

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 30, 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. January 9, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Extensions – **Exhibit A**
 - i. Kurt & Dawn Bialas – 24 Raymond – Wood Windows & Doors Program
 - ii. Kris & Melony Fenton – 27 Lincoln – Siding Program
 - iii. Lee Thompson - 47 Forest – Wood Windows & Doors Program
 - iv. Jeff Lawler – 25 Jackson – Wood Windows & Doors, Siding and Foundation Programs
 - v. Bret Baumann – 35 Jackson – Siding Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Mary Baudhin – 26 Water – Refinance
 - ii. John & Sharon Martinisko – 29 Adams – Prorate Payoff
 - iii. Anita Knipper – 422 William – Foundation Loan Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Contract with Split Rock Studios for the exhibit design at the History & Information Center – **Exhibit C**
 - c. Outside Deadwood Grant Extension Request – **Exhibit D**
 - d. De-Accession Request for Clowser Collection, Deadwood History, Inc. – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 190006 – 767 Main Street – Super G Investment – Pre-Fab Storage Shed – **Exhibit F**
 - b. COA 190010 – 555 Main Street – Deadwood Hotels, LLC – Construct New Hotel – **Exhibit G**
 - c. COA 190013 – 628 Main Street – Ron Russo – Install Canopy on Rear Entrance – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190009 – 270 Main Street – April Gustafson – Construct Parking Ramp – **Exhibit I**
 - b. PA 190011 – 57 Lincoln Avenue – Sylvia Trentz – Repair/Replace Windows and Shingles – **Exhibit J**
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, January 9, 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. December 12, 2018 Regular Meeting
 - b. December 26, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Application Approval – **Exhibit A**
 - i. Sylvia Trentz – 57 Lincoln Avenue – Wood Windows & Doors
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Nugget Saloon LLC – 608/610 Main Street – Commercial Loan Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Set working meeting with City and P&Z Commissions to discuss and prioritize bonded projects
 - c. Proposed Purchase of a Document Management System – **Exhibit C**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180517 – 794 Main Street - Robert & Sharon Burns – Exterior Repairs/Alterations – **Exhibit D**
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.*)
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11. Other Business

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City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, January 9, 2019

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

Absent: Dale Berg

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, January 9, 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:

December 12, 2018 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the amended HPC minutes of Wednesday, December 12, 2018. Aye – All. Motion Carried.

December 26, 2018 Regular Meeting

Ms. Ochse stated the minutes show an incorrect date for the executive session, it should be December 12, 2019 not November 28, 2018. ***It was moved by Mr. Toews and seconded by Ms. Ochse to approve the corrected HPC minutes of Wednesday, December 26, 2018. 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 \$164,424.79. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$19,904.94 based on information as presented. Aye - All. Motion carried.

HP Grant Application Approval – Exhibit A

- i. Sylvia Trentz – 57 Lincoln Avenue - Wood Windows and Doors

Mr. Kuchenbecker stated the applicant has applied for the wood windows and doors program. The applicant is currently in the siding and foundation programs. The applicant meets the criteria for the wood windows and doors program and recommends approval. ***It was moved by Mr. Blair and seconded by Mr. Toews to enter Sylvia Trentz, 57 Lincoln into the wood windows and doors grant program. Aye – All. Motion Carried.***

Revolving Loan Program Voucher Approval

It was moved by Ms. Ochse and seconded by Mr. Toews to approve the Revolving Loan Program Vouchers in the amount of \$7,271.45, based on information as presented. Aye – All. Motion Carried.

Revolving Loan Program – Exhibit B

- i. Nugget Saloon LLC – 608/610 Main Street – Commercial Loan Requests

It was moved by Ms. Posey and seconded by Mr. Toews to approve the loan requests for Nugget Saloon LLC. Aye – All. Motion Carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated the Design Committee met yesterday. Several projects are under way including buntings for St. Paddy's Day, mapping for urban trails, a committee request was sent to Public Works asking for an updated inventory of benches, ash urns, picnic tables and trash cans, and a project is being developed with historic photos in windows of vacant buildings. The Promotion Committee has the K-9 Keg pull coming up in two weeks on Saturday. The location has been moved up Main Street to in front of Wells Fargo and the school due to Deadwood Street's closure. The Organization Committee has the ground breaking for the plaza on Monday. The Economic Restructuring Committee will be meeting next week. They will be working on ways to make Deadwood a better business community as well. Ms. Ochse stated the gateway sign looks awesome.

Set working meeting with City and P&Z Commissions to discuss and prioritize bonded projects

Mr. Kuchenbecker stated they are looking at Tuesday, January 22, 2019 at 3:00 p.m. in the Century Room at City Hall. The focus will be to identify and prioritize some of the bonded projects. Mr. Toews asked what the time line would be for getting the bond. Mr. Kuchenbecker stated about 60 to 90 days after the last meeting.

Proposed Purchase of a Document Management System – Exhibit C

Mr. Kuchenbecker stated a lot of our records have been digitized. We still have 16 file draws of files we have been scanning. To be able to look up these documents we would like to use this A&B Business system. Finance is using this system now for legal documents, minutes and records. We would be purchasing additional licenses to allow additional users. The cost is split between Planning and Zoning and HP. HP's cost would be \$2,095.36 to come out of Professional Services budget in 2019. ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the purchase of half the Square 9 document management system at a cost of \$2,095.36 to come out of the Professional Services budget. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA 180517 – 794 Main Street – Robert & Sharon Burns – Exterior Repairs/Alterations – Exhibit D

Mr. Kuchenbecker stated this is a contributing resource circa 1894. The applicants have been working on the interior of the resource. The resource is a wood frame with a brick veneer that has stucco over it and the stucco is separating from the brick. The applicant is requesting a variety of exterior improvements. First, remove stucco and re-brick the entire house. The resource has an original brick veneer, however, it is soft brick and unable to be restored when the stucco is removed. The stucco is separating from the brick in several locations. The proposed brick is an appropriate style and color. Second, Restore or replace windows; the applicant has agreed to restore windows and add new storms. Third, replace current roofing with a hail resistant asphalt shingle. Fourth, Add a small deck to the front of the house similar to the sister house with a roof cover. The applicant has withdrawn this request at this time pending exploration of other options. Fifth, tear off and replace the addition on the back of the house. The applicant has agreed to "narrow" the addition to ensure the building reads as original and addition. Sixth, the separate garage will also have the stucco removed and they intend to brick as well. Staff will coordinate with applicant throughout the project. 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. ***It was moved by Mr. Blair and seconded by Ms. Ochse based upon all the evidence presented, I find this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval and allow Mr. Kuchenbecker to negotiate the landing/porch on the front of the house with the applicants. Aye – All. Motion carried.***

Items from Citizens not on Agenda

Mr. Russo asked if there are restrictions on the Commercial Loan for Upper Floor Revitalization. Could it be used for furnishings or materials. Mr. Kuchenbecker stated it would not be used for furnishings, fixtures and equipment. It would be used for architectural rehab.

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

Mr. Kuchenbecker stated in the packet was a letter from the Lawrence County Historical Society and we did receive a letter from the Black Hills Pioneer both voicing concerns with decisions made. The Tourism Conference is next week, Deadwood Alive, the mayor and the Chamber will be attending. The archway is up and looks good. The bricks on the street around the square are coming up nicely so we will be able to save more than planned.

Committee Reports:

Ms. Ochse asked Mr. Kuchenbecker where we are at regarding conditional approvals in our ordinance. Mr. Kuchenbecker stated he had not heard back from the attorney, he will follow up. Ms. Ochse asked if the attorney will have an answer regarding the judgment on the Deadwood Mountain Grand. Mr. Kuchenbecker stated he has spoken with legal counsel and we should have a memorandum coming. Mr. Ochse encourages people working with Deadwood Mountain Grand to have a view shed analysis done so we can see the actual effect of what people are going to see.

Other Business:

The Historic Preservation Commission Meeting adjourned at 5:25 p.m.

ATTEST:

EXHIBIT A



MEMORANDUM

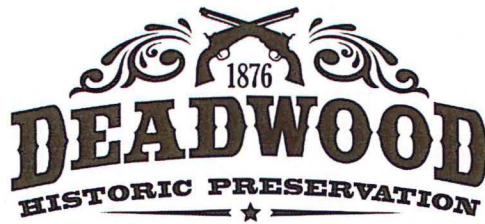
Date: January 25, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

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

- Kurt & Dawn Bialas 24 Raymond Windows & Doors Program
The grant expires on 1/20/19. The applicant has the siding and foundation work done and is ordering storm doors which will complete their project. Staff recommends extending the grant for an additional three months which will expire 04/20/2019.
- Kris & Melony Fenton 27 Lincoln Siding Program
The grant expires on 1/6/19. The applicant has been working at restoring this structure. The foundation work has been completed and they are starting on the siding this Spring. Staff recommends extending the grant for an additional six months which will expire 07/06/2019.
- Lee Thompson 47 Forest Windows & Doors Program
The grant expires on 1/14/19. The applicant has been working on the windows and has the front side of the structure complete. The contractor has been busy doing several projects at one time but should get the remaining windows this spring. Staff recommends extending the grant for an additional six months which will expire 07/14/2019.
- Jeff Lawler 25 Jackson Windows & Doors/Foundation/Siding
The grants expires on 1/25/19. The applicant has started the project by replacing windows and doors but is focusing on the interior this winter. When weather permits work on the foundation and siding will commence. Staff recommends extending the grant for an additional six months which will expire 07/25/2019.
- Bret Baumann 35 Jackson Siding Program
The grant expires on 1/31/19. The applicant has windows on location and has ordered the siding. Work will begin when weather permits. Staff recommends extending the grant for an additional six months which will expire 07/31/2019.

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EXHIBIT C



MEMORANDUM

Date: January 25, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: RFP History and Information Center

The Historic Preservation Office with approval of the Historic Preservation Commission and City Commission issued a Request for Proposal (attached) for the "Deadwood History and Information Center Exhibit Design and Construction Services" projects. This went out to dozens of firms around the nation with a deadline of January 24, 2019.

We received only one proposal from Split Rock Studios, who was the lead firm on the development of the exhibits for the new Deadwood Welcome Center. Staff would recommend moving forward with this firm on the project since we have had a good experience with them on the previous project.

The Historic Preservation Commission has budgeted and set aside \$75,000 in 2017 and again in 2018. These funds were not expended and reside in our reserves. We once again budget \$75,000 for 2019 for this project leaving us a budget of \$225,000. The City Commission will need to supplement our budget from reserves in 2019 to allow the project to move forward.

Staff recommends approval and desires affirmative action from the Historic Preservation Commission to recommend to the City Commission to enter into contract with Split Rock Studios and proceed with this planned project. As a reminder, we will be incorporating the diorama as discussed last fall.

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NOTICE TO EXHIBIT DESIGNERS

The City of Deadwood, Deadwood, South Dakota, will receive proposals at the Finance Office located at 102 Sherman Street, Deadwood, South Dakota, 57732, until 2:00 p.m., MT, on January 24, 2019, to submit the **“Deadwood History and Information Center Exhibit Design and Construction Services”** request for proposals (RFP) for the City of Deadwood. The RFPs will be opened after 2:00 p.m., on January 24, 2019 with results presented to the City Commission during the regularly scheduled City Commission meeting scheduled for Monday, February 3, 2019.

The request for proposal for this project may be obtained electronically, by mail or directly from the Planning, Zoning and Historic Preservation Office at 108 Sherman Street, Deadwood, South Dakota, 57732. Contact Mr. Kevin Kuchenbecker, Historic Preservation Officer, at 605.578.2082 with any questions or comments.

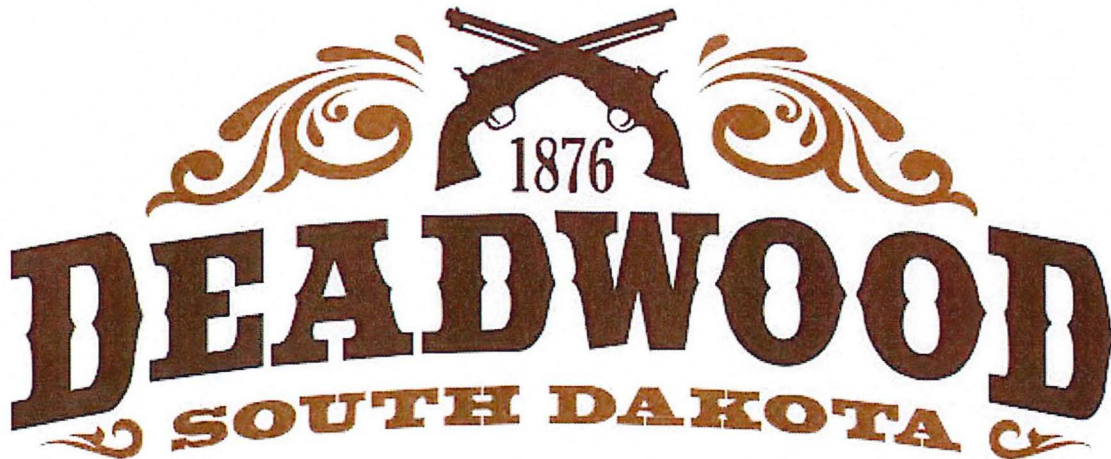
A Pre-Proposal Conference is scheduled for Tuesday, January 8, 2019 at 10:00 a.m. MT, onsite at the Deadwood History and Information Center located at 3 Siever Street in Deadwood.

RFP's must be submitted in a sealed envelope clearly marked **“Deadwood History and Information Center Exhibit Design and Construction Services”**. Proposals may be mailed or delivered to the Deadwood Finance Office, 102 Sherman Street, Deadwood, South Dakota, 57732. The City of Deadwood reserves the right to reject any and all bids.

Dated this 10th day of December 2018.

Jessicca McKeown
Finance Officer
City of Deadwood

Publish BH Pioneer: December 12 and 19, 2018.



REQUEST FOR PROPOSAL

**THE CITY OF DEADWOOD
AND DEADWOOD HISTORIC PRESERVATION COMMISSION**

**DEADWOOD HISTORY AND INFORMATION CENTER
EXHIBIT DESIGN AND CONSTRUCTION SERVICES**

*Kevin Kuchenbecker
Historic Preservation Office*

This proposal solicitation document is prepared in a Microsoft Word (Office for Windows) format. Any alterations to this document made by the proposer may be grounds for rejection of proposal, cancellation of any subsequent award, or any other legal remedies available to the City of Deadwood.

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Request for Proposals Deadwood History & Information Center Exhibit Design and Construction Services

1. Introduction/Overview

A. Purpose/Objective

The Deadwood Historic Preservation Commission (hereafter, HPC), has issued this Request for Proposal for the sole purpose of obtaining responsive proposals from a consultant/team to provide design, fabrication and installation services for an exhibit at the Deadwood History & Information Center, located at 3 Siever Street, in Deadwood, South Dakota.

The successful design team will also provide basic construction administration for the project. HPC reserves the right to negotiate expanded construction administration services with the successful design team.

The exhibit design shall include but are not limited to the following:

- Story board/exhibit narrative, layout, and artwork
- Design, fabrication and installation of semi-permanent exhibit space
- Integration of 1876 diorama of Deadwood's Main Street
- Integration of restored luggage cart
- Integration of historic photographs, ephemera, and objects from City collections
- Design and installation of exhibit cases, museum mounts, and fixtures allowing opportunity to rotate artifacts
- Appropriate lighting and UV protection
- Audio and visual effects, where applicable
- Text panel and label development

If awarded, the contract is anticipated to commence on February 5, 2019 or the date the contract is signed and filed in the Finance Office of the City of Deadwood. The performance period will commence upon contract execution and continue through completion of fabrication and installation activities of the improvements by September 2, 2019.

B. Background

The City of Deadwood desires to develop a series of semi-permanent, changeable and interactive exhibits at the Deadwood Information & Visitor Center (3 Siever Street). The focal point will be the 593 square feet interpretive space. Also included in the project will be the informational station (reception desk), conductor's office exhibit area, men's waiting room area and Baggage Room interpretive area.

The Deadwood History & Information Center is incorporated into the restored 1897 Chicago & Northwestern Passenger Depot. The depot is contributing structure within Deadwood's National Historic Landmark. Architectural plans are attached as **Appendix A**.

In 1992, a series of permanent exhibits designed by the National Park Service were installed in the proposed areas. Currently, the visitor center contains an assortment of permanent and temporary exhibits, informational videos, sitting area, and is staffed by one to two Information Specialists throughout the year. The visitor center receives approximately 48,000 visitors annually.

The City of Deadwood owns and maintains the building. Two entities, the Historic Preservation Office and the Deadwood Chamber of Commerce share responsibility for its administration and care. The Historic Preservation Office is responsible for the physical maintenance and security of the property, while the Deadwood Chamber of Commerce oversees the Information Specialists.

In 2017, the City of Deadwood constructed a new welcome center on lower Main Street which provides information to visitors. In this facility, there are 3,200 square feet of exhibit space. The updated exhibit space in the History & Information Center should complement the Welcome Center. The style guide and exhibit is attached as **Appendix B**.

It is the desire of the Historic Preservation Commission to incorporate a recently acquired diorama of Deadwood's Main Street, circa 1876. Information, dimensions, and photographs are in **Appendix C**.

C. Inquiries

Direct questions related to this RFP please contact Kevin Kuchenbecker, and submit such questions in writing. Include the RFP name, page, and paragraph number for each question.

If you mail the questions to the City of Deadwood, do not place the RFP name on the outside of the envelope containing questions, as it may be improperly identified as an envelope with a sealed proposal and may not be opened until after the official RFP due date.

Send all questions by fax or e-mail to Kevin Kuchenbecker at the Historic Preservation Office, by fax at (605) 578-2084 or via email at:

kevin@cityofdeadwood.com Firms must clearly understand that the only official answer or position of the government will be the one stated in writing. For general questions, call (605) 578-2082.

D. Method of Source Selection

The City of Deadwood is using a qualification based selection with overall price/value to the City of Deadwood as a contributing factor in the selection for this procurement.

An award, if made, will be made to the responsible firm whose proposal is most advantageous to the City of Deadwood, taking into consideration overall qualifications, project approach, price and the other factors set forth in this Request for Proposal. The City of Deadwood will not use any other factors or criteria in the evaluation of proposals received.

The City of Deadwood may, as it deems necessary, conduct discussions with responsible firms determined to be reasonably susceptible of being selected for award for the purpose of clarification to assure full understanding of, and responsiveness to solicitation requirements.

E. Pre-Proposal Conference and Site Visit

A Pre-Proposal Conference will be held on **January 8, 2019 at 1:00 P.M., at the History & Information Center, 3 Siever Street, Deadwood, SD 57732**. The City of Deadwood urges all prospective firms to attend, but attendance is not mandatory. This conference will be the only pre-proposal meeting held for the benefit of prospective proposers. All prospective proposers are strongly encouraged to conduct a site visit to the Visitor Center to familiarize themselves with the project and the scope of work.

F. Minimum (General) Criteria the City of Deadwood Will Use to Determine the “Responsibility” of Each firm

- Does the firm possess the ability, capacity and skill to provide the service?
- Can the respondent take upon itself the responsibilities set forth in the RFP (and resultant contract) and produce the required outcomes in a timely fashion?
- Does the firm have the character, integrity, reputation, judgment, experience, and efficiency required by the contract?
- Has the firm or its team members performed satisfactorily in previous contracts of similar size and scope; or, if the prime contractor has not performed a contract of similar size and scope, has it (and/or its team members) otherwise demonstrated its capability to perform the contract the City seeks to establish through this RFP?

G. Projected Timetable

The following projected timetable should be used as a working guide for planning purposes. The City of Deadwood reserves the right to adjust this timetable as required during the course of the RFP process.

- | | |
|---|-------------------------------|
| • RFP Issued | December 10, 2018 |
| • Pre-Proposal Conference | January 8, 2019 |
| • Deadline for submittal of questions | January 15, 2019 |
| • Proposals Due | January 24, 2019 |
| • Complete Evaluation of Proposals (Short List) | January 24 – February 3, 2019 |
| • Complete Contract Negotiations/Execute Contract | February 4, 2019 |

2. General Description of Required Performance Outcomes

The Proposer(s) shall facilitate and enable:

- Prepare schematic design package for overall exhibit layout.
- Preparation of a comprehensive construction document package
- Assistance and guidance through the project;
- Basic Construction Administration services with Expanded Construction Administration Services negotiated at the City of Deadwood’s option;
- The lowest total cost and best value for the City of Deadwood;
- Produce the most efficient and cost-effective business operations for the City of Deadwood.

3. Requirements of the Consultant

A. Task 1 – Preliminary & Final Design Services

This contract consists of all services necessary to take the project through the Preliminary and Final Design Services, and shall include the following itemized services.

1. Provide Preliminary and Final Design services.
2. Work with Historic Preservation Office to develop a proposed budget for the anticipated project.
3. Prepare progress submittals at 50%, 90% and 100% of completion for review & comment by the Historic Preservation Office and other applicable City of Deadwood Staff.
4. Revise preliminary and final design to address City Staff comments.
5. Prepare Opinion of Probable Costs at 50% and 100% Progress Submittals.
6. Attend meetings and make presentations with the City of Deadwood, its staffs, community groups, and government officials, including the Mayor, administrative staff and Commission members, to address project progress.

B. Task 2 – Pre-Production Requirements

1. On-site inspection of exhibit space for installation
2. Create shop drawings with fabrication details for all exhibit structures, including technical specifications
3. Create graphic production files for review, corrections, and approval
4. Provide samples/models/prototypes for approval
5. Prepare audiovisual programs for review and approval as determined
6. Specialty items: create original art, image acquisition, AV programs and interactives production, artifact preparation, artistic fabrication, etc.
7. Provide detailed production and installation schedule
8. NOTE: Long lead time items, such as media, sculpture, and dioramas may be fast-tracked into production. This is only done with client approval.

