

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 13, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – June 15, 2016  
Approval of HPC Meeting Minutes – June 22, 2016
3. Voucher Approval
4. Old or General Business
  - a. Fassbender Photographic Committee update – Rich Carlson
  - b. HP Commission Committee Assignments – Laura Floyd – Exhibit A
  - c. Review of Real Estate Workshop on June 30, 2015 – Kevin Kuchenbecker – Exhibit B
  - d. Set 2017 Historic Preservation Budget Meeting – Laura Floyd
  - e. Contract with Quality Services, Inc. for completion of the Deadwood Recreation Center Artifact Curation for \$49,860.00 and the Deadwood Recreation Center Archaeological Construction Monitoring Fieldwork Report in the amount of \$14,949.92 from the 2016 HP Archaeology budget – Deadwood Historic Preservation Office – Exhibit C
  - f. Headstone Grant Application#16001 for Johnson, Myrtle L. – Cemetery Committee – Exhibit D
  - g. Permission to refurbish and install new Trestle Sign between Lead and Deadwood – Exhibit E
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – H16030 – New Construction – 372 Main – Optima, LLC – Exhibit F
  - b. PA – H16031 – Replace Porch – 119 Charles – Liberty Hills LLC – Exhibit G
  - c. PA – H16032 – Replace Garage Door – 69 Lincoln – Lita and Lester Westbrook – Exhibit H
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications
  - b. Revolving Loan Program – Exhibit I  
Kevin Oberembt & Brenda Tammillo – 3 Pearl – Request to Forgive  
Ferd Balkenhol – 834 Main Street – Request to Forgive
  - c. Retaining Wall Program Disbursements
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
12. Adjournment

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 22, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – June 8, 2016
3. Voucher Approval
4. Old or General Business
  - a. 2016 Outside of Deadwood Grant Requests Round 2 – Exhibit A
  - b. Charles Street Bridge Report – Exhibit B
  - c. HP Commission Committee Assignments – Exhibit C
  - d. Days of 76 Realignment Project Payment for Electrical Work – Exhibit D
  - e. South Dakota State Historical Society Board of Trustees Meeting in Deadwood July 7 & 8, 2016 – Exhibit E
5. New Matters before the Deadwood Historic District Commission
  - a. COA – H16028 – Build Shed – 560 Main – Deadwood Gulch Saloon – Exhibit F
  - b. COA – H16029 – Exterior Fencing/Lighting, Door, & Fire Pits – 592 Main – Belle Joli – Exhibit G
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – H16025 – Replace Windows and Doors – 416 Williams – Robert Sjomeling – Exhibit H
  - b. PA – H16026 – Replace Doors – 23 Burnham – Terry Hansen – Exhibit I
  - c. PA – H16027 – Replace Siding and Windows – 21 Burnham – Jodi Campbell – Exhibit J
  - d. PA – H16030 – New Construction – 372 Main – Optima, LLC – Exhibit K
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit L  
Jodi Campbell – 21 Burnham – Siding Program  
Jodi Campbell – 21 Burnham – Wood Windows and Doors Program  
Terry & Barb Hansen – 23 Burnham – Wood Windows and Doors Program  
Terry & Barb Hansen – 23 Burnham – Elderly Resident Program  
Robert & Mary Sjomeling – 416 Williams – Elderly Resident program  
Robert & Mary Sjomeling – 416 Williams – Wood Windows and Doors Program
  - b. Revolving Loan Program – Exhibit M  
Lotus LLC Michael & Diane Percevic – 21 Charles – Extension Requests  
Shirlene Joseph (Tucker inn) – 771 Main St – Extension Request  
David Swaney – 37 Lee St – Extension Requests  
Travis Floyd – 81 Stewart – Extension Requests  
Joan Berner – 74 Van Buren – Refinance Request  
Dustin & Laura Floyd – 21 Lincoln – Refinance Request  
Erin Little & David Folger – 15 Denver – Extension Request  
Bruce & Mary Ann Oberlander – 102 Charles – Request to Forgive Windows Loan  
Christopher and Margaret Bloom – 46 Denver – RLF-LS Extension Request  
Veronica White – 3 Shine St – Extension Requests  
Bernie Reausaw – 299 Williams – Request for Windows Loan
  - c. Retaining Wall Program Disbursements
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
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*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

**Wednesday, June 22, 2016**

**Present Historic Preservation Commission:** Laura Floyd, Michael Johnson, Lyman Toews, Thomas Blair, Lynn Namminga, Dale Berg and Chuck Williams were present.

**Absent:** Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:**

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were all present.

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**All motions passed unanimously unless otherwise stated.**

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 8, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of June 8 2016 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Williams to approve the minutes of Wednesday, June 8, 2016 as presented. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Johnson and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$300,435.18. Aye – All. Motion carried.***

**Old or General Business:**

**2016 Outside of Deadwood Grant Requests Round 2 – Exhibit A**

Mr. Kuchenbecker presented the 2016 Outside of Deadwood Grant Requests Round 2. The G.R.A.P.E. Committee did meet and recommended the following approvals.

