is powder coated, creating a complete garage door system with a lasting impression.



C.H.I. COLOR MATCHING

Our in-house powder coating provides 100's of color options while providing a maintenance free, durable finish.

Powder Coating is not available on all models, refer to your local C.H.I. Dealer for more information.



WIND LOAD

These garage doors are designed, tested, and built to the most rugged specifications. Available sizes and options will vary between models. Ask your local C.H.I. Dealer about our full line of windload rated doors.

Learn more at chiohd.com/wind-load



[Back to Agenda](#)

C.H.I. DEALERS

A BETTER BUYING EXPERIENCE

We sell all of our doors exclusively through independent, professional door installers – never a box store.

We partner with the best in the business to uphold the highest standards of quality and integrity. Personalized service, expert product knowledge, and experienced installation professionals are just a few reasons why C.H.I. Overhead Doors trusts only garage door professionals to sell and install our products.

Your Local Garage Door Professional



chiohd.com

1485 Sunrise Drive | Arthur, IL 61911 | USA

© 2019 C.H.I. Overhead Doors

All information presented is based on the specifications and features available at the time of printing and is subject to change without notice.

Short Raised Panel, Model 2216 shown in sandstone.

EXHIBIT J

Case No. 190035
Address: 27 Lincoln Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 27 Lincoln Avenue, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Kris Fenton
Owner: FENTON, KRIS S & MELANIE R
Constructed: 1898

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the siding and trim on the back and both sides of the house with Hardi plank material. Reveal and color will match existing.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

It is staff's opinion 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 or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

Back to Agenda

Motions available for commission action:

A: If you, as a commissioner, have determined the Project **DOES NOT** Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.



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



FOR OFFICE USE ONLY	
Case No.	190035
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/3/19
Date of Hearing	4/10/19

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: 27 Lincoln Ave

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: KRIS FENTON

Address: 27 Lincoln Ave

City: Deadwood State: SD Zip: 57732

Telephone: 307-689-0086 Fax: _____

E-mail: fentonkm@yahoo.com

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Weather-Tite Exteriors

Address: 2605 Commerce Rd

City: Rapid City State: SD Zip: 57702

Telephone: 605-939-0208 Fax: 888 597-1050

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|--|--|--------------------------------------|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input 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 checked="" type="checkbox"/> Siding | <input type="checkbox"/> Windows | |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>May</u>		Project Completion Date (anticipated): <u>July</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 type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<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"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe, as specifically as possible, 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. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar 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.

Replace siding and trim on back and both sides of house with Hardi Plank material.

Reveal and color will match existing.

FOR OFFICE USE ONLY
Case No. _____

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.

<u>Krus Fenton</u>	<u>25 March 2019</u>	_____	_____
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.

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

Back to Agenda

EXHIBIT K

Case No. 190036
Address: 53 Taylor

Staff Report

The applicant has submitted an application for Project Approval for work at 53 Taylor, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: John & Sharon Martinisko
Owner: MARTINISKO, JOHN L & SHARON M
Constructed: 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the siding on the front and Jackson Street sides of the detached garage. The new siding will be LP Smartside 4'x8' sheets and 1"x2" battens placed vertically every foot. Smartside trim will also be installed.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

It is staff's opinion 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 or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

[Back to Agenda](#)

Motions available for commission action:

A: If you, as a commissioner, have determined the Project **DOES NOT** Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.



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



FOR OFFICE USE ONLY	
Case No.	190036
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/3/19
Date of Hearing	4/10/19

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: 53 Taylor St, Deadwood SD
Historic Name of Property (if known):

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

Owner's Name: John & Sharon Martinis	Architect's Name: N.A.
Address: 53 Taylor St	Address:
City: Deadwood State: SD Zip: 57732	City: State: Zip:
Telephone: 578-6266 Fax:	Telephone: Fax:
E-mail: jinishtko@yahoo.com	E-mail:

Contractor's Name: Self	Agent's Name: NA
Address:	Address:
City: State: Zip:	City: State: Zip:
Telephone: Fax:	Telephone: Fax:
E-mail:	E-mail:

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input 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 checked="" type="checkbox"/> Siding	<input type="checkbox"/> Windows	
<input type="checkbox"/> Other	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>May</u>		Project Completion Date (anticipated): <u>June</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" 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 type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF <input type="checkbox"/> New <input type="checkbox"/> Re-roofing			
<input type="checkbox"/> <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear			
<input checked="" type="checkbox"/> GARAGE <input type="checkbox"/> New <input type="checkbox"/> Rehabilitation			
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side(s) <input type="checkbox"/> Rear			
<input type="checkbox"/> FENCE/GATE <input type="checkbox"/> New <input type="checkbox"/> Replacement			
<input type="checkbox"/> <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"/> SIGN/AWNING <input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement			
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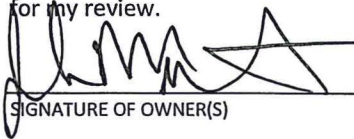
See attached letter

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 4-3-19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

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John Martinisko
53 Taylor Street
Deadwood SD 57732
(605) 578-6233

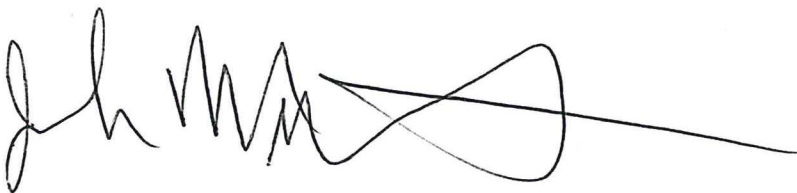
4/3/2019

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

I am seeking approval from HP for new siding on a detached garage at our 53 Taylor St. residence. As we understand, the garage is not eligible for any of your assistance programs; thus, I am not requesting any financial or other assistance.

The existing siding is the pressed-board 1 foot horizontal lap siding from the 1960's or thereabouts. I propose to cover that with pre-finished LP Smartside 4'x8' sheets and 1"x2" battens placed vertically every foot. Also, all new Smartside trim will be installed. We will only be doing siding on the front and Jackson St. sides of the garage. The house facing side is mostly below grade and the back side has good board and batten siding in place.

Attached are photos of the garage, example pictures of proposed siding and color samples planned to be used. Feel free to contact me with any questions or concerns.

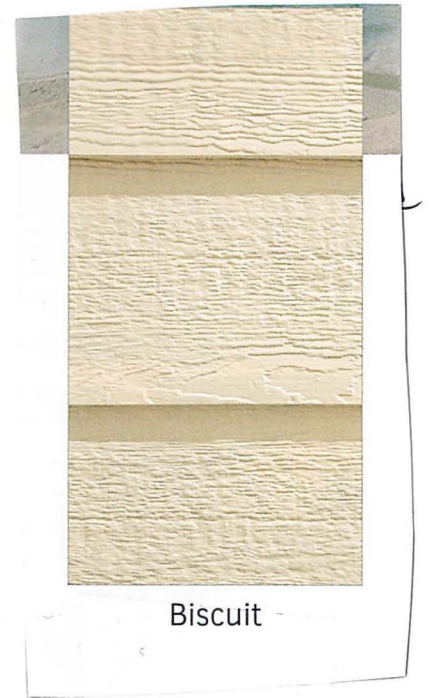
A handwritten signature in black ink, appearing to read 'John Martinisko', with a long horizontal line extending to the right.

John Martinisko

Panel Board + Batten Siding Samples



Back to Agenda



Siding Color



Trim
Color