City of Deadwood reviews drawings and samples, provides authorization to proceed to fabrication.

C. Task 3 – Production Requirements

1. Fabricate all components based on approved design and/or construction drawings
2. Weekly in-house meetings with fabrication personnel, estimator, project manager, and production director to ensure each element is on-budget and on-schedule
3. Produce graphics
4. Perform regular inspection of exhibit components
5. Provide regular progress reports
6. Gain approval for elements developed during this phase
7. Perform ongoing supervision of subcontractors
8. All audiovisual programs produced

City of Deadwood reviews progress on digital images, written reports, and attends (optional) on-site review meetings.

4. Consultant Personnel Requirements

- Provide one point of contact (Project Manager) for the Contract. This person will meet regularly or at determined review times with HPC staff for review and approval of Construction Documents and other related items.
- Resumes for all key personnel with the firm and/or team who are assigned to this project.
- The firm(s) selected shall either have full in-house capabilities to perform the typical tasks listed or satisfactory sub-contractors arrangements to provide for the necessary consultant services. Responses to this RFP must include a list of the sub-contractors each firm proposes to use, including references. A list of the proposed sub-contractors, approved by the City of Deadwood, will be made a part of the Contract between the City of Deadwood and the awarded contractor.

5. Consultant Responsibilities

- Present a project schedule with a breakdown of tasks and deliverables.
- State your targeted completion date.
- Provide a printed set of construction documents and technical specifications.
- Generate four (4) complete sets of documents during the various submittal levels for review and comment from City Staff.
- At project completion, provide all project data in both hardcopy and digitally to the City of Deadwood for their records including copyright release.

6. City Responsibilities

Upon written request, the City of Deadwood will furnish City information, including but not limited to: data, reports, and maps identified and deemed necessary to complete the work by the Contractor (provided there is no significant cost to the City to fulfill the request).

The City of Deadwood will cooperate and support the contractor in every way possible to carry out the planned work, providing that the needs of the Contractor for each support are made known to the City in a timely fashion.

Historic Preservation is the department contact for the exhibit, design, and fabrication of the project.

7. Reporting Requirements

The Contractor is to report at a minimum on a monthly basis to the applicable City departmental personnel both verbally and in writing the details of the on-going progress of this contract.

8. City's Right to Inspect

The City shall have the right to inspect any facility or project site where the services performed under the resultant contract are performed.

9. Terms and Conditions of Contract for Services

A contract resulting from this RFP shall be subject to the terms and conditions set forth in a Contract for Services.

10. Instructions for Proposal

A. Compliance with the RFP

Proposals must be in strict compliance with this Request for Proposals. Failure to comply with all provisions of the RFP may result in disqualification.

B. Acknowledgment of Insurance Requirements

By signing its proposal, firm acknowledges that it understands the insurance requirements of the City of Deadwood. All persons or entities contracting with the city to provide materials, labor, or services for the city are required to provide written proof of liability insurance in an amount of at least one million dollars (\$1,000,000.00). Firm also understands that the evidence of required insurance must be submitted within fifteen (15) working days following

notification of its offer being accepted; otherwise, the City may rescind its acceptance of the firm's proposal.

C. Delivery of Proposals

All proposals are to be delivered before **2:00 p.m.**, Deadwood local time on **January 24, 2019** to:

City of Deadwood
Department of Historic Preservation
Attn: Kevin Kuchenbecker
108 Sherman Street
Deadwood, SD 57332

The City will not accept any proposals received after 2:00 P.M. and shall return such late proposals to the firm.

Proposers must submit one (1) (Original), and four (4) copies of the proposal response.

Proposals will be opened publicly in a manner to avoid public disclosure of contents; however, only names of the Proposers will be read aloud.

List the Proposal Name on the outside of the box or envelope and note "Request for Proposal enclosed."

D. Evaluation of Proposals (Procedure)

The City will first examine proposals to eliminate those, which are clearly non-responsive to the stated requirements. Therefore, firms should exercise particular care in reviewing the Proposal Format required for this RFP.

The evaluation committee shall then score all proposals based upon the evaluation factors detailed herein. Upon completion of the scoring, the committee may recommend short listing the proposals that are potentially acceptable.

The detailed evaluation that follows the initial examination may result in more than one finalist. At this point, the City may request discussions with firms, carry out contract negotiations for the purpose of obtaining best and final offers, and conduct detailed reference checks on the short listed proposers.

The City reserves the right to contact any and all references to obtain, without limitation, information regarding the firm's performance on previous projects. A uniform sample of references will be checked for each short-listed firm.

The City of Deadwood reserves the right to withdraw this RFP at any time and for any reason and to issue such clarifications, modifications, and/or amendments as it may deem appropriate.

Receipt of a proposal by the City of Deadwood or a submission of a proposal to the City of Deadwood offers no rights upon the firm nor obligates the City of Deadwood in any manner.

The City reserves the right to waive minor irregularities in proposals, provided that such action is in the best interest of the City. Any such waiver shall not modify any remaining RFP requirements or excuse the firm from full compliance with the RFP specifications and other contract requirements if the firm is awarded the Contract.

In order to complete the evaluation process faster, list the name, address, phone number, fax number, and email address of the person capable of answering any questions that may arise during the evaluation process. The following information shall be included in the RFP.

(Please Print or Type)

| | |
|----------------|-------|
| Company name | _____ |
| Attention | _____ |
| Address | _____ |
| City, ST Zip | _____ |
| Phone number | _____ |
| Fax number | _____ |
| Contact person | _____ |
| E-mail address | _____ |

E. Ambiguity, Conflict, or Other Errors in the RFP

If a Proposer discovers any ambiguity, conflict, discrepancy, omission, or other error in the Request for Proposal, it shall immediately notify the Historic Preservation Office of such error in writing and request modification or clarification of the document. The City of Deadwood will make modifications by issuing a written revision and will give written notice to all parties who have received this RFP from the City of Deadwood.

The Proposer is responsible for clarifying any ambiguity, conflict, discrepancy, omission, or other error in the Request for Proposals prior to submitting the proposal or it shall be waived.

F. Proposals and Presentation Costs

The City of Deadwood will not be liable in any way for any costs incurred by any firm in the preparation of its proposal in response to this RFP, nor for the presentation of its proposal and/or participation in any discussions or negotiations.

G. Rejection of Proposals

The City of Deadwood reserves the right to accept or reject in whole or in part any or all proposals submitted. The City of Deadwood shall reject the proposal of any firm that is determined to be non-responsive. The unreasonable failure of a firm to promptly supply information in connection

with respect to responsibility may be grounds for a determination of non-responsibility.

H. Acceptance of Proposals

The City of Deadwood shall accept all proposals that are submitted properly. However, the City reserves the right to request clarifications or corrections to proposals.

I. Requests for Clarification of Proposals

Requests by the City for clarification of proposals shall be in writing. Said requests shall not alter the vendor's pricing information contained in its cost proposal.

J. Validity of Proposals

All proposals shall be valid for a period of ninety (90) days from the opening date of the Request for Proposal.

K. Response Format

The items listed below shall be submitted with each proposal and should be submitted in the order shown. Each section should be clearly labeled, with pages numbered and separated by tabs. Failure by a firm to include all listed items may result in the rejection of its proposal.

- **Section I, Management Summary**

Provide a cover letter indicating the underlying philosophy of your firm in providing the service. Also include a brief history of your firm or firm profile.

- **Section II, Project Approach**

Describe in detail how the service will be provided.

- **Section III, Compensation and Cost Data**

Provide the cost breakdown for which your firm will provide the work described in this Request for Proposal.

- **Section IV, Corporate Experience and Capacity**

Provide information which documents your firm's and consultants' qualifications to produce the required outcomes, including its ability, capacity, skill, financial strength, and number of years of experience in providing the required services.

- **Section V, Key Personnel**

Attach resumes of all key members of the Contractor's team including sub-contractors that are to provide services to this contract.

- **Section VI, Past Work Examples**

Provide three (3) similar past projects and include a description and pictures, for the projects completed during the past five years of similar size and scope. The services provided to these clients shall have characteristics as similar as possible to those requested in this RFP. Information provided for each client shall include the following:

- Client name, address, and current telephone number
- Description of services provided
- Time period of the project or contract
- Client's contact reference name and current telephone number

Failure to provide complete and accurate client information, as specified here, may result in the disqualification of your proposal, or cancellation of the contract and your suspension or debarment from further business with the City of Deadwood.

- **Section VII, Acceptance of Conditions**

Indicate any exceptions to the general terms and conditions of the RFP and to insurance requirements and any other requirements listed in the RFP.

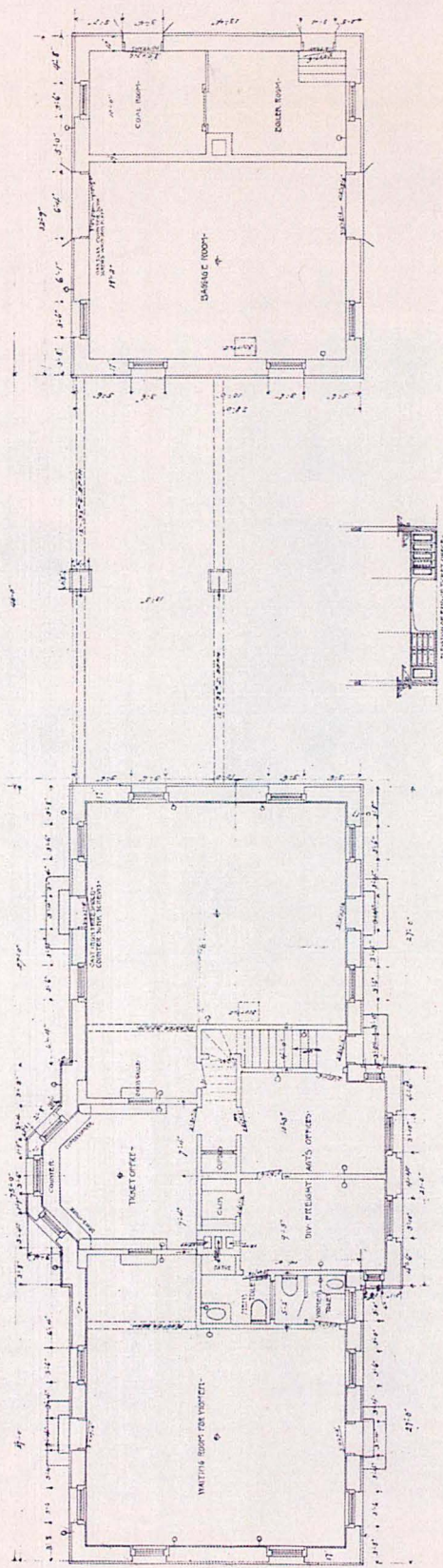
L. Proposal Evaluation Panel and Evaluation Factors

An evaluation committee selected by the Historic Preservation Office with representation from the Historic Preservation Commission, City Commission, and Historic Preservation Office will evaluate proposals. Other departments of the City may also examine the documents.

Proposals will be evaluated on a point system based on the following criteria and weighted categories below.

1. **Project Proposal (20 wt)** – summarize the unique qualities of your team/firm, list of services offered to potential clients, and an overview of services and deliverable that will accomplish the tentative scope of this RFP.
2. **Relevant Project Experience (30 wt)** – team/firm’s experience with similar projects, more specifically in small scale exhibit design in the past five years. Small scale exhibit design would include projects less than 1000 square feet. Include all pertinent client information.
3. **Team Availability (15 wt.)** –number and quality of staff to be assigned to the project and an estimate of hours devoted to this project.
4. **Project Approach (15 wt.)** – Demonstration of team/firm’s ability to meet the proposed project deadlines
5. **Key Personnel (10 wt.)** – team/firm’s ability to demonstrate that they have personnel available to perform the work in accordance with the scope of this project.
6. **References (10 wt.)** – An evaluation of the information included in Section VI of the submittal.

Appendix A

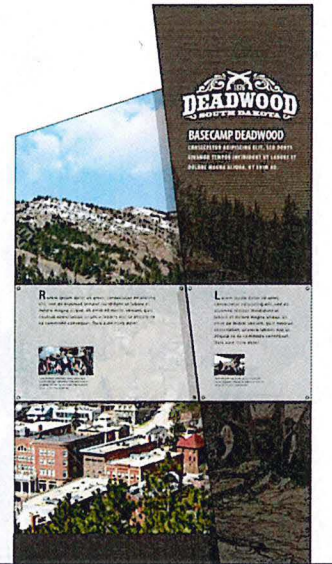
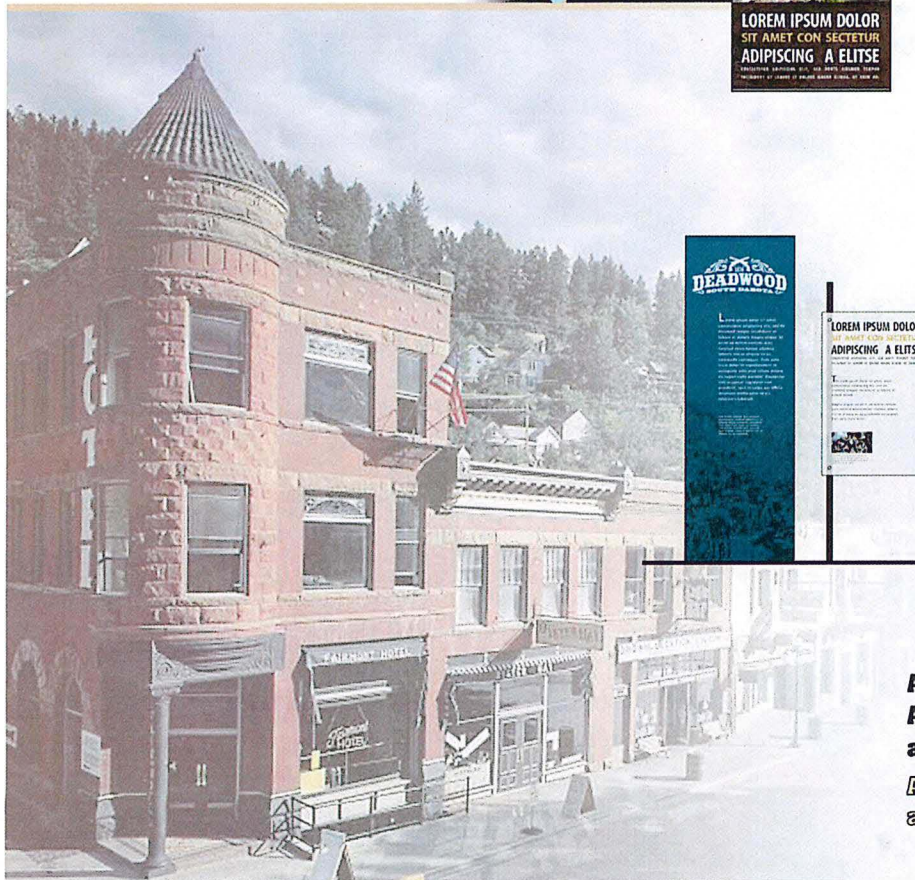


FIRST FLOOR PLAN

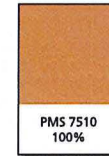
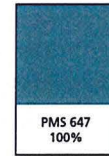
Appendix B

GRAPHIC

inspiration



color palette possibilities



typography

Adobe Garamond Pro

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

San Francisco Text

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

San Francisco Light

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

Aachen Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ

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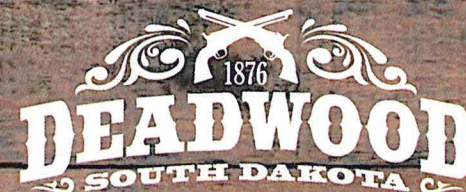


**SPLIT ROCK
STUDIOS**

Drawing Number

GR.1

Fonts



Adobe Garamond Pro

Large panel body copy: 90/114 pt.

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

San Francisco Text

Large panel captions: 32/40 pt.
Reading rail captions: 24/30 pt.

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

San Francisco Light

Credit lines: 12/14 pt.

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

Aachen Bold

Large panel headlines: 153 pt.
Reading rail headlines: 53 pt.

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

San Francisco Text BOLD

Sub/pre-headers: variable pt.

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

Drawing Number

GR.2

Appendix C

Appendix C

| | |
|-------------------------------------|--|
| Model: | Deadwood City, June 15, 1876 Diorama |
| Artisan/Maker: | John (Jack) Anfinson |
| Date of Creation: | 10/2016 – 07/2018 |
| Medium/Materials: | wood, cloth, plastic, plaster, clay, adhesive, glass, dirt |
| Dimensions (diorama): | 96 x 30" |
| Dimensions (entire display): | 101(L) x 36(W) x 78(H)" |

Description:

HO scale [1:87 scale (3.5mm to 1 foot)] diorama of the town of Deadwood as it was on June 15, 1876, recreated using extensive research of available photographs, literature references, and documentation.

The diorama shows views of Main Street, the beginning of Lee Street, Gold Street, the alley behind Deadwood, and the west side of Wall Street. There are 34 total buildings, not including "camp tents", of which there are 10. There are 13 wood structures with canvas tops, mainly mines or commercial establishments, 14 log structures with false fronts of board, and 7 stick framed structures of machined lumber including one still under construction.

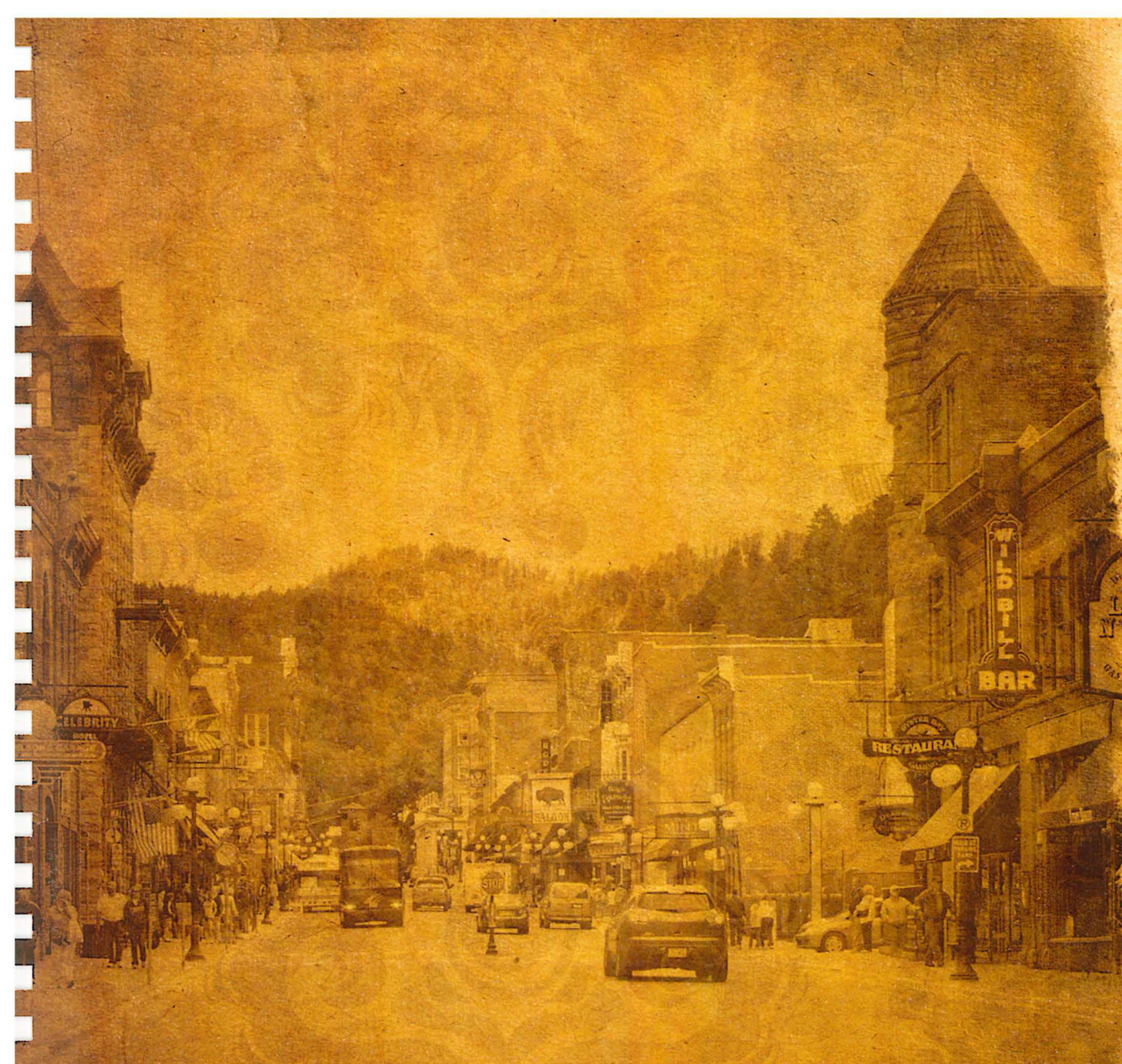
Some of the buildings represented include what was on that day (or became later): the General Custer Store; the #10 Saloon; the Deadwood Theater; the Goldberg Grocery; The Cricket Bar (later called the Gem); the Hong Kee (which provided washing, ironing, and garment mending), the Iowa Restaurant, Montana Meat Market, The Delmonico Hotel & Restaurant; Hang Kee's shop; and the tin shop.