Newell Museum.....	Church Museum Window .....	Newell .....	\$418.20
Newell Museum.....	Flaigg Cabin Chinking .....	Newell .....	\$1,157.70
City of Mobridge Library .....	Repair Water Damage .....	Mobridge .....	\$22,582.80
City of Whitewood .....	Install SD Historic Marker .....	Whitewood .....	\$655.00
1881 Courthouse Museum .....	UV Film Installation .....	Custer... ..	\$2,377.90
Society of Black Hills Pioneers .....	Nolin Monument Restoration.....	Sturgis.....	\$25,000.00
Alkali Community Club.....	Club Hall Updates.....	Sturgis.....	\$8,790.00
Fall River County Pioneer Museum .....	Replaster and Paint .....	Hot Springs.....	\$6,606.00
Verendrye Museum .....	Log Cabin, School Museum .....	Pierre .....	\$18,886.50
Lead Historic Preservation .....	Coca-Cola Murals Restoration....	Lead.....	\$3,600.00
			Total \$90,074.10

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the 2016 Outside of Deadwood Grants Round 2 funding request in the amount of \$90,074.10. Aye – All. Motion carried.***

Mr. Kuchenbecker discussed allocating the remaining 2016 grant funds in a one-time project restoring advertising murals within the City of Deadwood. Mr. Blair discussed opening up the grant funds to projects that do not have a tie to Deadwood. Mr. Kuchenbecker stated the South Dakota State Historical Society has the Deadwood Grant Fund as well. Mr. Toews stated he prefers funds to stay outside of Deadwood. Chair Floyd suggested using the remaining funds for restoring murals within the state, not just Deadwood. Mr. Blair asked what is the estimated cost of restoring murals. Mr. Kuchenbecker stated it is not very reasonable. Mr. Kuchenbecker reiterated this would be just a one-time project. Mr. Kuchenbecker also discussed possibly adjusting the ranking system of the Outside of Deadwood grants.

**Charles Street Bridge Report – Exhibit B**

Mr. Kuchenbecker discussed the Interstate Engineering bridge inspection conducted on the Charles Street Bridge. The recommendations were 1) the trees need to be removed from around the bridge and removed from growing into the lower chord and 2) due to the condition of the bearing points, the verticals of the truss, and the rusted through ends of the top chord "C" channel, the truss needs to be removed and not used in any form as a bridge. Mr. Kuchenbecker stated HPC was directed by City Commission to further investigate and gather a more detailed estimate of the costs regarding the future of the bridge. Mr. Kuchenbecker stated the next engineering step would be to inspect the bridge for restoration, which would cost \$50,000 to come up with a full restoration plan, even for a pedestrian bridge. Chair Floyd asked if this item required action. Mr. Kuchenbecker stated the next step is at the City Commission on July 5, 2016. Mr. Blair stated he does not want the City Commission to have HPC pay \$50,000. Chair Floyd stated it is still the recommendation of HPC to disassemble the bridge for future use and the City Commission cannot spend HPC funds without HPC approval. Mr. Namminga asked if there was an estimate for the full restoration. Mr. Kuchenbecker estimated \$250,000.

#### HP Commission Committee Assignments – Exhibit C

Chair Floyd asked the Commission to indicate which committees they desire to serve on for the upcoming year and requested the HP Commissioners to fill out which assignments they would like to work on and turn it into HP Staff.

#### Days of 76 Realignment Project Payment for Electrical Work – Exhibit D

Mr. Kuchenbecker stated the 76 Realignment Project, which is part of the Capital Improvement Plan, required electrical work. The project, which Black Hills Energy participated in saving the City thousands of dollars, included removing eight utility poles from the complex. The cost was budgeted for 2016 for the Capital Assets line item of the Historic Preservation budget.

***It was moved by Mr. Toews and seconded by Mr. Johnson to pay the invoices for material and work done on the 76 Realignment Project in the amount of \$5,312.78. Aye – All. Motion carried.***

#### South Dakota State Historical Society Board of Trustees Meeting in Deadwood July 7 & 8, 2016 – Exhibit E

Mr. Kuchenbecker informed the Commission the South Dakota State Historical Society Board of Trustees is being held in Deadwood July 7 & 8, 2016. Mr. Kuchenbecker invited the HPC to the dinner and requested if they are attending to RSVP with HP Staff by Friday June 24, 2016.

#### New Matters before the Deadwood Historic District Commission

##### COA – H16028 – Build Shed – 560 Main – Deadwood Gulch Saloon – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the China Town Planning Unit. The applicant is requesting permission add a shed to the property, which would be located to the left of the Deadwood Gulch Saloon. The shed would be 10'x12' on skid/wood floor with 4' covered porch. The stain will be dark to look old and the shed will have a metal roof and Dutch doors. Mr. Kuchenbecker stated it is not a traditional garden shed and it is going to be reminiscent of this early era of Deadwood.