The diorama is housed within a rough-sawn lumber construction base with a canvas topping to simulate the canvas tents used in Deadwood at that time. The base is of 1 x 4" framework, tight-knit and with a lot of cross members to prevent warping over time, as well as 2" sheet Styrofoam, tapered to get the proper incline. The casing is of 1 x 8" rough-sawn ponderosa pine, milled in the Black Hills. The canvas top is stretched over a frame 1" x 4" wood with the underside trimmed with leather detail affixed with wrought iron nails.

Housed within the diorama is a custom motion sensor-activated file and a 6.5 minute looped soundtrack with noises including building sounds, horse hooves, wagon sounds, blacksmithing, saloon piano music, dogs, bird, men and women talking, an occasional rooster, and occasional gunshots, a shout, or a scream. The speakers were carefully placed to give a surround effect.







DEADWOOD

History & Information Center

Proposal to Provide
Exhibit Services

January 24, 2019



SPLIT ROCK
STUDIOS

January 24, 2019

Kevin Kuchenbecker
City of Deadwood
108 Sherman Street
Deadwood, SD 57732



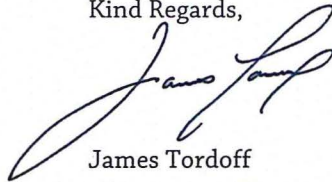
Mr. Kuchenbecker:

We're thrilled to have another opportunity to pursue historical exhibits work with your office. The Deadwood Welcome Center exhibits continue to have a strong presence in our discussions and promotional material as one of our favorite projects of the last few years.

Since completing the Welcome Center, we've been looking forward to this opportunity to continue telling the many stories of historic Deadwood in the old depot. You can expect the same level of professionalism and enthusiasm this time around should you select Split Rock Studios for this project. With your approval, we have decided to partner with Vantage Point History once again due to their extensive knowledge of the Deadwood area.

As you will see in the proposal, we reviewed your request and prepared the necessary documents to assist you in making a well-informed decision. Additionally, we have received the Q&A addendum. If you have any further requests or questions, feel free to contact us at any time.

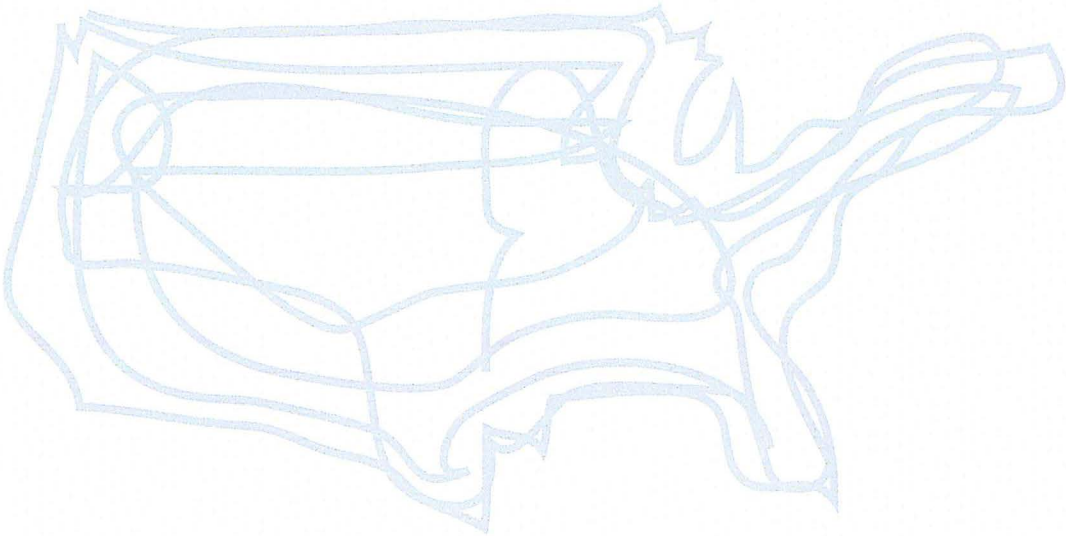
Kind Regards,



James Tordoff
Project Coordinator
651-631-2211 x 4733
jtordoff@splitrockstudios.com

TABLE OF CONTENTS

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| Subcontractor Info and References | 18 |
| Experience | 20 |
| Acceptance of Conditions | 23 |



National Reputation

AWARD WINNING FIRM. We have built an excellent reputation within the museum and interpretive community for high quality exhibitions. We are active in National Association for Interpretation (NAI) and American Association of Museums (AAM). Our team presents at national conferences each year to keep up with emerging trends and new exhibits being developed around the country.

2018

AASLH Award of Merit
Oshkosh Public Museum

NAI Award for Best Interior Exhibit 3rd place
Oshkosh Public Museum

2017

AASLH Award of Merit
Jarrett Prairie Center

2015

NAI Award for Best Interior Exhibit 2nd Place
The Power of Human Connections, Bismarck, ND

2014

NAI Award for Best Interior Exhibit
Jewel Cave National Monument, Custer, SD

2013

AAM Excellence in Label Writing
Poarch Band of Creek Indians Museum
NAI Award for Best Interior Exhibit 1st Place
Montana Wild, Montana Game, Fish, & Parks
NAI Award for Best Interior Exhibit 2nd Place
Poarch Band of Creek Indians Museum
NAI Award for Best Interior Exhibit 3rd Place
Sandy Creek Nature Center
NAI Award for Best Exterior Exhibit 3rd Place
Corn Creek NWR Waysides

2012

AAM Excellence in Exhibitions
Heart Mountain Interpretive Center
NAI Award for Best Interior Exhibit
Heart Mountain Interpretive Center

2010

NAI Award for Best Interior Exhibit
Baldwin Hills Scenic Overlook, CA State Parks

2009

AZA Best New Exhibit
Minnesota Zoo's Russia's Grizzly Coast

2008

NAI Award for Best Interior Exhibit
Weedon Island Natural & Cultural History Preserve

2007

NAI Best Interior Exhibit
Pearl Button Museum

2006

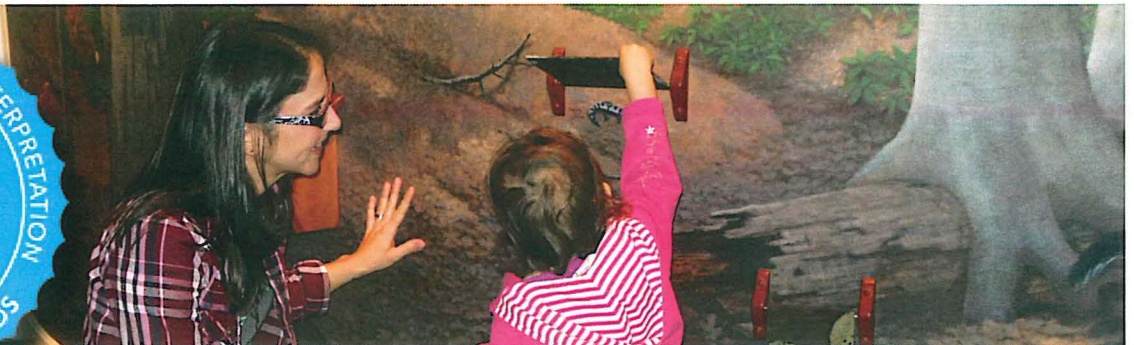
AZA Munson Aquatic Conservation Exhibitory
Cabrillo Marine Aquarium
NAI Award for Best Interior Exhibit
Anza-Borrego Desert State Park, CA State Parks

2005

NAI Best Wayside Exhibit
Crowley's Ridge Nature Center
AZA Munson Aquatic Conservation Exhibitory
Cabrillo Marine Aquarium

2003

NAI Award for Best Interior Exhibit 1st Place
Lewis & Clark Interpretive Center, Sioux City, IA
NAI Award for Best Interior Exhibit 2nd Place
Bois Forte Heritage Center in Tower, MN





Split Rock Studios handles the vast majority of construction services in house in our 12,000sqft wood and metal shop and our 15,000sqft artistic fabrication studio. Exhibit components that we outsource the fabrication of are limited to graphic output, audio-visual hardware and software, and niche services. This is extremely beneficial to the client because our designers are held accountable to staying within budget, and the project manager remains the point of contact through the whole project. Having our design and fabrication in one location enables us to save you money with reduced travel costs and efficient, unified communication throughout the process.

Split Rock Studios has no distinct style of exhibits. For each project, we select the most appropriate design team in terms of content familiarity and personal creative style. Each exhibit is crafted working alongside the client through our proprietary and highly collaborative design process, efficiently accomplishing the goals of your organization while applying the principles of interpretation that have put us on the map.

We are confident that our extensive experience with this type of project will be extremely valuable going forward. Having done so many projects in South Dakota puts us at a unique advantage within exhibits industry. Our artistic fabrication studio and woodshop produce astounding exhibit elements, "big wow" displays that amaze the visitor and continually keep us in the running for annual interpretive awards. Our experience working on historical Deadwood exhibits, turnkey design and fabrication services, and national recognition for our work qualify us as the best candidate to handle this project.



Deadwood Historic Preservation

108 Sherman St.

Deadwood, SD 57732

Attn: Kevin Kuchenbecker



SPLIT ROCK
STUDIOS

Split Rock Studios

2071 Gateway Blvd.

Arden Hills, MN 55112

Phone: 651-631-2211

Fax: 651-631-0707

splitrockstudios.com

22-Jan-19

Estimate

4 Design Development II

- Final floor plans and exhibit elevations/scale drawings of all exhibit components;
- Updated audiovisual, lighting, power/data, and interior finish plans
- Final graphic approach
- Detailed TGA with descriptions of all components and written text for all panels including word counts and grade levels
- Exhibit outline with component descriptions, revised headlines, text descriptions, images and artifacts, and descriptions of interactives and media
- Final cost proposal
- Detailed production and installation schedule

5 Production

6 Shipping and Installation

- Prepare and ship exhibits to site.
- Install, test, and make all exhibits fully functional
- Install murals, casework, graphics, artistic fabrication, artifacts, audiovisual, and specialty items
- Aim and adjust lighting fixtures
- Walk-through inspection of completed exhibits
- Train staff in exhibit operation and maintenance
- Correct any punch-list items
- Provide maintenance manual and closeout materials

Price Summary

| | | |
|--------------------|---------------------------|------------------|
| 1 | Schematic Design I | \$6,000 |
| 2 | Schematic Design II | \$6,600 |
| 3 | Design Development I | \$11,000 |
| 4 | Design Development II | \$12,400 |
| 5 | Production | \$117,000 |
| 6 | Shipping and Installation | \$27,000 |
| Total Price | | \$180,000 |

KEY PERSONNEL

We hand-pick the best team for each project based on individual backgrounds and experience. Our team will bring creativity, imagination, and commitment to excellence from start to finish.

Isaiah Boehlert
General Manager

Mike Otis
Project Manager

Amanda Wambach
Exhibit Designer

Nan Hildebrandt
Graphic Designer

Eric Abrahamson & Eric Zimmer
Content Development, Local History Specialists



MICHAEL OTIS

Project Manager

Mike is approachable, attentive, and staggeringly solution-focused. As the manager of your project team, Mike uses his extensive experience in commercial construction to stay light-years ahead of unforeseen setbacks involved in the design-to-build process, allowing your team (and ours) to stay inspired and on track. Driven by curiosity, Mike will be your comic relief, your confidante, and your advocate from kickoff to grand opening.

Role

- Serves as main point of contact
- Coordinates schedules and budgets
- Oversees all design and fabrication
- Schedules milestone meetings and checkpoints

Selected Projects

- Ringgold County Conservation, Mount Ayr, IA
- Farid Bogani Technology Center, Cameron LNG, Hackberry, LA
- C.M. Russell Museum, Great Falls, MT

Employment Experience

Started at Split Rock Studios in 2018

Project Manager, Inside Edge Commercial Interior Services

Educational Background

BS, Construction Management, University of Wisconsin - Stout, 2013



*International Association of Events
and Exhibits Best Show Promotion
Website and Best Signage or
Decoration, 2013*

*Gold Quill Award Winner,
International Association
of Business Communicators, 2009*

NAN HILDEBRANDT

Graphic Designer

With more than 20 years of experience, Nan is a multidisciplinary designer who integrates visuals and style into the overall exhibit message to impact visitors. She uses her award-winning skills to create effective graphics that are visually appealing, organized, and seamlessly guide visitors through the exhibit experience.

Role

- Creates graphic layouts for all interpretive panels
- Ensures all accessibility guidelines are met graphically
- Finalizes production files
- Works with output vendors

Selected Projects

- City of Deadwood Welcome Center, Deadwood, SD
- Marshall Gold Discovery State Historic Park, Coloma, CA
- Warner Park Nature Center, Nashville, TN

Employment Experience

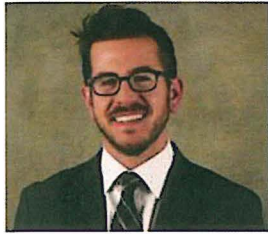
Started at Split Rock Studios in 2017

VP Marketing, Catersource Magazine, Conference
& Tradeshow, Minneapolis, MN

Director of Creative Services, Sesame Street Live, Minneapolis, MN

Educational Background

BA, Communications & Design, University of North Dakota, 1989



Eric Steven Zimmer, PhD
Senior Historian

Eric is a senior historian at Vantage Point. He completed his PhD in American History at the University of Iowa in 2016, where he specialized in Native American history (especially as it relates to contemporary federal/tribal and state/tribal relations), the history of U.S. social policy, and public and environmental history. His dissertation, “Red Earth Nation: Environment and Sovereignty in Modern Meskwaki History,” won the 2017 Rachel Carson Prize for Best Dissertation from the American Society for Environmental History.

Zimmer has conducted dozens of oral history interviews for a variety of projects and clients, including his own scholarly work, a digital and oral history project based at the University of Iowa, and in service to Vantage Point projects.

He is the author of *The Question is ‘Why?’: Stanford M. Adelstein, A Jewish Life in South Dakota* (forthcoming from Vantage Point Press, 2019) and co-author of *Expanding the Energy Horizon: A History of Black Hills Corporation Since 1883* (with Eric Abrahamson; Rapid City, SD: Black Hills Corporation, 2018). His essays and reviews have appeared in a variety of regional and national publications, including the *Great Plains Quarterly*, *Native American and Indigenous Studies*, the *American Indian Quarterly*, the *Public Historian*, *Indian Country Today Media Network*, and the *Annals of Iowa*.



Lois Facer, MA
Chief Operating Officer, Research Associate, and Editor

A former academic dean, Lois taught English as a second language at the University of Maryland, San Francisco State University, and National American University. She holds an MA in English with an emphasis in TESOL from San Francisco State University and a BA in English from the University of California, San Diego.

Lois has been providing administrative, research, and editorial assistance on Vantage Point projects for more than a decade. She was the co-winner of the 2016 Excellence in Consulting Award from the National Council on Public History.



SUBCONTRACTOR REFERENCES

We will be hiring Eric Abrahamson and Eric Zimmer of Vantage Point Historical Services, Inc. as content development specialists and local presence for the project. We are fully confident that their experience in the Deadwood area would be a great asset to our team. Please find their references below.

Thomas Hartman, President
IQ Magic Exhibit Design
1820 Olympic Blvd
Santa Monica, CA 90404
Thartman@iqmagic.net
310.394.0678

Sean Laflin, Principal
BANG! Creative
1065 La Mirada Ct.
Vista, CA 92091
Sean@bangcreative.com
760.727.2004

Mindy Spitzer Johnston, Principal
Armstrong-Johnston, LLC
5645 N. Rockwell
Chicago, IL. 60659
Mindy@armstrongjohnston.com
773.717.0722



OSHKOSH PUBLIC MUSEUM

Oshkosh, WI



EXHIBIT SIZE:

2,000 SQFT

SERVICES PERFORMED:

Exhibit Design, Fabrication, Text and Images, Graphic Design & Production, Themed Environments, Casework, Artifact Mounting, Interactives, AV Production and Hardware, Installation

Split Rock Studios worked with the Oshkosh Public Museum staff to replace the central exhibits in the permanent gallery. Phase one of the renovation, titled *People of the Waters*, focuses on how the early cultural history of the region depended on and tied to the Fox River and Lake Winnebago. Focusing largely on Native Americans and the fur trade, the gallery connects these stories to present day relationships between humans and the land they depend on.

The exhibit design process focused on a more engaging, immersive, and interactive experience for visitors who are often locals looking for a new experience each time they visit.

ACCEPTANCE OF CONDITIONS

We accept the conditions set forth in the RFP.

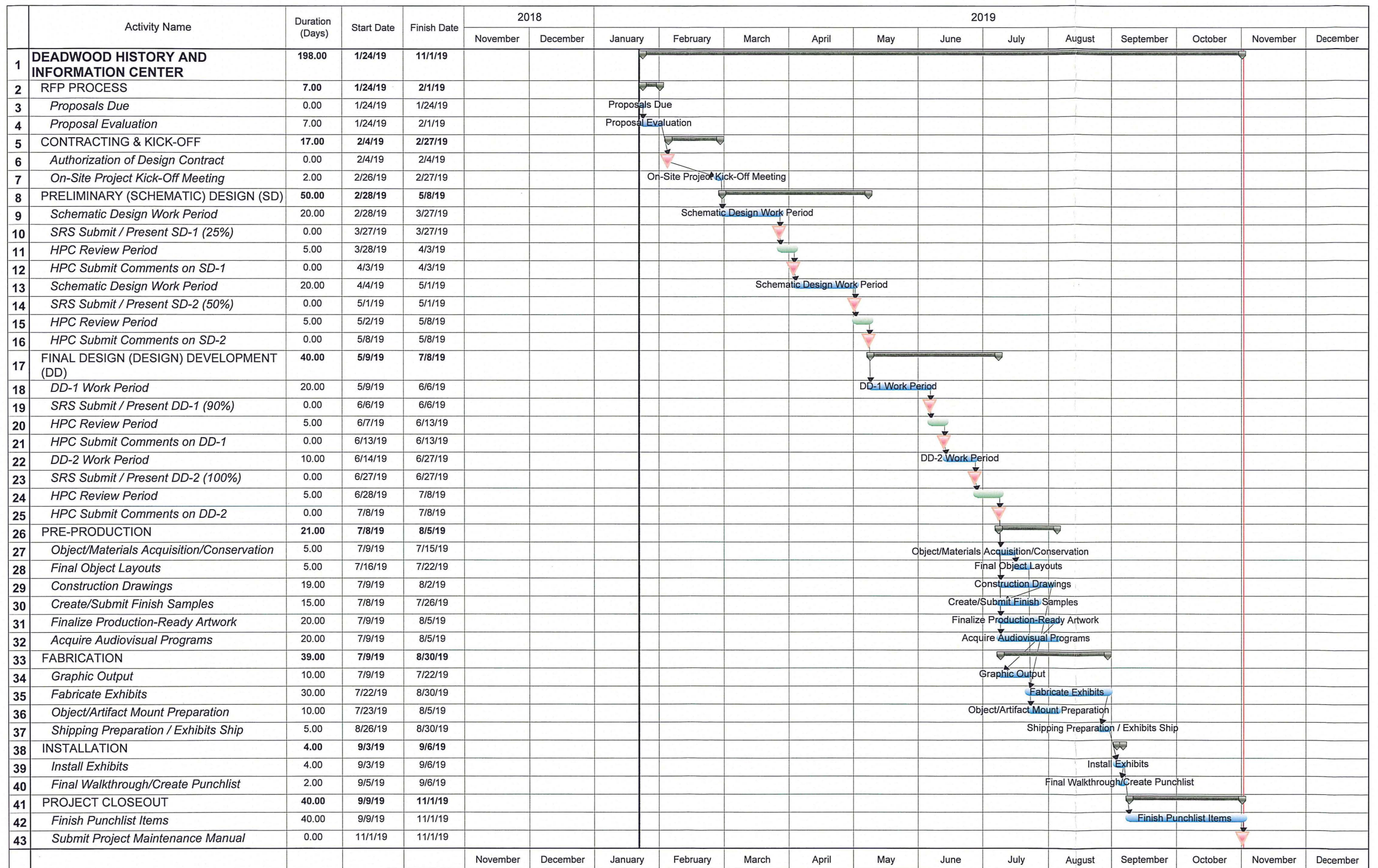
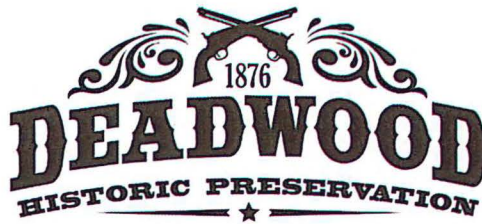


EXHIBIT D



MEMORANDUM

Date: January 23, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Outside of Deadwood Grant Extension Request

Our office received a letter from the Haakon County stating they were unable to complete the work for their 2018 Outside of Deadwood Grant. Due to unforeseen circumstances the contractor was unable to begin the work on the courthouse windows. Haakon County is requesting a six month extension to complete the work. Staff recommends extending the grant for an additional six months which will expire on 8/21/19.

Recommended Motion:

Move to approve a six month grant extension for the Haakon County 2018 Outside of Deadwood Grant to expire on 8/21/19.

Back to Agenda

HAAKON COUNTY AUDITOR'S OFFICE

140 S. Howard Ave

P.O. Box 698

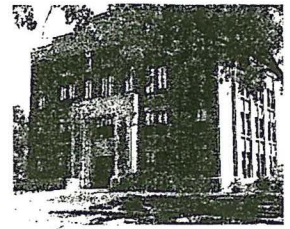
Philip, SD 57567-0698

Phone (605) 859 2800

haakon@gwtc.net

Fax (605) 859-2801

haakon2@gwtc.net



January 9, 2019

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

To Whom It May Concern:

Haakon County applied for and was awarded a Grant from the Outside City of Deadwood in February of 2018 for work on the windows of the Courthouse. Due to unforeseen circumstances our contractor was unable to begin the work on the windows that the Grant money was to cover. Enclosed is the letter he has submitted to the Haakon County Commissioners requesting an extension on the Grant completion deadline.

We are asking to be granted an extension of up to six months to the deadline for completion of our project covered by the Outside City of Deadwood Grant.

Please let us know if anything more is needed. Thank you.

Sincerely,

Carla N. Smith, Haakon County Auditor

NEMEC CONSTRUCTION, LLC

PO Box 75, Midland, SD 57552
Randy & Holly Nemec, owners
605-843-2591 or 605-685-3325

January 7, 2019

Haakon County Commissioners
PO Box 698
Philip, SD 57567

RE: Courthouse Windows Project

Dear Commission:

I am writing to you today to update you on the Haakon County Courthouse Windows Exterior Caulking Project and the City of Deadwood Grant.

Due to unforeseen circumstances due to delays in my work schedule earlier this past year, the winter came on and the weather does not permit this type of work to be done when it's so cold. I am hopeful that the weather will allow me to get started on the project in May and expect it to be completed by mid June, weather permitting again, of course. I apologize for this delay and I am thankful for the opportunity to work on this project. Thank you for your consideration.

Sincerely,



Randy Nemec
Owner, Nemec Construction, LLC

RECEIVED
1/7/18

EXHIBIT E

DEADWOOD

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

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: January 24, 2019
To: Deadwood Historic Preservation Commission
From: Deadwood Historic Preservation Staff
Re: **De-Accession request, Deadwood History Inc.**

On Friday, January 11, 2019, Rachel Lovelace-Portal, the Curator of Collections from DHI, Inc. and dropped off (2) catalog forms of objects from the city owned Donald Clowser collection. DHI staff identified these objects as being damaged beyond repair and would like to deaccession them from the collection.

Based on Draft #2 of the City of Deadwood Archives Management Policies and Procedures:

Objects and/or collections that do not fit within the CODA Mission statement will follow the aforementioned protocol for disposal or donation. The CODA, a department of the Historic Preservation Office under the direction of the City of Deadwood is required by South Dakota State Codified Law to follow the below mentioned policies.

- 1. The City Archivist or Historic Preservation officer will present said item(s) before the Archive, Archaeology, and Acquisitions (AAA) Committee for recommendation to de-accession.*
- 2. The recommendation of the AAA Committee will presented during the regular scheduled Historic Preservation Meeting under Committee Actions/Reports.*
- 3. Upon approval of Historic Preservation Commission, the Historic Preservation Officer will present the case before the City Commission during the regular scheduled City Commission Meeting under _____.*
- 4. Upon approval of the City Commission, the City Mayor will appoint a special committee to establish appraisal value of de-accessioned item(s).*
- 5. Based on the recommendations of the special committee, the de-accessioned item(s) may either be donated to other governmental agencies and not for profit agencies, or sold at public auction to the highest bidder.*
- 6. If the item(s) are to be presented to another governmental agency or not for profit agency, a de-accession form will be created by the City Archivist. The de-accession form will release the City of Deadwood from all responsibility for the care, loss of or damage to and costs associated with the repair, restoration, or replacement preservation of de-accessioned item(s).*
- 7. The City Archivist will file the de-accessioned form along with all pertinent documents affiliated with the de-accession.*

The catalog forms for these items are attached to this memorandum.

RECOMMENDATION:

Dispose of the following items as outlined in Draft #2 of the City of Deadwood Archives Management Policies and Procedures.

Back to Agenda

Deadwood History Inc.
Deaccession Proposal Form

Accession Number: 2009.DC

Name of Reporter: Rachel Lovelace-Porter

Object Name: cap

Date of Report: 1-10-2019

Collection: Clowser

Reason for deaccession:

Check all that apply

- ☐ No longer relevant to mission statement
☒ Damaged/deteriorated beyond repair
☐ Duplicate and not needed for education
☐ More appropriate for another institution
☐ Returned to donor/heir on demand
☐ Other : _____

Recommended method of disposal:

- ☐ Transfer to another institution
☒ Destroy
☐ Returned to original donor/heir. See attached materials
☐ Other : _____

Object Description:

U.S. Pilot cap from WWII. Hat has been badly
damaged by moths.

DEACCESSION RECOMMENDATION AND APPROVAL:

Collections Committee Members: DNW CR CGN JH

Recommendation: Yes ☒ No ☐

Recommendation Date: 1-10-2019

Days of '76

Board Members: Jon Mettsch, Pat Roberts, Chris Roberts,
Joe Peterson, Ron Burns

Approval for deaccession: Yes ☒ No ☐

Approval Date: 1-17-2019

*See board meeting minutes for discussion details.



Deadwood History Inc.
Deaccession Proposal Form

Accession Number: 2009. DC

Name of Reporter: Kathel Lavelace - rental

Object Name: Rimfire Cartridge

Date of Report: 1-14-2019

Collection: clawser Collection

Reason for deaccession:

Check all that apply

- ☐ No longer relevant to mission statement
☒ Damaged/deteriorated beyond repair
☒ Duplicate and not needed for education
☐ More appropriate for another institution
☐ Returned to donor/heir on demand
☐ Other : _____

Recommended method of disposal:

- ☐ Transfer to another institution
☒ Destroy
☐ Returned to original donor/heir. See attached materials
☐ Other : _____

Object Description:

Unspent, rimfire cartridge. Cartridge duplicates
holdings in clawser collection, has no provenance, and
presents a fire hazard to other collection items.

DEACCESSION RECOMMENDATION AND APPROVAL:

Days of '76 Board

Collections Committee Members: Jon Mattson, Pat Roberts,

Chris Roberts, Joe Peterson, Ron Burns

Recommendation: Yes ☒ No ☐

Recommendation Date: 1-17-2019

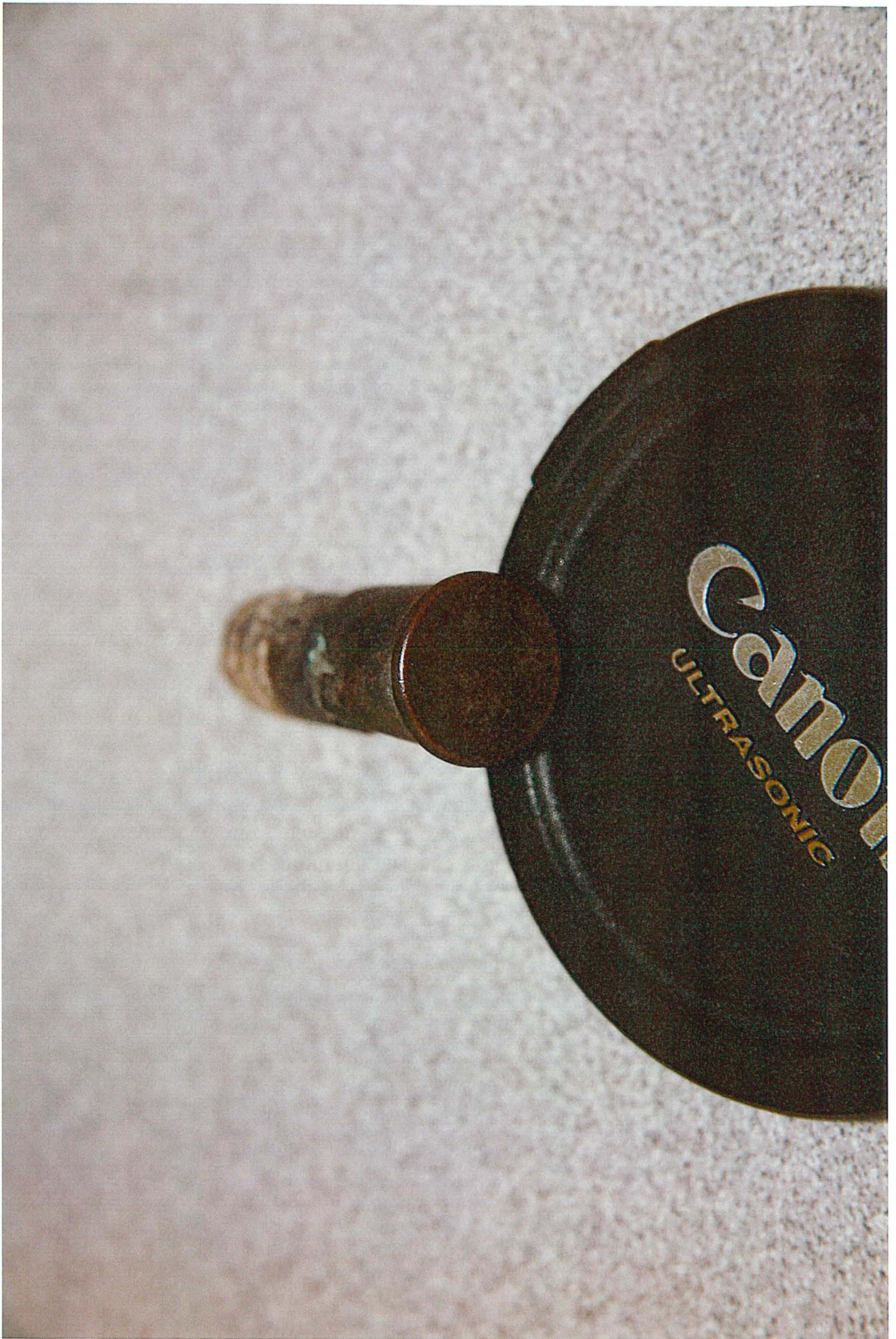
Board Members: _____

Approval for deaccession: Yes ☐ No ☐

Approval Date: _____

*See board meeting minutes for discussion details.





Meghan Wittmis

From: Michael Runge
Sent: Friday, January 25, 2019 9:51 AM
To: Meghan Wittmis
Subject: FW: City of Deadwood Archives - Clowser Collection - unspent rimfire cartridge
Attachments: IMG_3178.JPG; IMG_3177.JPG; MEMO_Archives_JAN_24-DEACCESSION-CLOWSER COLLECTION.doc

Here is the memo with the corrected info-Can you please include this email as well?

Thanks,
Mike

Michael Runge
City Archivist
108 Sherman Street
Deadwood, SD 57732

Phone: (605) 578-2082
Fax: (605) 578-3082
www.cityofdeadwood.com

From: Michael Runge
Sent: Friday, January 11, 2019 2:42 PM
To: Rachel Lovelace-Portal (rachel@deadwoodhistory.com); Kelly Fuller; Kevin Kuchenbecker
Subject: City of Deadwood Archives - Clowser Collection - unspent rimfire cartridge

Good afternoon everyone:

This afternoon I went to the HARCC to retrieve the relic firearms from the Deadwood Chinatown Collection. I also received unspent rim fire cartridge from the Clowser Collection. A portion of the sidewall is missing along with the powder charge. The cartridge has no distinguishing marks or manufacturer marks. Rachel indicated that they have several better examples from the collection and do not need this cartridge. Under this pretense, the cartridge was not cataloged into the collection and was slated for disposal/destruction in 2018.

Kelly: what is the protocol for ammunition disposal? The cartridge is currently in the City Archaeology Lab.

Thanks all,
Mike

Michael Runge
City Archivist
108 Sherman Street
Deadwood, SD 57732

EXHIBIT F

Date: 01/24/2019

Case No. 190006
Address: 767 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 767 Main Street, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Super G Investments
Owner: Super G Investments
Constructed: 2018

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 the site of the former Deadwood Pavilion which was torn down in 2018 and replaced with the current parking lot. The parking lot has no historic significance.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to install a pre-fabricated storage shed.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Note: Originally this structure was brought onto the site with the understanding a building permit was not necessary and thus not requiring HP review. It has been determined a building permit is required; therefore, HP review is now necessary.

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.



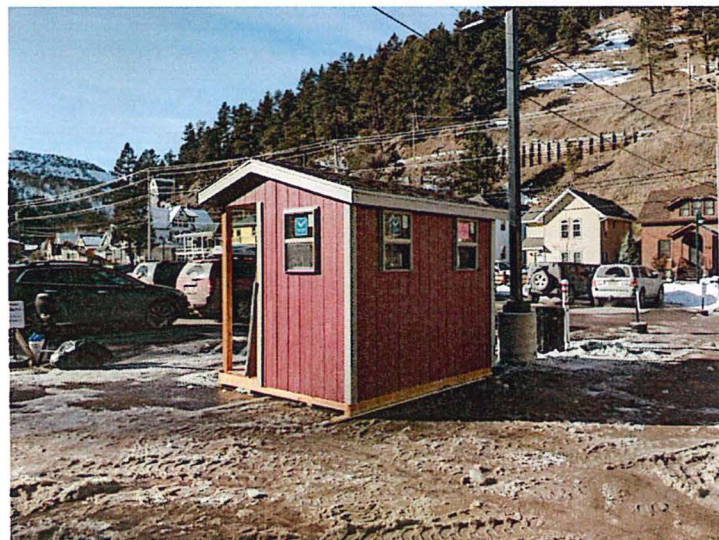
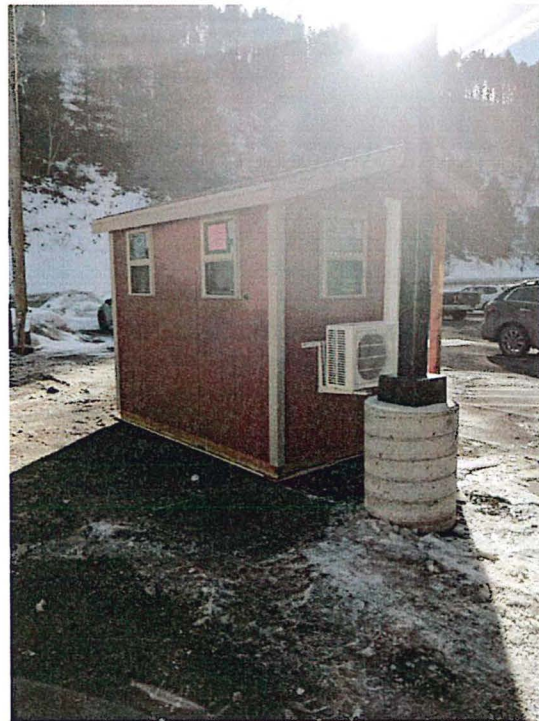
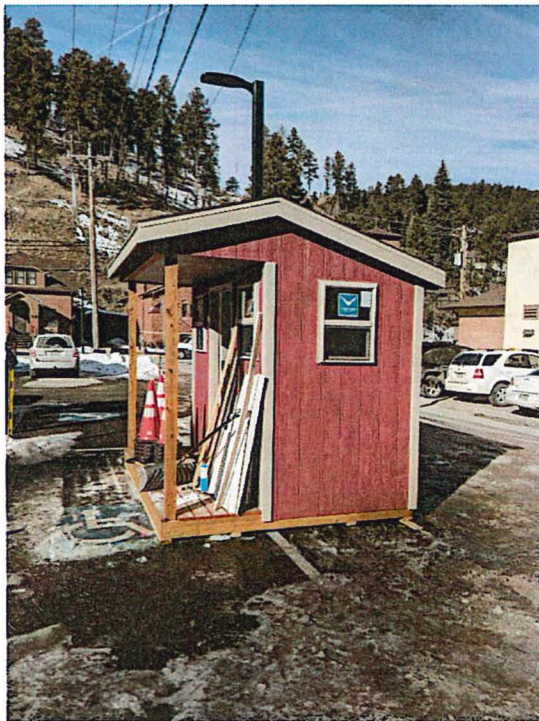
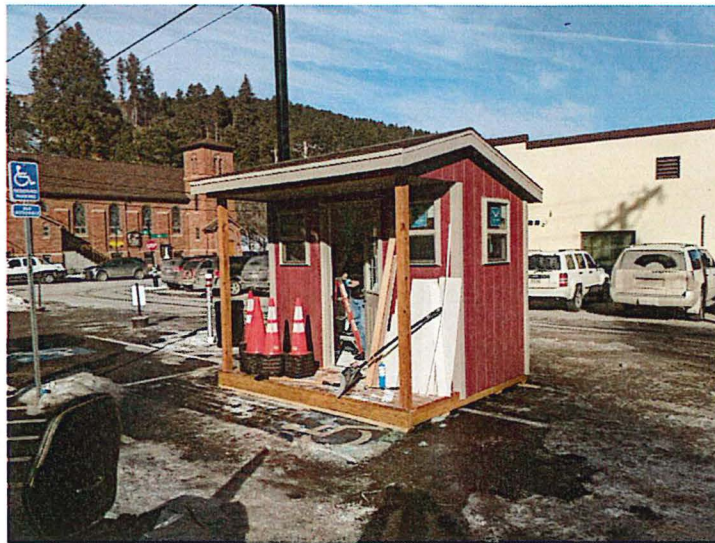
Motions available for commission action:

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.

Back to Agenda



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



| | |
|---|---------|
| FOR OFFICE USE ONLY | |
| Case No. | 190006 |
| <input type="checkbox"/> Project Approval | |
| <input type="checkbox"/> Certificate of Appropriateness | |
| Date Received | 1/14/19 |
| Date of Hearing | 1/30/19 |

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: | 767 Main Street |
| Historic Name of Property (if known): | Main Street Parking |

| 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: Super G Investments | |
| Address: 709 Main St. | |
| City: Deadwood | State: SD Zip: 57732 |
| Telephone: 605-578-3670 | Fax: 605-578-1366 |
| E-mail: jrystroma@spe.midco.net | |

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

| | |
|--------------------------|-------------------------|
| Contractor's Name: _____ | |
| Address: _____ | |
| City: _____ | State: _____ Zip: _____ |
| Telephone: _____ | Fax: _____ |
| 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 checked="" 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 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>1-1-19</u> | | Project Completion Date (anticipated): <u>1-31-19</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.

Pre-Fab. Storage Shed.

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

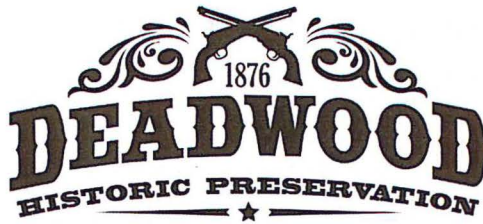
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided 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.

EXHIBIT G

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



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

MEMORANDUM

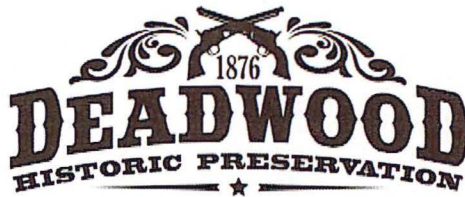
Date: January 25, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Staff Report for Tin Lizzies and First Gold

The staff reports for the two above referenced projects will be forthcoming on Monday afternoon. Due to the size of the projects I have scheduled a consultation with the South Dakota State Historic Preservation Office on Monday to review these two applications in detail. Unfortunately with the meeting schedule of staff, the short week and the tourism conference, this has impacted staff's ability to complete the staff reports to go out with the balance of the packet.

In the meantime, staff has included the applications and supporting documents and plans with the packet. Thank you in advance for your understanding.

Back to Agenda

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



FOR OFFICE USE ONLY

Case No. _____
☐ Project Approval
☐ Certificate of Appropriateness
Date Received ____/____/____
Date of Hearing ____/____/____

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: _____

Historic Name of Property (if known): Tin Lizzie Parking Lot

APPLICANT INFORMATION

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

Owner's Name: Deadwood Hotels, LLC
Address: 502 West Blvd.
City: Rapid City State: SD Zip: 57701
Telephone: 605-341-0500 Fax: _____
E-mail: CalebA@livhotelgroup.com

Architect's Name: Chamberlin Architects
Address: 725 St. Joseph St, Ste. B1
City: Rapid City State: SD Zip: 57701
Telephone: 605-355-6804 Fax: _____
E-mail: bburns@chamberlinarchitects.com

Contractor's Name: Consolidated Construction Co
Address: 919 Main St., Suite #1
City: Rapid City State: SD Zip: 57701
Telephone: (605) 593-8340 Fax: _____
E-mail: paulv@1call2build.com

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 checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input type="checkbox"/> Windows | <input type="checkbox"/> Fencing |
| Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

| ACTIVITY: (CHECK AS APPLICABLE) | | | |
|---|--|---|--|
| Project Start Date: <u>02/01/2019</u> | | Project Completion Date (anticipated): <u>05/30/2019</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 checked="" type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> Residential <input type="checkbox"/> Other <u>Hotel with parking garage</u> | | |
| <input type="checkbox"/> ROOF | <input type="checkbox"/> New <input type="checkbox"/> Front | <input type="checkbox"/> Re-roofing <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear | |
| <input type="checkbox"/> GARAGE | <input type="checkbox"/> New <input type="checkbox"/> Front | <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear | |
| <input type="checkbox"/> FENCE/GATE | <input type="checkbox"/> New <input type="checkbox"/> Front | <input type="checkbox"/> Replacement <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"/> Restoration <input type="checkbox"/> Front | <input type="checkbox"/> DOORS <input type="checkbox"/> Replacement <input type="checkbox"/> Side(s) | <input type="checkbox"/> STORM DOORS <input type="checkbox"/> New <input type="checkbox"/> Rear |
| Material _____ Style/type _____ | | | |
| <input type="checkbox"/> SIGN/AWNING | <input checked="" 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.

New four-story building with parking structure, entry, mechanical room and laundry at grade level and three levels of hotel above.

The building will be constructed in the Tin Lizzie parking lot and will be connected to Tin Lizzie Casino.

The parking structure will be constructed of concrete and steel with brick veneer. There will be several storefront features along the sidewalk such as awnings, windows, doors and wall-mounted light fixtures to help disguise the parking garage.

The hotel above will be wood-framed with mostly brick veneer.

Windows will be color anodized aluminum.

The owner is requesting that simulated brick EIFS be approved for less visible portions of the building, such as the highway side of the building and areas that are less visible to public view.

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.

Caleb J. Arceneaux

01/16/2019

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

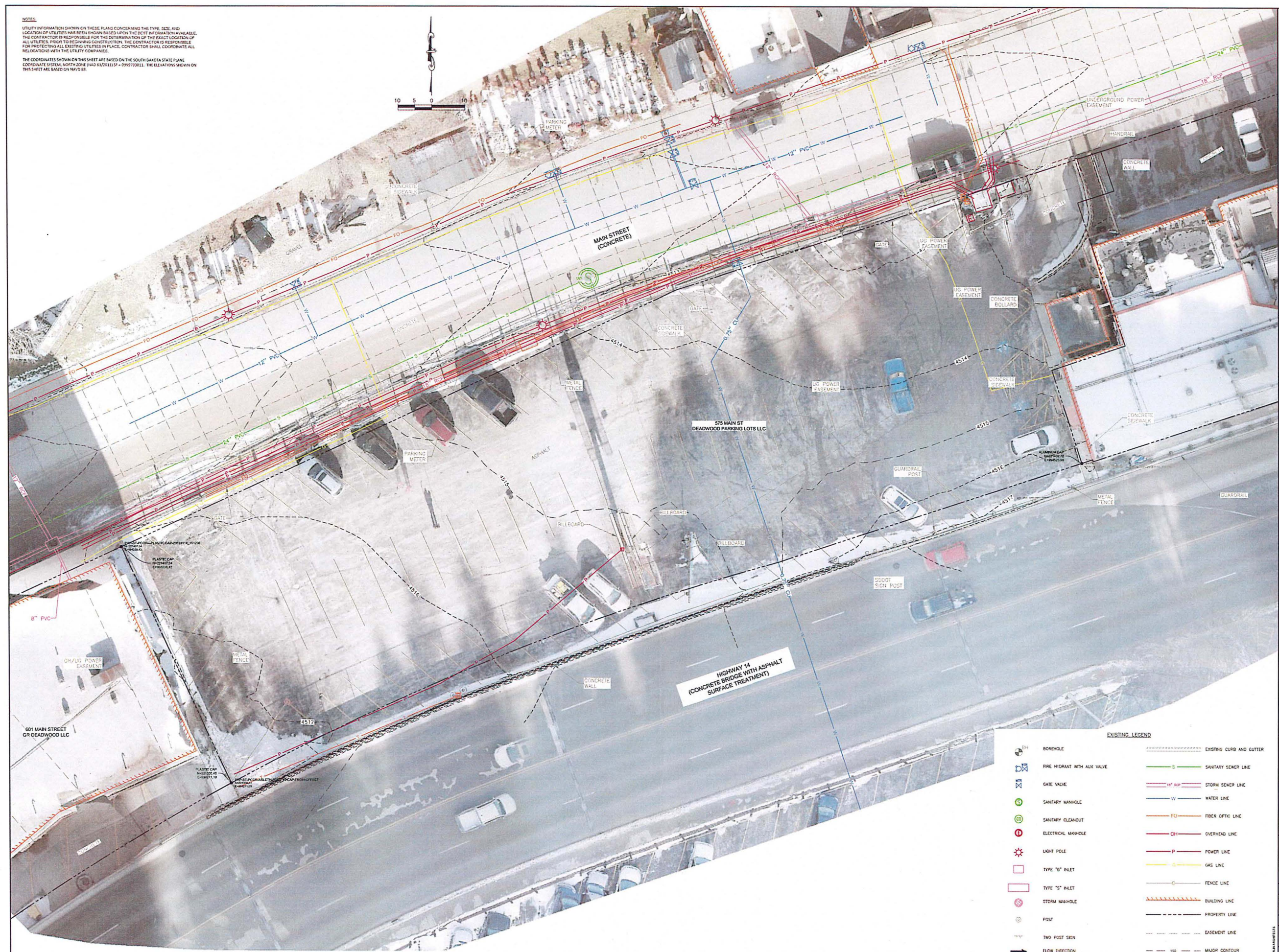


MAIN STREET VIEW

FOUR POINTS HOTEL EXTERIOR PERSPECTIVE

01/23/19

NOTE:
UTILITY INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE, SIZE, AND LOCATION OF UTILITIES HAS BEEN SHOWN BASED UPON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE DETERMINATION OF THE EXACT LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES IN PLACE. CONTRACTOR SHALL COORDINATE ALL RELOCATIONS WITH THE UTILITY COMPANIES.
THE COORDINATES SHOWN ON THIS SHEET ARE BASED ON THE SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83) (11S) 14-09N/73-30E. THE ELEVATIONS SHOWN ON THIS SHEET ARE BASED ON NAVD 83.



| EXISTING LEGEND | |
|-----------------|------------------------------|
| | BOREHOLE |
| | FIRE HYDRANT WITH ALUX VALVE |
| | GATE VALVE |
| | SANITARY MANHOLE |
| | SANITARY CLEANOUT |
| | ELECTRICAL MANHOLE |
| | LIGHT POLE |
| | TYPE "B" INLET |
| | TYPE "S" INLET |
| | STORM MANHOLE |
| | POST |
| | TWO POST SIGN |
| | FLOW DIRECTION |
| | FOUND PROPERTY MONUMENT |
| | EXISTING CURB AND GUTTER |
| | SANITARY SEWER LINE |
| | STORM SEWER LINE |
| | WATER LINE |
| | FIBER OPTIC LINE |
| | OVERHEAD LINE |
| | POWER LINE |
| | GAS LINE |
| | FENCE LINE |
| | BUILDING LINE |
| | PROPERTY LINE |
| | EASEMENT LINE |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |

CHAMBERLIN
ARCHITECTS
725 East Joseph St., Suite 101
437 Main St.
Rapid City, SD 57701
P: 605.326.0000
F: 605.326.0004
www.chamberlinarchitect.com

CONSOLIDATED
CONSTRUCTION CO.

NOT FOR
CONSTRUCTION

OWNER:
Deadwood Hotels LLC
502 W. BLVD
RAPID CITY, SD 57701

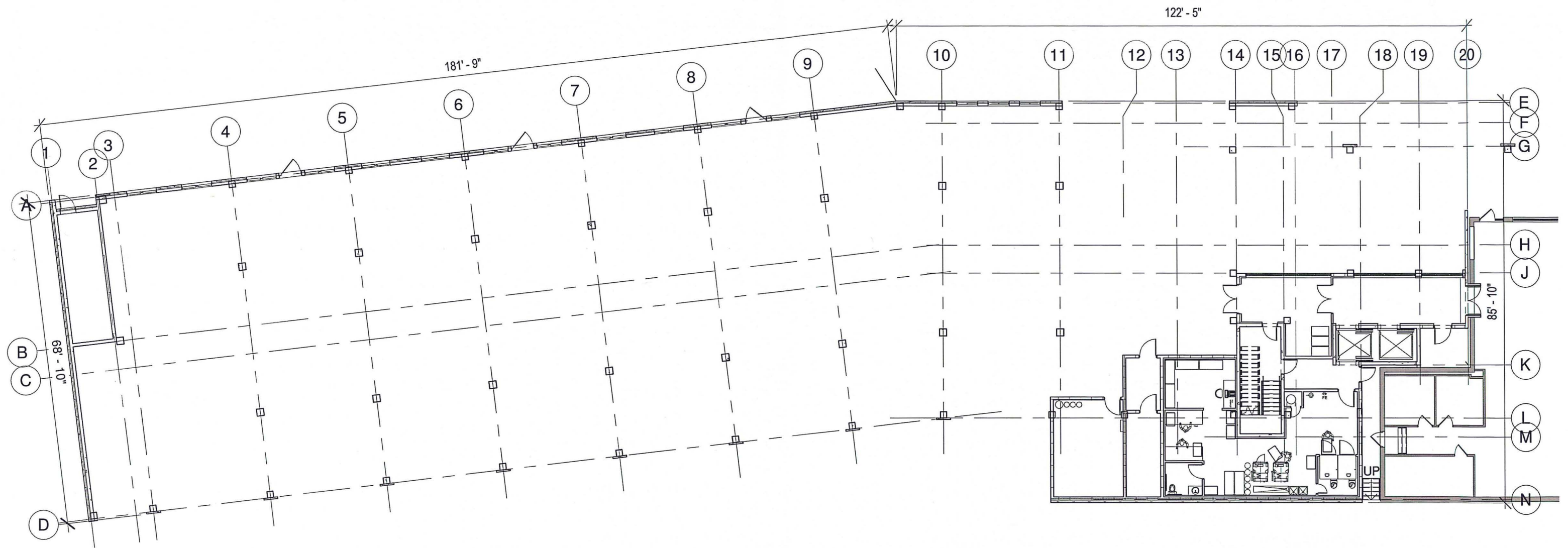
HILTON
PROJECT
NUMBER:
???

NEW HOTEL FOR:
Four Points
DEADWOOD, SD 57732

DATE: _____

JOB NUMBER: _____

SHEET _____



1ST LEVEL FLOOR PLAN OVERALL

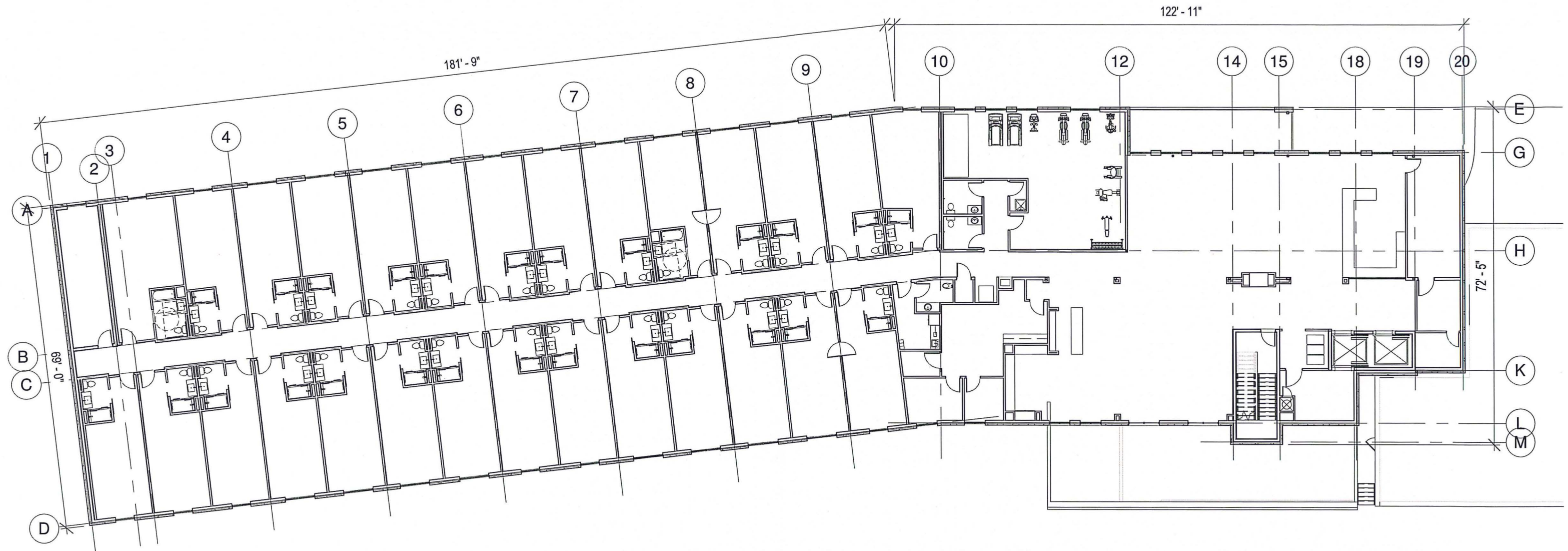
FOUR POINTS HOTEL 1st LEVEL FLOOR PLAN

1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

725 Saint Joseph St., Suite B1
Rapid City, SD 57701
605.355.6804



2ND LEVEL FLOOR PLAN OVERALL

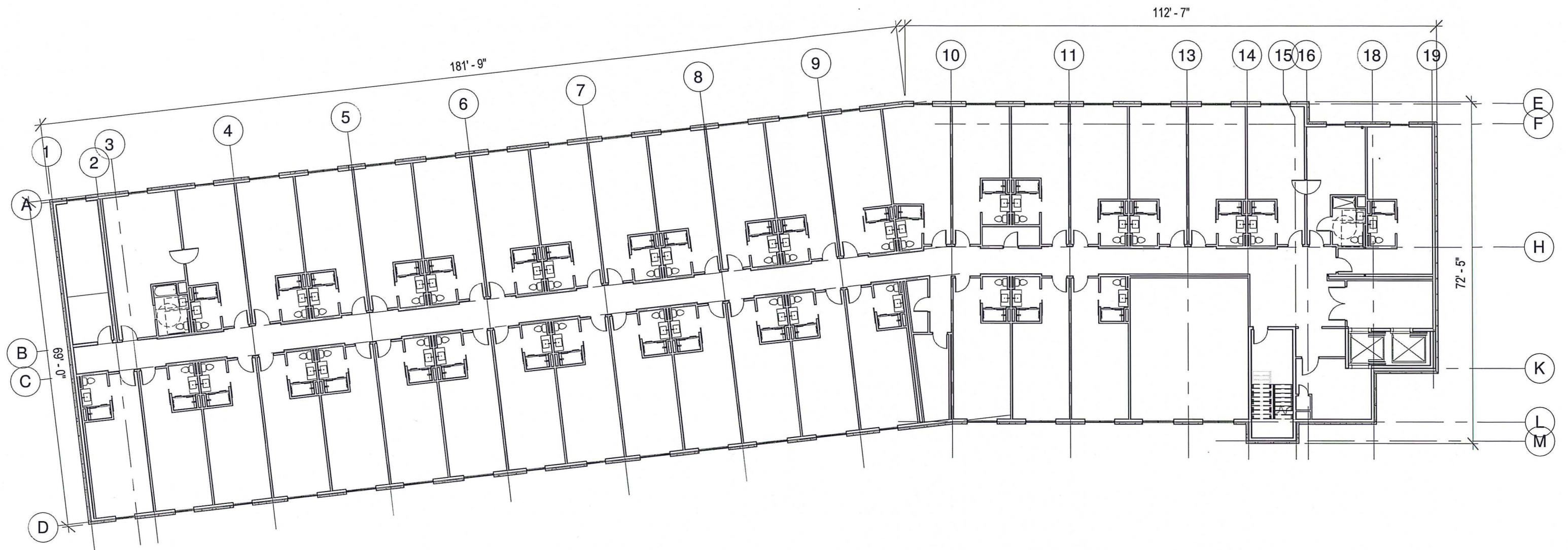
FOUR POINTS HOTEL 2nd LEVEL FLOOR PLAN

1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

725 Saint Joseph St., Suite B1
Rapid City, SD 57701
605.355.6804



3RD LEVEL FLOOR PLAN OVERALL

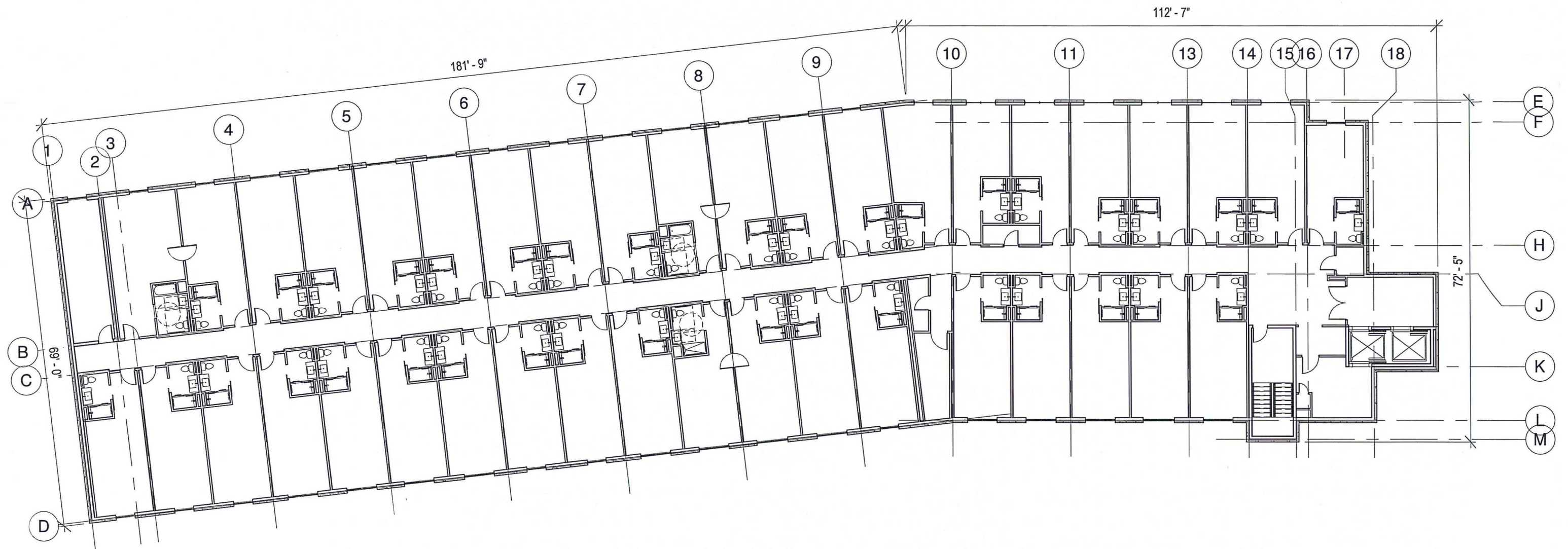
FOUR POINTS HOTEL 3rd LEVEL FLOOR PLAN

1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

725 Saint Joseph St., Suite B1
Rapid City, SD 57701
605.395.6804



4TH LEVEL FLOOR PLAN OVERALL

FOUR POINTS HOTEL 4th LEVEL FLOOR PLAN

1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

725 Saint Joseph St., Suite B1
Rapid City, SD 57701
605.355.6804










NORTH ELEVATION



SOUTH ELEVATION

COLOR PALLETE

| | | | |
|--|--|--|---|
|  HEBRON BRICK; SLATE GRAY |  HEBRON BRICK; SEA GRAY |  DRYVIT; GRAY |  WEATHERLYTE SLATE BLUE (AWNING) |
|  HEBRON BRICK; GOLDEN ROD |  HEBRON BRICK; MAROON |  SUNBRELLA BEIGE CLARITY (AWNING) | |

FOUR POINTS HOTEL EXTERIOR ELEVATION

1/23/2019

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A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

725 Saint Joseph St., Suite B1
Rapid City, SD 57701
605.355.6804

TIN LIZZIE DEVELOPMENT

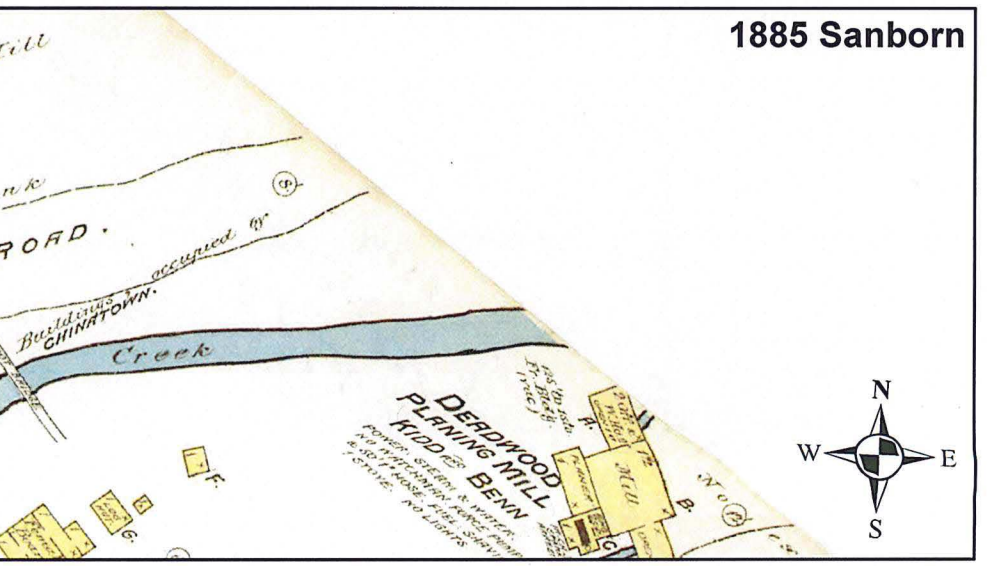
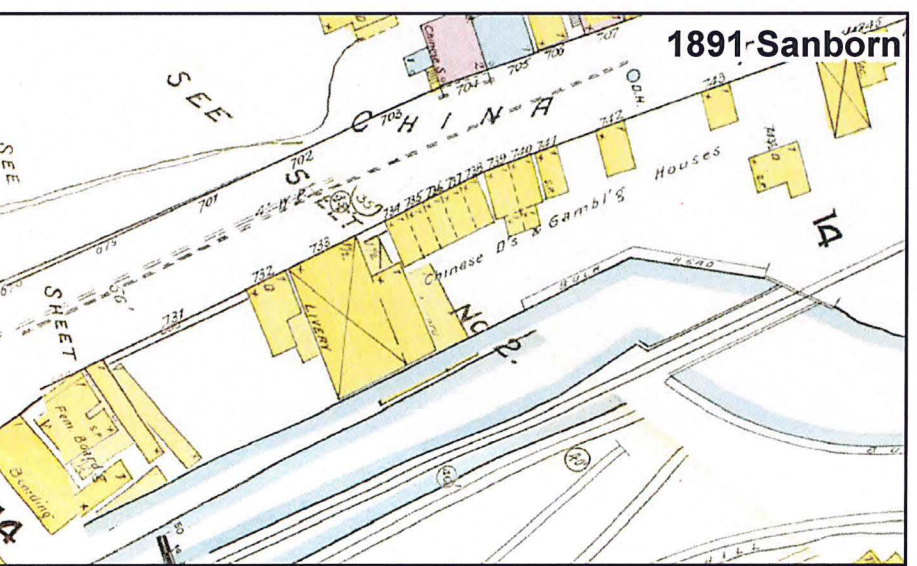
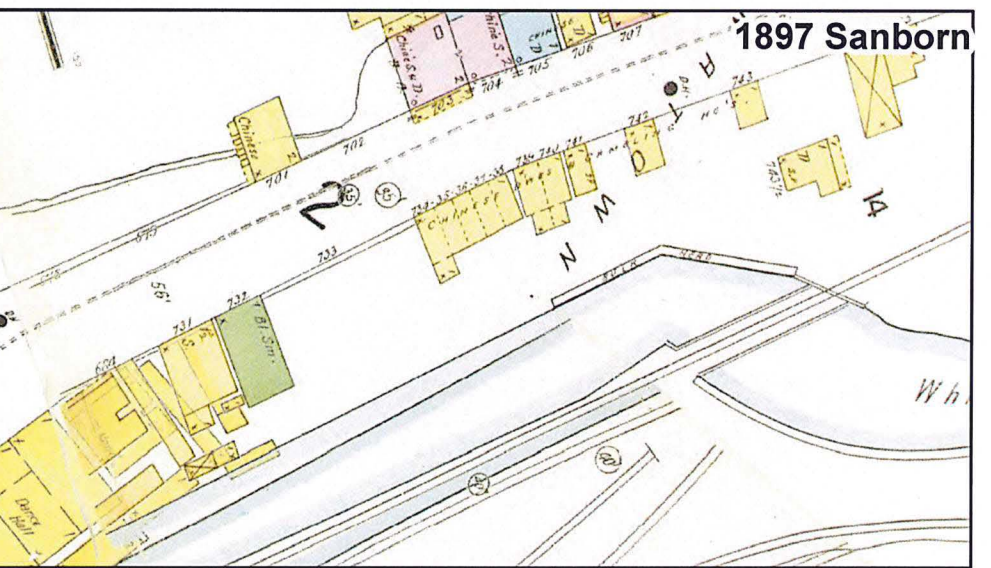
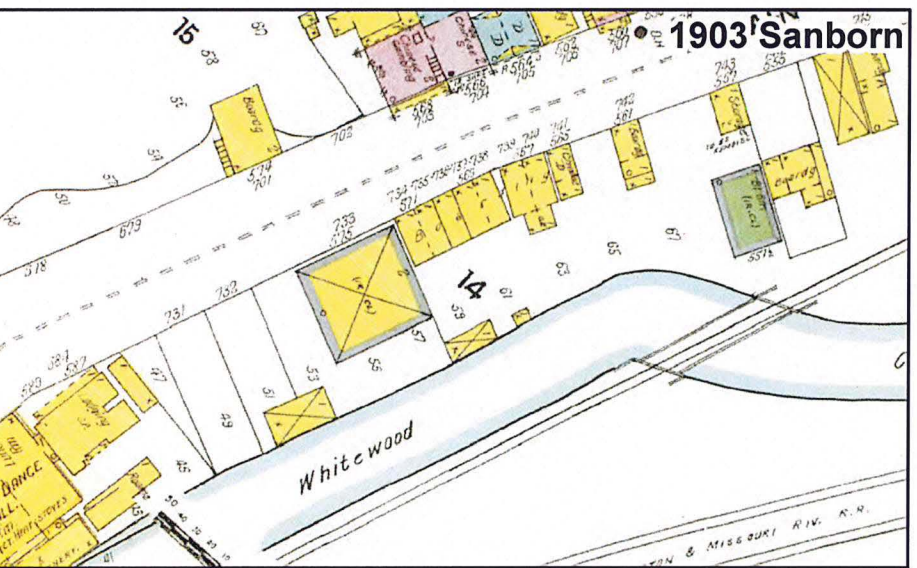
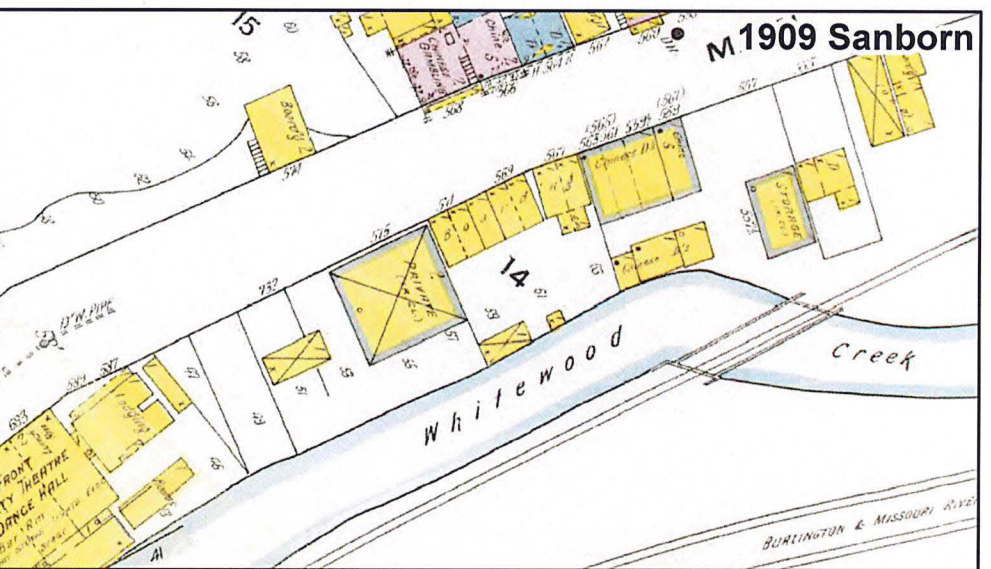
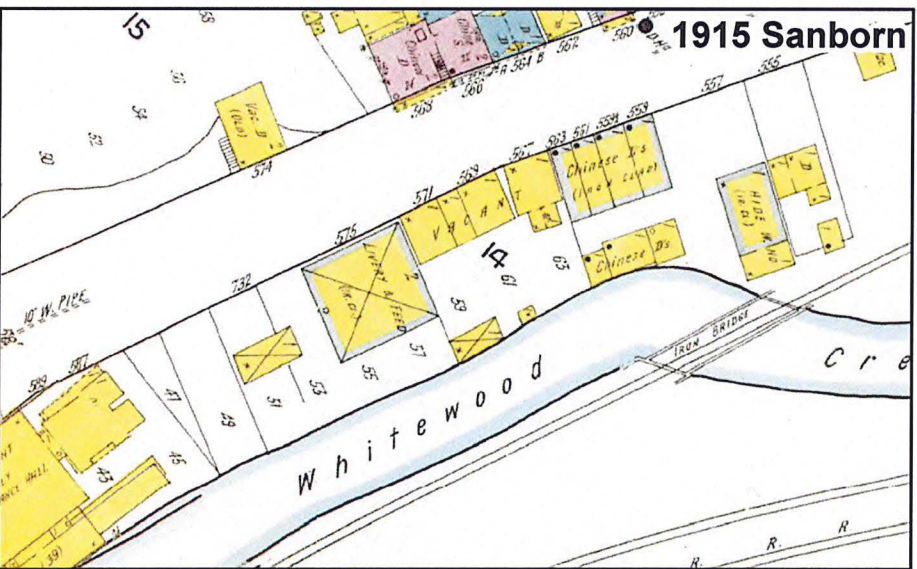
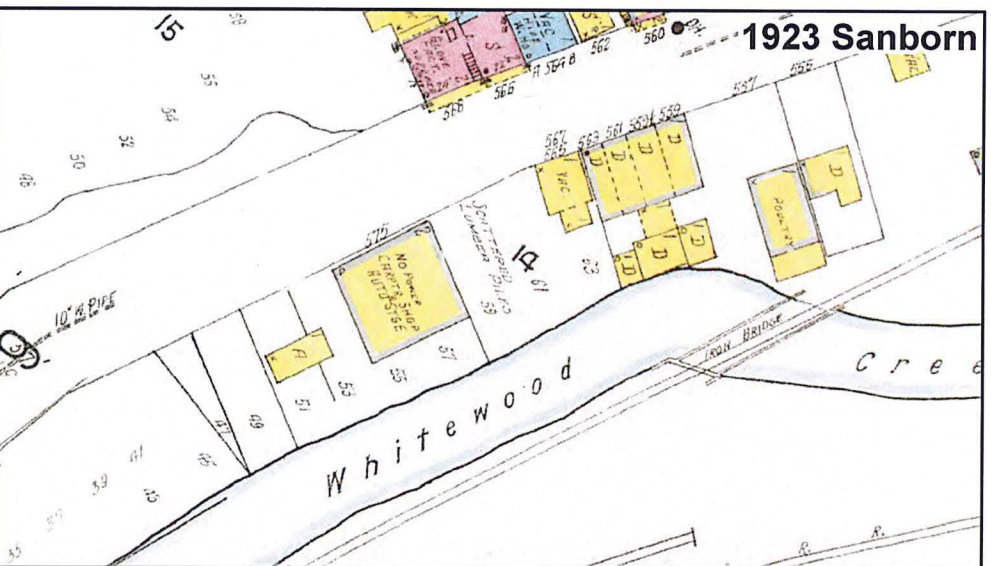
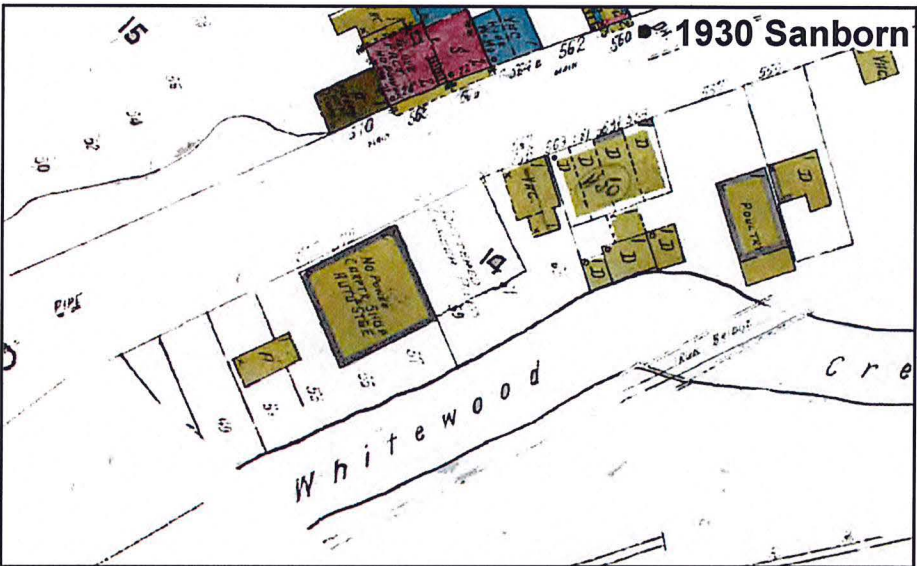
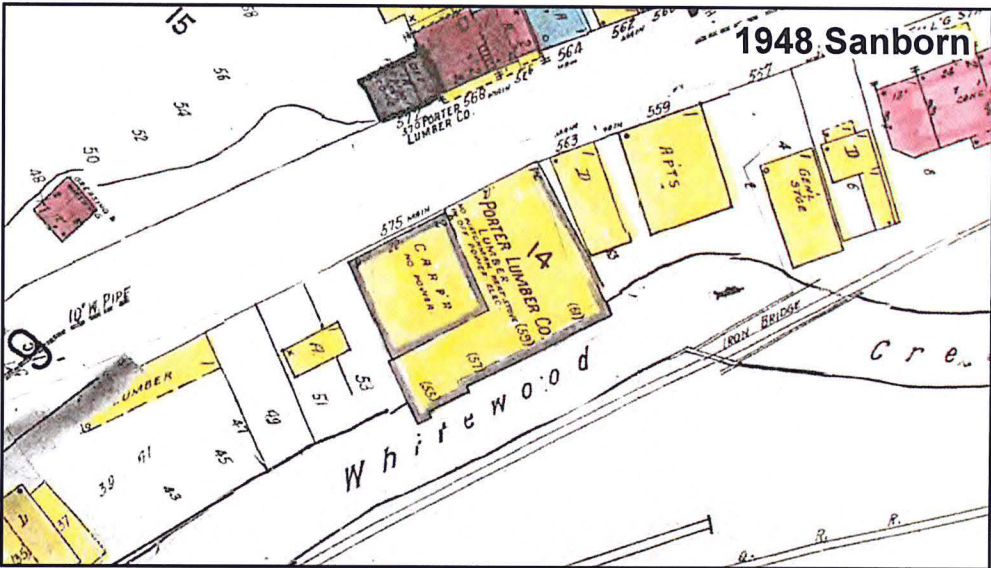
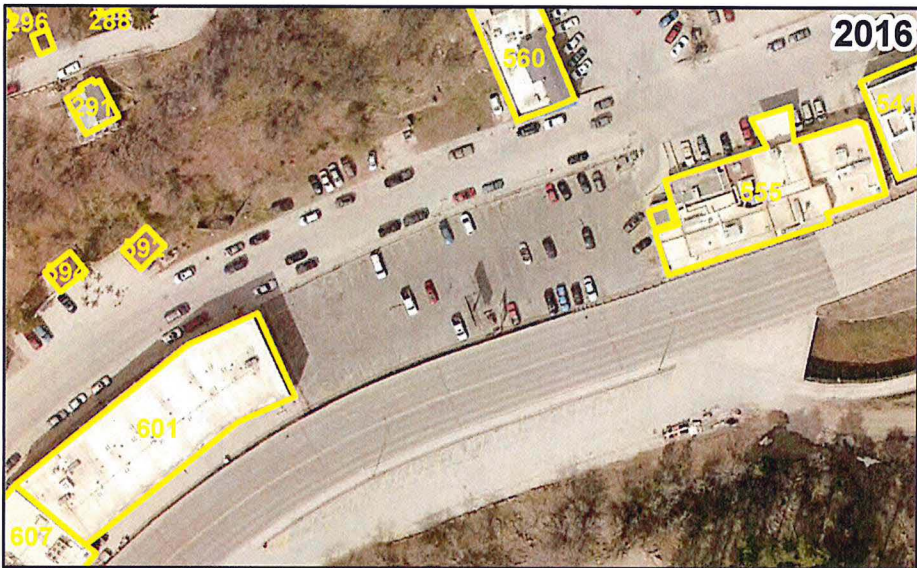


EXHIBIT H

Date: 01/24/2019

Case No. 190013

Address: 628 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 628 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Ron Russo
Owner: Ron Russo
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 was built in 1898. Carr and Berry built this building a few years after its predecessor was destroyed by fire. The basement featured a Turkish bath, a plunge bath and a barber shop. As part of the Deadwood "Badlands," the upper floors witnessed a variety of activities. The lobby retains many of its original features, such as tile floors and wainscoting.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to install add a canopy to the rear entrance. The frame will be aluminum and will fit the contour of the door extending six feet. The canopy will be Sunbrella fabric, black and white strips to match the side awnings.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This awning was approved with the installation of the balance of the existing awnings but never installed. This was over 15 year ago and the COA has obviously expired. 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.



Motions available for commission action:

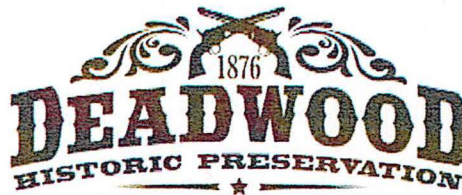
A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

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.

[Back to Agenda](#)

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



| | |
|--|---------|
| FOR OFFICE USE ONLY | |
| Case No. | 190013 |
| <input type="checkbox"/> Project Approval | |
| <input checked="" type="checkbox"/> Certificate of Appropriateness | |
| Date Received | 1/23/19 |
| Date of Hearing | 1/30/19 |

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: 628 MAIN ST. DEADWOOD, SD |
| Historic Name of Property (if known): FAIRMONT HOTEL |

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

| |
|--|
| Owner's Name: <u>Don Russo</u> |
| Address: <u>628 MAIN ST.</u> |
| City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u> |
| Telephone: <u>605-578-2205</u> Fax: _____ |
| E-mail: <u>DEADWOOD.OYSTERBAY@GMAIL.COM</u> |

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

| |
|--|
| Contractor's Name: <u>BLACK HILLS TENT & AWNING</u> |
| Address: <u>2425A E. ST. CHARLES</u> |
| City: <u>RAPID CITY</u> State: <u>SD</u> Zip: <u>57703</u> |
| Telephone: <u>605-342-0135</u> Fax: _____ |
| E-mail: <u>RATENTANDAWNING@OUTLOOK.COM</u> |

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

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

| ACTIVITY: (CHECK AS APPLICABLE) | | | |
|---|---|---|---|
| Project Start Date: <u>2/4/2019</u> | | Project Completion Date (anticipated): <u>4/1/19</u> | |
| <input checked="" type="checkbox"/> ALTERATION | <input type="checkbox"/> Front | <input type="checkbox"/> Side(s) | <input checked="" 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 checked="" type="checkbox"/> SIGN/AWNING | <input checked="" type="checkbox"/> New | <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement | |
| Material <u>ALUM. FRAME / CANVAS</u> Style/type <u>DOMED</u> Dimensions <u>6' PROJECTION / 63" WIDE</u> | | | |
| <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.

OWNER WOULD LIKE TO ADD DOME CANOPY OVER REAR ENTRANCE DOOR TO
FAIRMONT HOTEL FRAME - ALUMINUM TO FIT CONTOUR OF OPENING.
COVER MATERIAL FR SUNBRELLA FABRIC - BLACK & WHITE STRIPE TO MATCH
EXISTING ON SIDE OF FAIRMONT.
PROJECTION 6' FROM DOOR FRAME - SEE ATTACHED PICTURES.

SIGNATURES

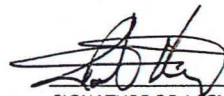
I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I 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)

1/23/19

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.



6' PROTECTION FROM DOOR FRAME
ANCHORED TO DOOR FRAME WITH $5/16"$ x $3\frac{1}{2}"$ LAG BOLTS



EXHIBIT I

Date: January 28, 2019

Case No. PA 190009
Address: 270 Main Street

Staff Report

The applicant has submitted an application for Project Approval for a new parking structure located at 270 Main Street located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Mike Gustafson
Owner: Same
Constructed: New construction

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:** The proposed project site is located in the Fountain City Planning Unit of the State and National Historic Register Districts and the Deadwood National Historic Landmark District. This area of Fountain City has been dramatically altered with hillside cuts, new construction and grade changes over the past several years. The proposed structure is a new construction and therefore non-contributing.
2. **Architectural design of the resource and proposed alterations:** The applicant requests permission to construct a new concrete parking structure to cover existing parking lot and provide second level parking. The highway-side of the building will be clad with masonry veneer. First floor facades will help screen grade-level parking. An enclosed walkway will connect the second-level parking to the First Fold Hotel and will screen parking from view. A small portion of hillside will be cut to make room for the building (See civil plans). The building will partially screen the view of the cut hillside.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

It is staff's opinion; the proposed work does not damage or destroy a historic resource or the historic districts but it does encroach upon the hillside which is part of the character of the historic districts. With proper mitigation of this encroachment through revegetation of the hillside on this property, it would be staff's opinion that the project would not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

The proposed new construction, while obviously differentiated from historic structures within the district, is compatible with the massing, size, scale, as well as architectural features associated with the historic integrity of the historic districts and its environment.

The existing hillside cut which this further encroaches upon was submitted by the applicant and approved by the Deadwood Historic Preservation Commission on October 16, 2013 which allowed for straightening out the hillside to improve the flow within the existing parking area.

The applicant presented documentation to cut back into the hillside 19 feet with a 22 foot scar up the hillside; however, the cut was much larger than originally approved and no vegetation is apparent on the hillside cut which was a condition of the prior approval. Now, city ordinances will require a bond to ensure the project and conditions are met if agreed upon by the applicant.

The proposed parking structure would cover up a portion of hillside, and the design is compatible with the district,; however, the continued cutting of the hillside remains a concern with no mitigation plan for revegetation and if approved should be part of a motion for conditioned approval.

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 project approval.

If you, as a commissioner, have determined the Project DOES 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 Deadwood Codified Ordinances under Chapter 17.68 and the 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 Deadwood Codified Ordinances under Chapter 17.68 and the 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.

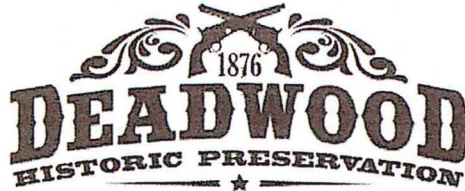
OR

Option 3: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the 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.

Back to Agenda



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108 Sherman Street
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Fax (605) 578-2084



| | |
|---|----------------|
| FOR OFFICE USE ONLY | |
| Case No. | <u>#19009</u> |
| <input checked="" type="checkbox"/> Project Approval | |
| <input type="checkbox"/> Certificate of Appropriateness | |
| Date Received | <u>1/23/19</u> |
| Date of Hearing | <u>1/30/19</u> |

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

| |
|---|
| PROPERTY INFORMATION |
| Property Address: <u>270 Main Street</u> |
| Historic Name of Property (if known): <u>First Gold North Parking Lot</u> |

| |
|---|
| 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: <u>April Gustafson</u> |
| Address: <u>270 Main Street</u> |
| City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u> |
| Telephone: _____ Fax: _____ |
| E-mail: <u>mgmikegustaf@gmail.com</u> |

| |
|--|
| Architect's Name: <u>Chamberlin Architects</u> |
| Address: <u>725 St. Joseph St, Ste. B1</u> |
| City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57701</u> |
| Telephone: <u>605-355-6804</u> Fax: _____ |
| E-mail: <u>bburns@chamberlinarchitects.com</u> |

| |
|-------------------------------------|
| Contractor's Name: <u>TBD</u> |
| Address: _____ |
| City: _____ State: _____ Zip: _____ |
| Telephone: _____ Fax: _____ |
| E-mail: _____ |

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

| | | | |
|--|---------------------------------------|--------------------------------------|---|
| TYPE OF IMPROVEMENT | | | |
| <input type="checkbox"/> Alteration (change to exterior) | | | |
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| | <input 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: _____ | | Project Completion Date (anticipated): _____ | |
| <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 checked="" type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> Residential | | <input type="checkbox"/> Other <u>Parking Structure</u> |
| <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.

New concrete parking structure to cover existing parking lot and provide second level parking.

The highway-side of the building will be clad with masonry veneer.

First floor facades will help screen grade-level parking.

An enclosed walkway will connect the second-level parking to the First Gold Hotel and will screen parking from view.

A small portion of hillside will be cut to make room for the building (See civil plans).

The building will partially screen the view of the cut hillside.

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.

April Gustafson 1/16/19

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

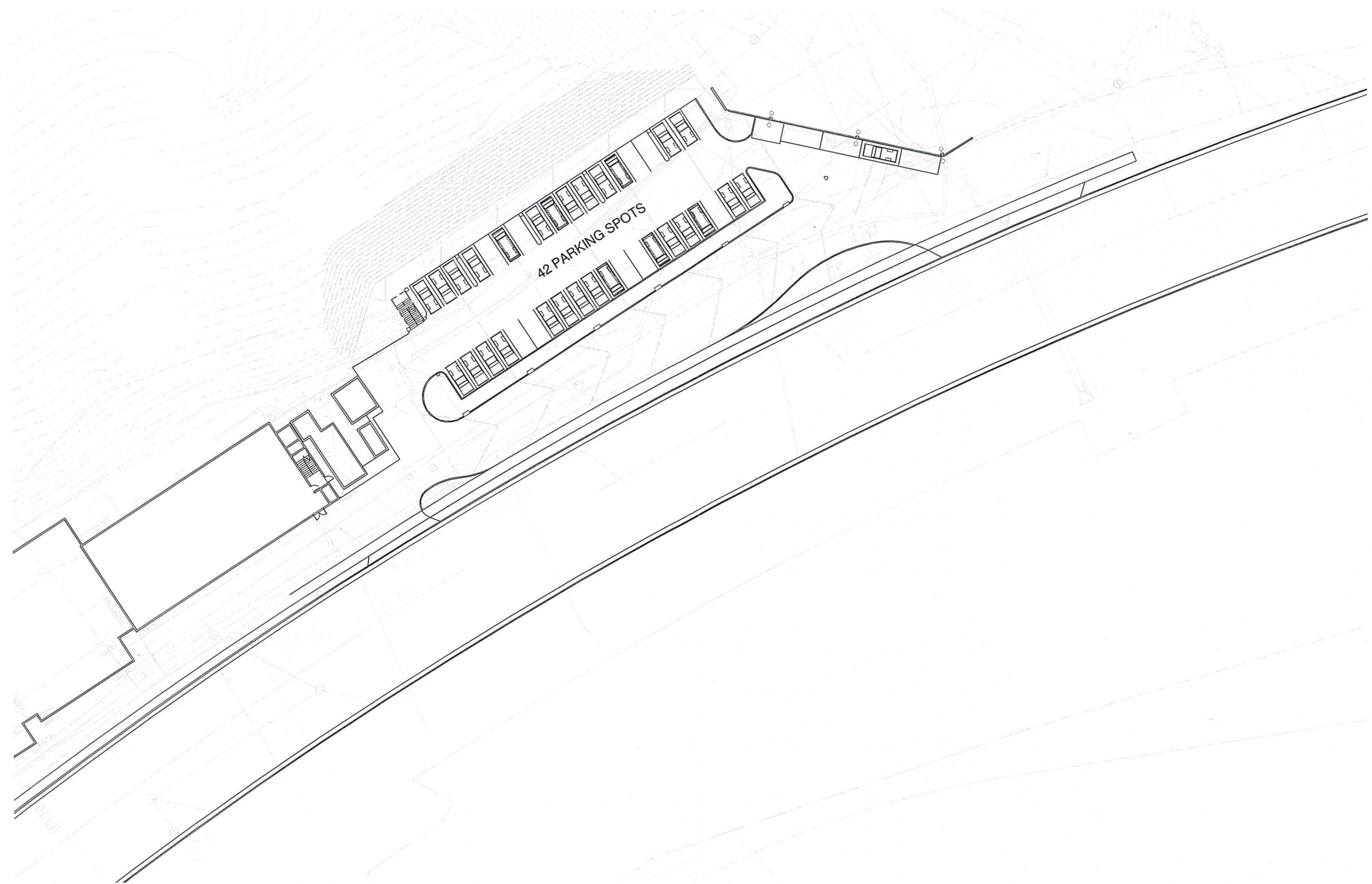
SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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



FIRST LEVEL PARKING LAYOUT

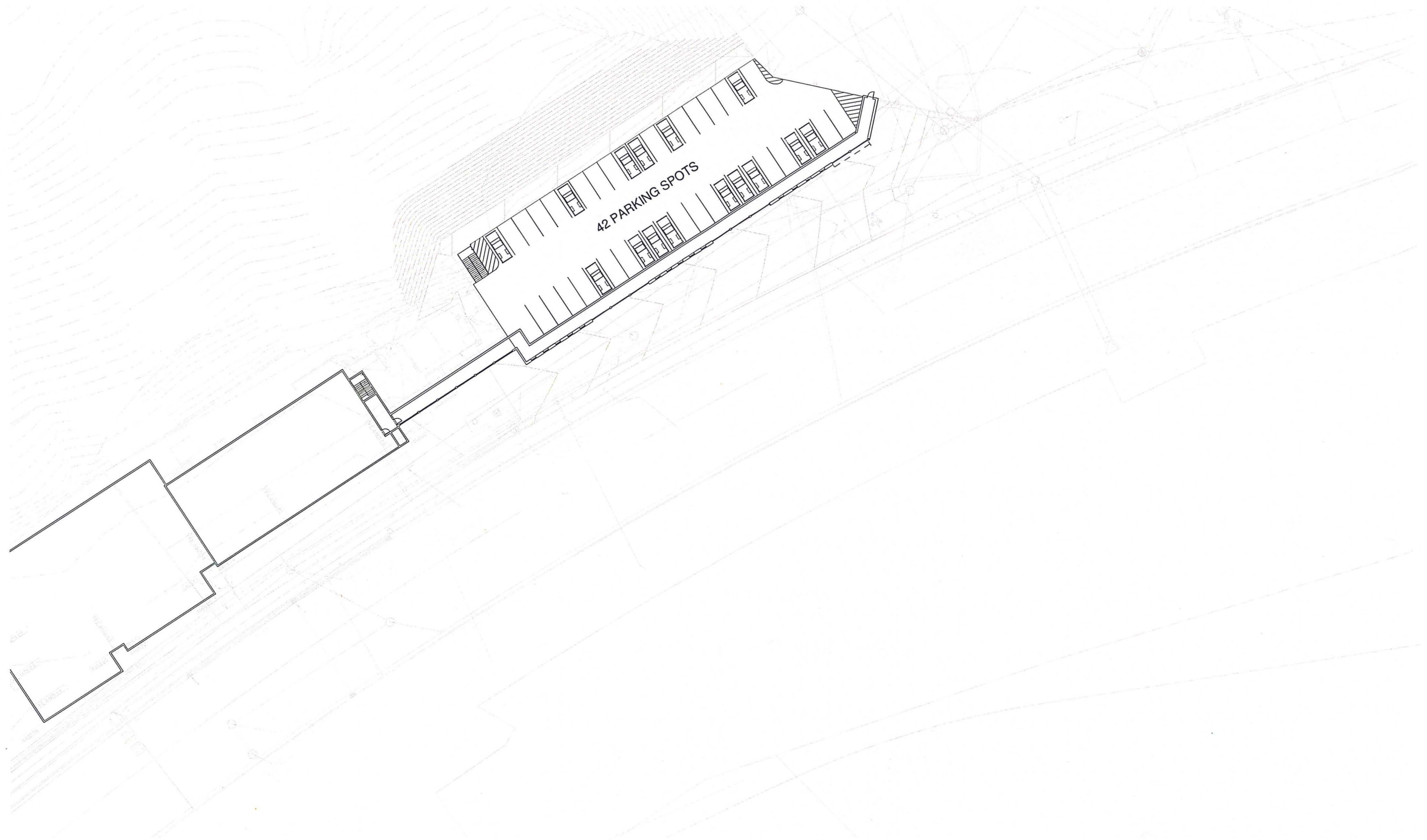
FIRST GOLD PARKING RAMP FIRST LEVEL

1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

725 Saint Joseph St., Suite B1
Rapid City, SD 57701
605.355.6804



SECOND LEVEL PARKING LAYOUT

FIRST GOLD PARKING RAMP SECOND LEVEL

1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

725 Saint Joseph St., Suite B1
Rapid City, SD 57701
605.355.6804



FIRST GOLD PARKING RAMP EXTERIOR PERSPECTIVE

1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

726 Saint Joseph St. Suite B1
Rapid City, SD 57701
605.355.6804

MATCHLINE

MATCHLINE



COLOR PALLETE

| | | | |
|---|---------|---|-------|
|  | BRICK |  | BRICK |
|  | PRECAST |  | METAL |

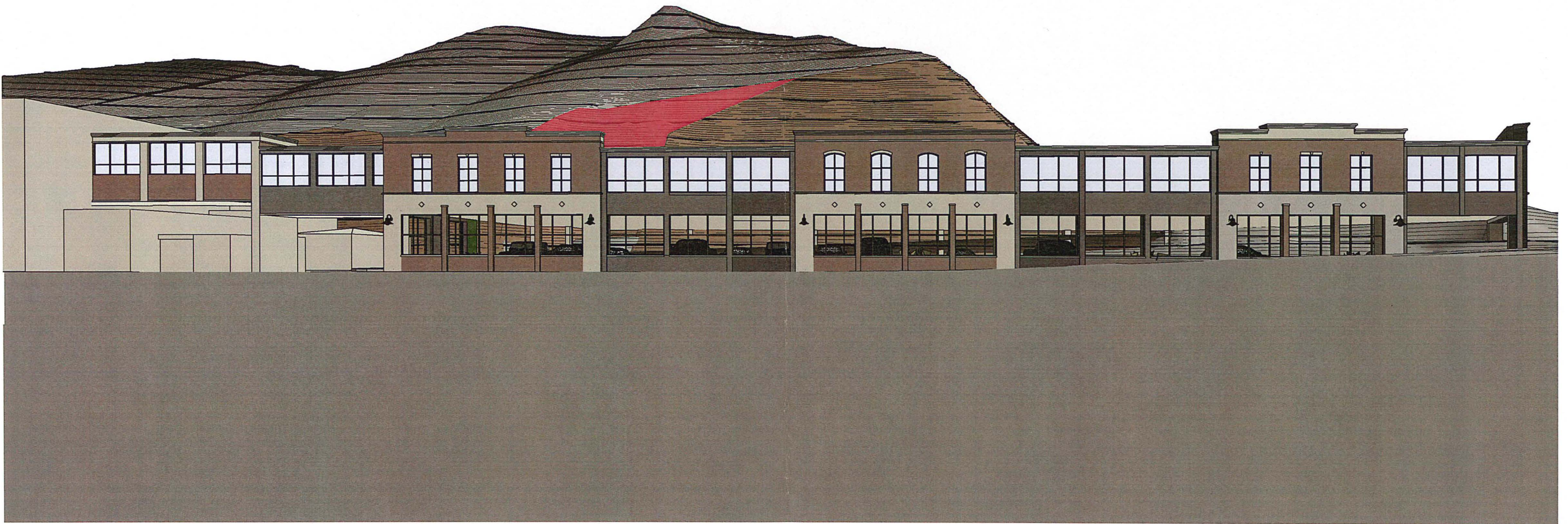
FIRST GOLD PARKING RAMP EXTERIOR ELEVATION

1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
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970.242.6804

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Rapid City, SD 57701
605.355.6804



OVERALL VIEW

 - ADDITIONAL CUT

FIRST GOLD PARKING RAMP EXTERIOR OVERALL VIEW

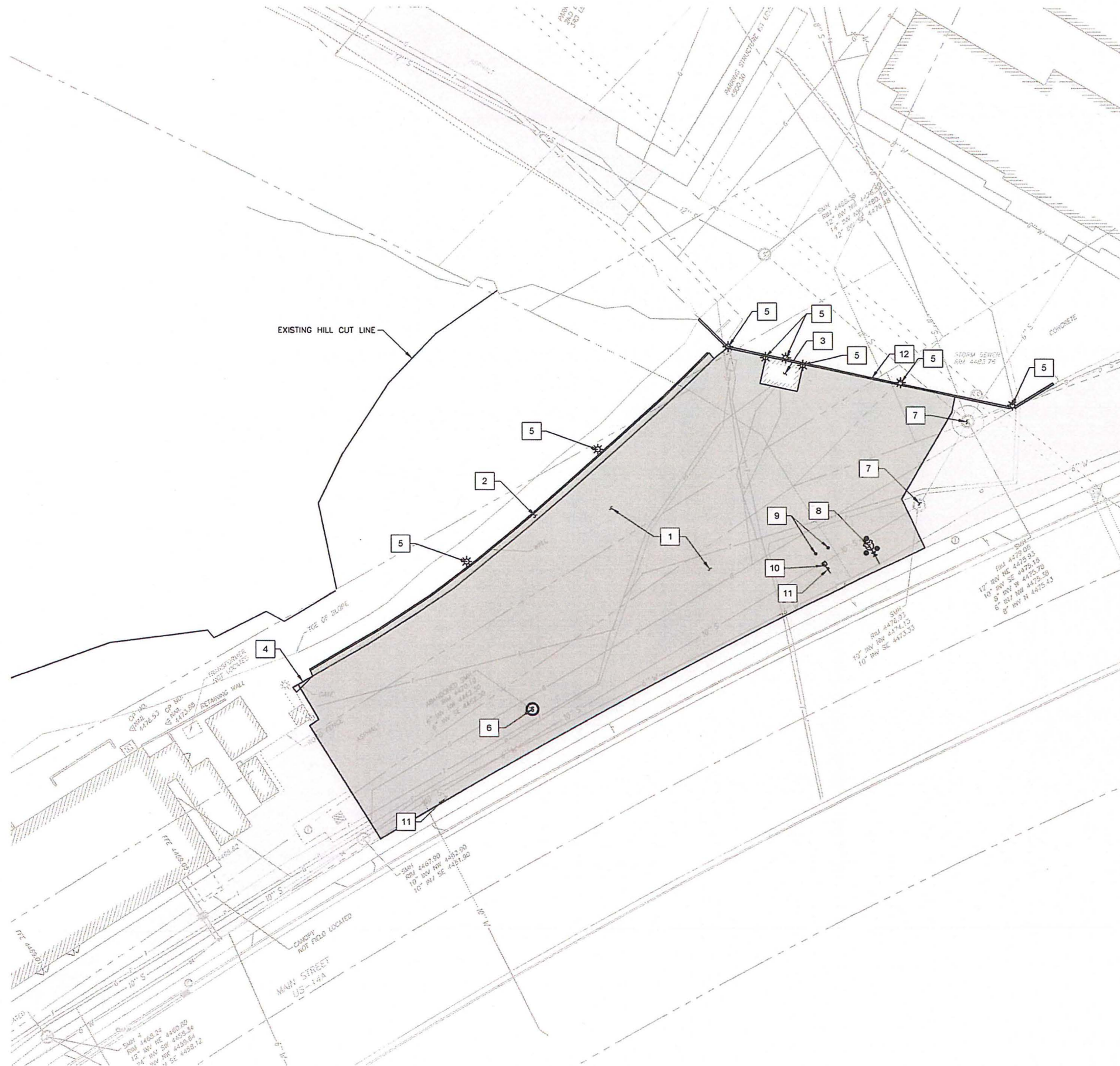
1/16/2019

C H A M B E R L I N
A R C H I T E C T S

437 Main St.
Grand Junction, CO 81501
970.242.6804

725 Saint Joseph St., Suite B1
Rapid City, SD 57701
605.356.6604

X:\000-840\018 First Gold Grading (Generator Pool)\018.2 First Gold East Parking Structure\Drawings\018-2-REMOVALS.dwg 1/15/2019 4:25pm



REMOVALS

| | | |
|----|---|---------|
| 1 | REMOVE ASPHALT | 2390 SY |
| 2 | REMOVE RETAINING WALL | 200 LF |
| 3 | REMOVE BUILDING | 1 EA. |
| 4 | REMOVE FENCE AND GATE | 30 LF |
| 5 | REMOVE LIGHT POLE | 8 EA. |
| 6 | REMOVE AND ABANDON SANITARY SEWER MANHOLE | 1 EA. |
| 7 | SANITARY SEWER MANHOLE PROTECT IN PLACE | 2 EA |
| 8 | FIRE HYDRANTS AND BOLLARDS PROTECT IN PLACE | 1 EA |
| 9 | REMOVE BOLLARDS | 2 EA |
| 10 | UTILITY PEDESTAL RELOCATE OR PROTECT IN PLACE | 1 EA |
| 11 | REMOVE AND RESET SIGN | 2 EA |
| 12 | REMOVE RETAINING WALL | 142 LF |

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NOT FOR
CONSTRUCTION

FIRST GOLD PARKING RAMP

DEADWOOD, SOUTH DAKOTA

EXISTING CONDITIONS AND REMOVALS

| | | |
|-----|---------------|------------|
| NO. | ISSUED FOR: | DATE: |
| 1 | HPC SUBMITTAL | 01.09.2015 |

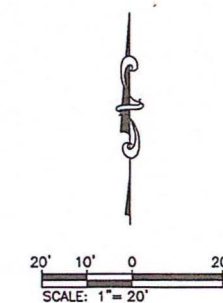
PROJECT STATUS: 0%

DRAWN BY: KM CHECKED BY: MT

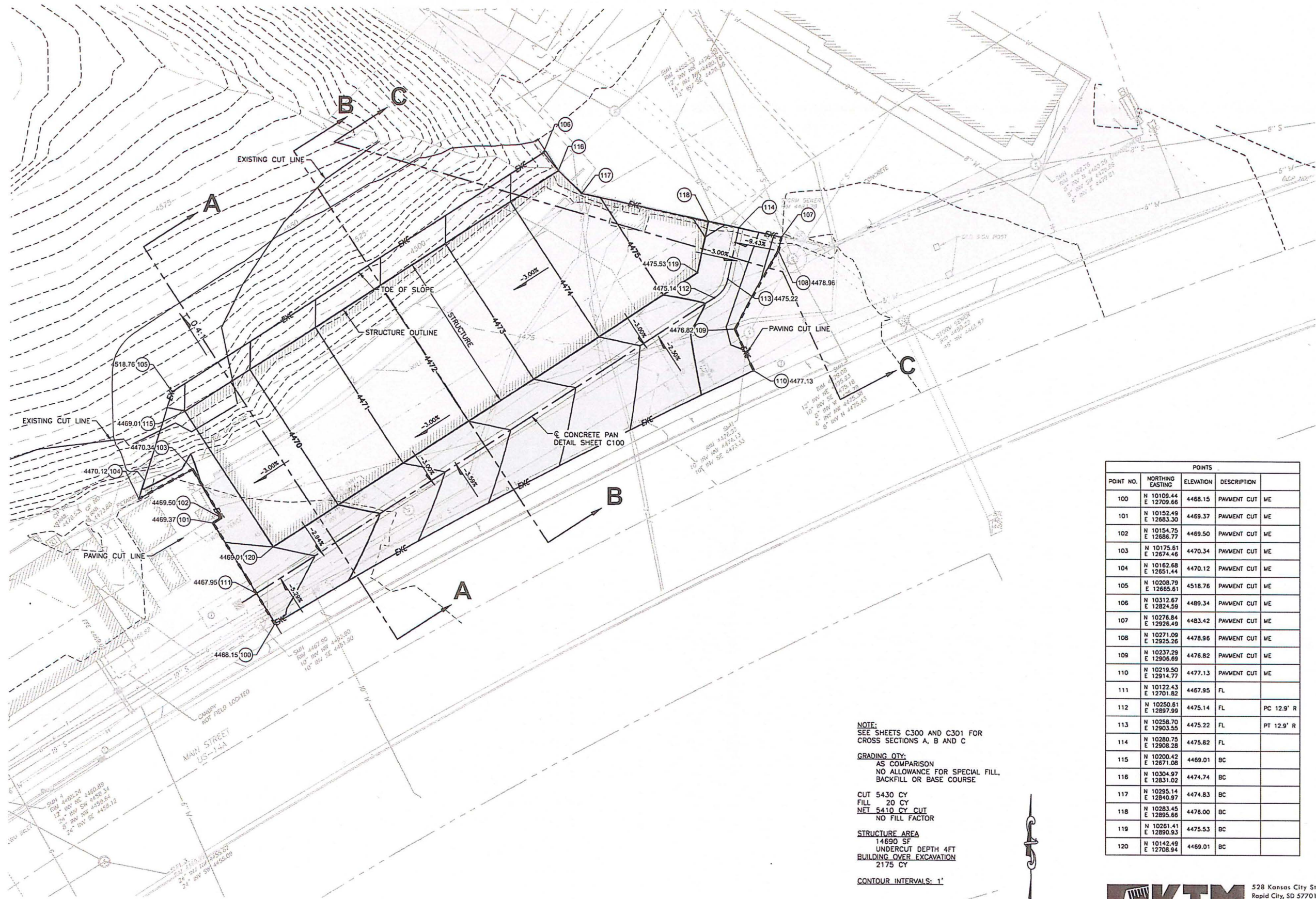
DATE:
12/27/2018 SHEET NO.:

PROJECT NO.:
1833 C101

KTM DESIGN SOLUTIONS, INC.
528 Kansas City St
Rapid City, SD 57701
[p] 605.791.5866
[f] 605.791.5863
[e] engineers@ktmdsl.com
www.ktmdesignsolutions.com



X:\800-849\818 First Gold Grading (Generator Pool)\818.2 First Gold East Parking Structure\Drawings\818-2-CRADING PLAN.dwg 1/15/2019 4:25pm



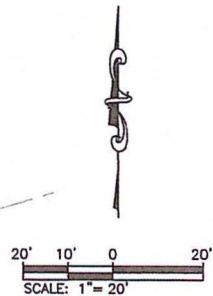
NOTE:
SEE SHEETS C300 AND C301 FOR
CROSS SECTIONS A, B AND C

GRADING QTY:
AS COMPARISON
NO ALLOWANCE FOR SPECIAL FILL,
BACKFILL OR BASE COURSE

CUT 5430 CY
FILL 20 CY
NET 5410 CY CUT
NO FILL FACTOR

STRUCTURE AREA
14690 SF
UNDERCUT DEPTH 4FT
BUILDING OVER EXCAVATION
2175 CY

CONTOUR INTERVALS: 1'



| POINTS | | | | |
|-----------|--------------------------|-----------|--------------|------------|
| POINT NO. | NORTHING EASTING | ELEVATION | DESCRIPTION | |
| 100 | N 10109.44 E 12709.66 | 4468.15 | PAVEMENT CUT | ME |
| 101 | N 10152.49 E 12683.30 | 4469.37 | PAVEMENT CUT | ME |
| 102 | N 10154.75 E 12686.77 | 4469.50 | PAVEMENT CUT | ME |
| 103 | N 10175.61 E 12674.46 | 4470.34 | PAVEMENT CUT | ME |
| 104 | N 10162.68 E 12651.44 | 4470.12 | PAVEMENT CUT | ME |
| 105 | N 10208.79 E 12665.61 | 4518.76 | PAVEMENT CUT | ME |
| 106 | N 10312.67 E 12824.59 | 4489.34 | PAVEMENT CUT | ME |
| 107 | N 10276.84 E 12926.49 | 4483.42 | PAVEMENT CUT | ME |
| 108 | N 10271.09 E 12925.26 | 4478.96 | PAVEMENT CUT | ME |
| 109 | N 10237.29 E 12906.69 | 4476.82 | PAVEMENT CUT | ME |
| 110 | N 10219.50 E 12914.77 | 4477.13 | PAVEMENT CUT | ME |
| 111 | N 10122.43 E 12701.82 | 4467.95 | FL | |
| 112 | N 10250.81 E 12897.99 | 4475.14 | FL | PC 12.9' R |
| 113 | N 10258.70 E 12903.55 | 4475.22 | FL | PT 12.9' R |
| 114 | N 10280.75 E 12908.28 | 4475.82 | FL | |
| 115 | N 10200.42 E 12671.06 | 4469.01 | BC | |
| 116 | N 10304.97 E 12831.02 | 4474.74 | BC | |
| 117 | N 10295.14 E 12840.97 | 4474.83 | BC | |
| 118 | N 10283.45 E 12895.66 | 4476.00 | BC | |
| 119 | N 10261.41 E 12890.93 | 4475.53 | BC | |
| 120 | N 10142.49 E 12708.94 | 4469.01 | BC | |

KTM DESIGN SOLUTIONS, INC.
528 Kansas City St
Rapid City, SD 57701
[p] 605.791.5866
[f] 605.791.5863
[e] engineer@ktmds.com

CIVIL ENGINEERING | LAND PLANNING | CONSTRUCTION ADMINISTRATION
www.ktmdesignsolutions.com

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NOT FOR
CONSTRUCTION

FIRST GOLD PARKING RAMP

DEADWOOD, SOUTH DAKOTA

BUILDING GRADING PLAN

NO. ISSUED FOR: DATE:
HPC SUBMITTAL 01.09.2019

PROJECT STATUS: 0%

DRAWN BY: KM CHECKED BY: MT

DATE:
12/27/2018 SHEET NO.:

PROJECT NO:
1833 **C200**

FIRST GOLD PARKING RAMP

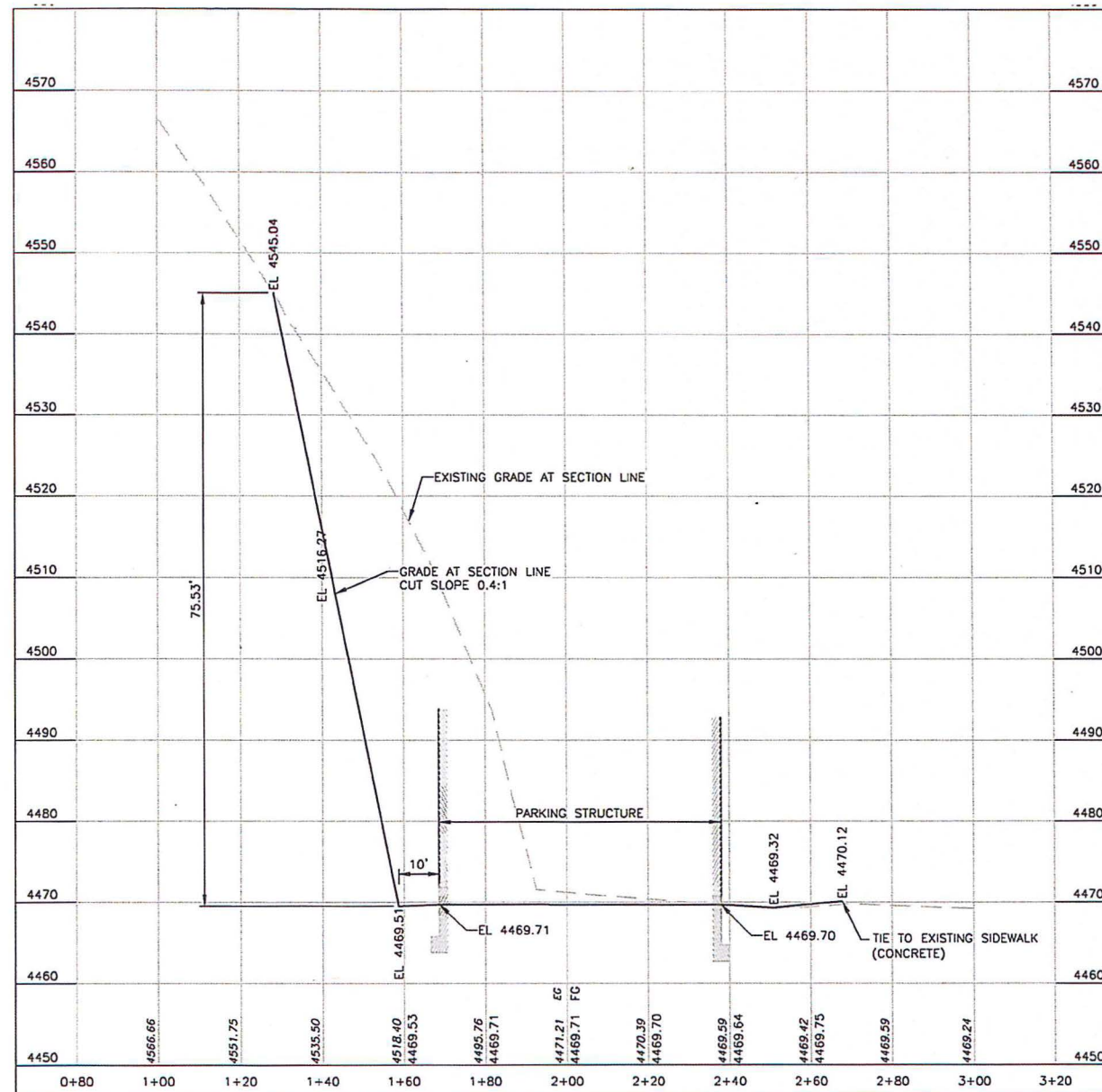
HILL GRADING PLAN

CONTOUR INTERVALS: 5'

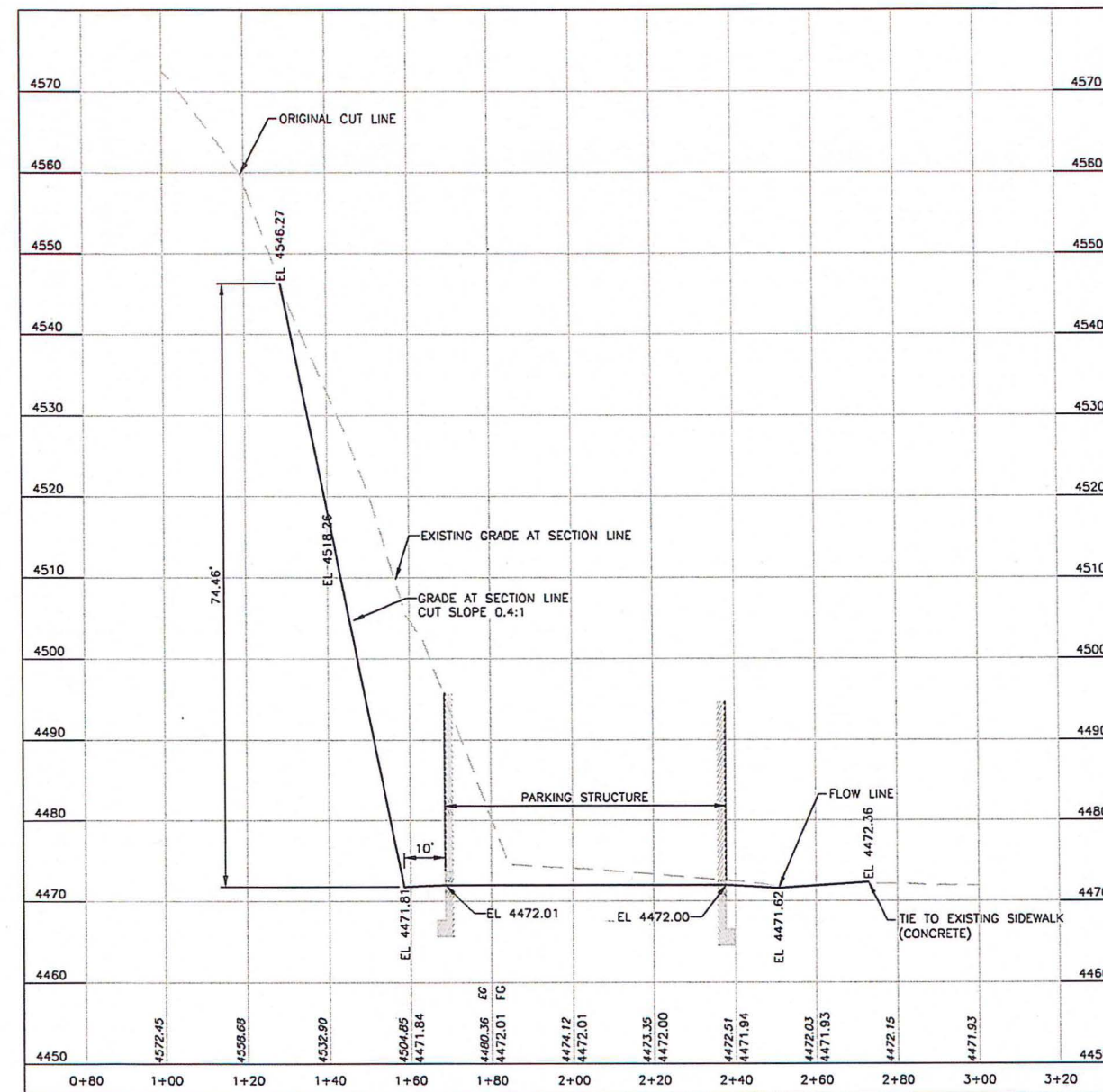
| POINTS | | | |
|-----------|--------------------------|-----------|-------------|
| POINT NO. | NORTHING EASTING | ELEVATION | DESCRIPTION |
| 200 | N 10170.78 E 12653.93 | 4469.89 | TOE |
| 201 | N 10208.79 E 12665.61 | 4518.76 | TOE |
| 202 | N 10312.67 E 12874.59 | 4489.34 | TOE |

DRAWN BY: KM CHECKED BY: MT

PROJECT NO: C201
1833



BUILDING AND GRADING SECTION A
SCALE: 1" = 20' H
1" = 10' V



BUILDING AND GRADING SECTION B
SCALE: 1" = 20' H
1" = 10' V

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NOT FOR
CONSTRUCTION

FIRST GOLD PARKING RAMP

DEADWOOD, SOUTH DAKOTA

SECTIONS

| | | |
|---|---------------|------------|
| NO: | ISSUED FOR: | DATE: |
|  | HPC SUBMITTAL | 01.09.2019 |

PROJECT STATUS: 0%

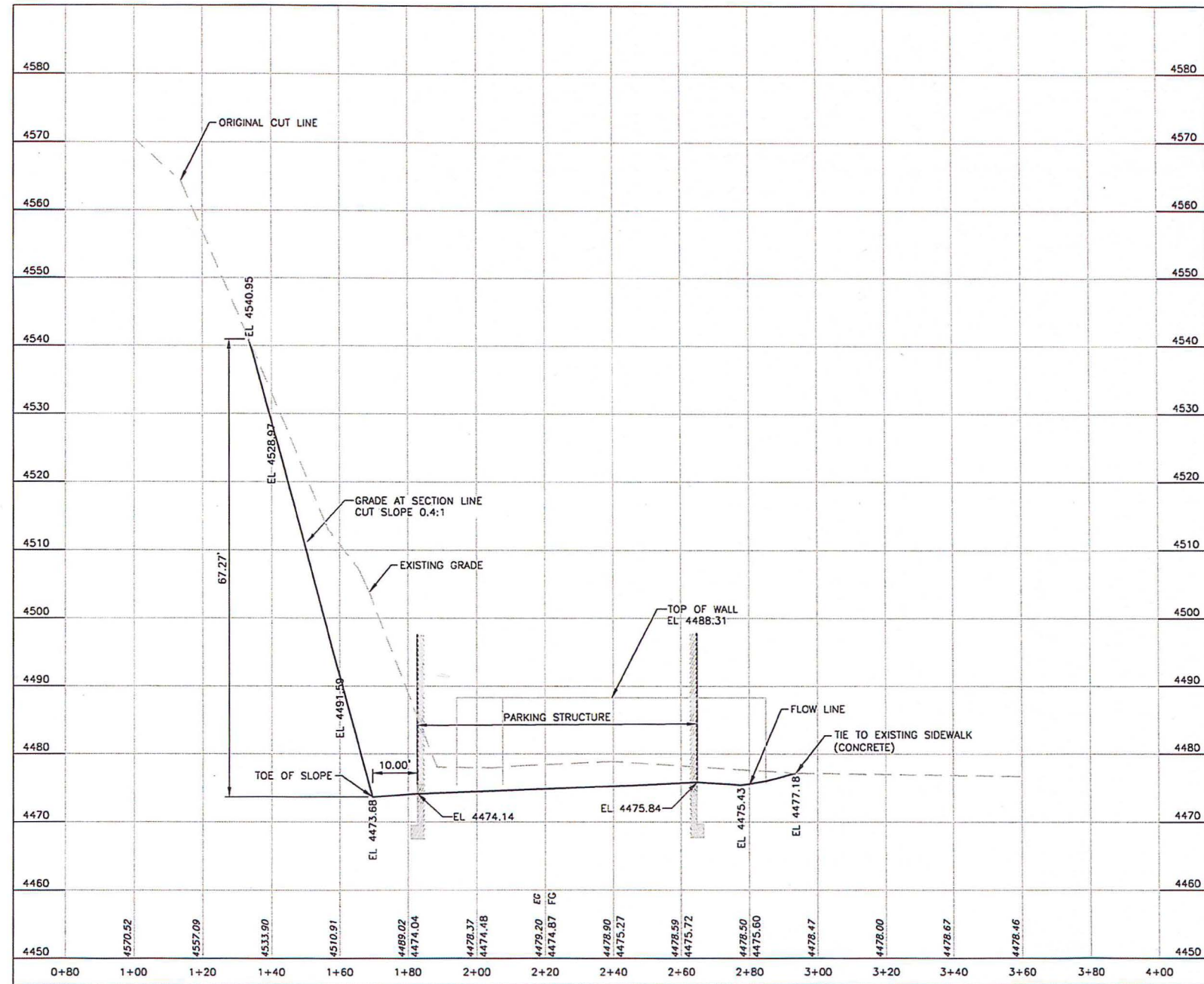
DATE: 12/27/2018 SHEET NO:

PROJECT NO: C300
1833



X:\800-849\818 First Gold Groding (Generator Pod)\818.2 First Gold East Perking Slurclure Drawings\Drawings\818-2 SECTIONS.dwg 1/15/2019 4:26pm

X:\B00-B49\B18 First Gold Grading (Generator Pod)\B18.2 First Gold East Parking Structure\Drawings\B18-2 SECTIONS.dwg 1/15/2019 4:26pm



BUILDING AND GRADING SECTION C
SCALE: 1" = 20' H
1" = 10' V

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T 605.355.6804

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NOT FOR
CONSTRUCTION

FIRST GOLD PARKING RAMP

DEADWOOD, SOUTH DAKOTA

SECTIONS

NO. ISSUED FOR. DATE.
HPC SUBMITTAL 01/02/2019

PROJECT STATUS: 0%

DRAWN BY: KM CHECKED BY: MT

DATE:
12/27/2018 SHEET NO.:

PROJECT NO.:
1833 C301

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528 Kansas City St
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EXHIBIT J

Case No. 190011
Address: 57 Lincoln Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 57 Lincoln Avenue, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Sylvia Trentz
Owner: TRENTZ, SYLVIA J
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 repair or replace windows and replace damaged shingles on roof.

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. Staff will coordinate with the applicant throughout this project.

[imagerepeater]

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.

Back to Agenda



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



| | |
|---|---------|
| FOR OFFICE USE ONLY | |
| Case No. | 190011 |
| <input checked="" type="checkbox"/> Project Approval | |
| <input type="checkbox"/> Certificate of Appropriateness | |
| Date Received | 1/14/19 |
| Date of Hearing | 1/30/19 |

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: 57 Lincoln Ave. |
| 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: Sylvia Trentz | Architect's Name: _____ |
| Address: above | Address: _____ |
| City: Dwd State: SD Zip: 57732 | City: _____ State: _____ Zip: _____ |
| Telephone: 641-8742 Fax: _____ | Telephone: _____ Fax: _____ |
| E-mail: sjtrentz@gmail.com | E-mail: _____ |

| | |
|-------------------------------------|-------------------------------------|
| Contractor's Name: _____ | Agent's Name: _____ |
| Address: _____ | Address: _____ |
| City: _____ State: _____ Zip: _____ | City: _____ State: _____ Zip: _____ |
| Telephone: _____ Fax: _____ | Telephone: _____ Fax: _____ |
| E-mail: _____ | 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 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: _____ Project Completion Date (anticipated): _____

☐ ALTERATION ☐ Front ☐ Side(s) ☐ Rear

☐ ADDITION ☐ Front ☐ Side(s) ☐ Rear

☐ NEW CONSTRUCTION ☐ Residential ☐ Other _____

☒ ROOF ☐ New ☐ Re-roofing
☐ Front ☐ Side(s) ☐ Rear

☐ GARAGE ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear

☐ FENCE/GATE ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☒ WINDOWS ☐ STORM WINDOWS ☐ DOORS ☐ STORM DOORS
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

☐ SIGN/AWNING ☐ New ☐ Restoration ☐ Replacement
Material _____ Style/type _____ Dimensions _____

☐ OTHER – Describe in detail below or use attachments *electrical*

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.

① Request for either window repair or replacement (photos by HP and Neighbor Works were taken).

② Request to either repair or replace four panel bedroom doors. Photos taken by HP and/or Neighbor Works.

③ Roof to either repair or replace. Damage to shingles and inside closet from water (master bedroom). Plaster off and perhaps mod.

④ basement floor has hole 3ft-4ft diameter and needs 5ft deep. Needs concrete repair.

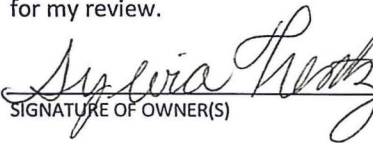
(5) electrical has knob and tube wiring which is not to code and life safety issue.
* I have had difficulties in securing contractors due to the age of the house and one room given as way to come & see estimates.

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.

 1/14/19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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