***Based upon all evidence presented, it was moved by Mr. Berg and seconded by Mr. Johnson 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 grant project approval for 560 Main Street. Aye- All. Motion carried.***

##### COA – H16029 – Exterior Fencing/Lighting, Door, & Fire Pits – 592 Main – Belle Joli – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to add seasonal exterior fencing and lighting, replace front door, and install propane fire pits. Mr. Kuchenbecker stated he has researched photographic documentation regarding the proper door as the proposed door is more of a craftsman style rather than the style of the service station. Mr. Kuchenbecker stated he would work with the applicant to determine a possible alternate for the front door.

***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Toews, contingent on the door being the accurate style of the service station, 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 grant project approval for 592 Main Street. Aye- All. Motion carried.***

#### New Matters before the Deadwood Historic Preservation Commission

##### PA – H16025 – Replace Windows and Doors – 416 Williams – Robert Sjomeling – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit, circa 1880. The applicant is requesting to install new storm windows and storm doors on the front, sides, and rear of the structure. The applicant has also received quotes to lift the front porch, which has dropped and is beginning to pull away from the house. 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

of Historic Districts or the Deadwood National Historic Landmark. Mr. Kuchenbecker stated the applicant is in the windows and elderly program.

***It was moved by Mr. Berg and seconded by Mr. Blair 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 grant project approval to replace and repair windows and doors at 416 Williams Street. Aye- All. Motion carried.***

PA – H16026 – Replace Doors – 23 Burnham – Terry Hansen – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Addition Planning Unit. The applicant is requesting permission to replace doors on the structure. 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 of Historic Districts or the Deadwood National Historic Landmark. Mr. Kuchenbecker stated the applicant is in the windows and doors and elderly program.

***It was moved by Mr. Toews and seconded by Mr. Johnson 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 grant project approval to replace and repair doors at 23 Burnham Street. Aye- All. Motion carried.***

PA – H16027 – Replace Siding and Windows – 21 Burnham – Jodi Campbell – Exhibit J

Mr. Kuchenbecker stated this structure is located in the Highland Park Addition Planning Unit, circa 1900. Because of residing with wide-exposure hard board and installation of modern fenestration, including two pictures windows, this structure has lost integrity and is non-contributing. The applicant is requesting permission to replace siding and windows on the structure to bring it back to a contributing resource. 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 of Historic Districts or the Deadwood National Historic Landmark.

***It was moved by Mr. Berg and seconded by Mr. Blair 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 grant project approval to replace and repair windows at 21 Burnham Street. Aye- All. Motion carried.***

PA – H16030 – New Construction – 372 Main – Optima, LLC – Exhibit K

Mr. Kuchenbecker stated the applicant and architect are present and they are requesting permission to build a new construction of an 18,730 square foot 4-story hotel with brick and an EIFS façade of colors copied from Cadillac Jack's and Springhill Suites, with aluminum storefront window frames, below grade parking structure, and the top of the addition not to exceed existing hotel building. Mr. Kuchenbecker stated Staff has met several times with the ownership and architect to develop a building, which would be as compatible as possible to the historic district while attempting to meet the needs of the ownership group and national chain. It has been the intention of all parties to minimize an adverse effect to the historic districts and surrounding properties. Mr. Kuchenbecker stated at this time there is not a full staff report and the architect will do a presentation and be available for questions. The staff report will be presented on July 13, 2016. Mr. Brad Burns presented the proposed project. Mr. Burns and Mr. Caleb Arceneaux, LIV Hospitality, answered Commission questions regarding the new construction.

***It was moved by Mr. Blair and seconded by Mr. Williams to continue the Project Approval for H16030 - New Construction - 372 Main until July 13, 2016 Historic Preservation Commission Meeting. Aye - All. Motion Carried.***

#### **Revolving Loan Fund and Historic Preservation Programs:**

Historic Preservation Program Applications - Exhibit L

Jodi Campbell – 21 Burnham – Siding Program

Jodi Campbell – 21 Burnham – Wood Windows and Doors Program

Terry & Barb Hansen – 23 Burnham – Wood Windows and Doors Program

Terry & Barb Hansen – 23 Burnham – Elderly Resident Program

Robert & Mary Sjomeling – 416 Williams – Elderly Resident Program

Robert & Mary Sjomeling – 416 Williams – Wood Windows and Doors Program

***It was moved by Mr. Blair and seconded by Mr. Toews to approve all Historic Preservation Program Applications, as submitted. Aye - All. Motion carried.***

Revolving Loan Program/Disbursements

***It was moved by Mr. Berg and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$26,498.26, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$7,398.06, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Mike Walker.

**Revolving Loan Fund/Retaining Wall Program Update:**

Revolving Loan Program - Exhibit M

***It was moved by Mr. Berg and seconded by Mr. Blair to separate Dustin & Laura Floyd – 21 Lincoln – Refinance Request and Erin Little & David Folger – 15 Denver – Extension Request from the consent agenda to be reviewed separately. Aye - All. Motion carried.***

Lotus LLC Michael & Diane Percevich – 21 Charles – Extension Requests

Shirlene Joseph (Tucker inn) – 771 Main St – Extension Request

David Swaney – 37 Lee St – Extension Requests

Travis Floyd – 81 Stewart – Extension Requests

Joan Berner – 74 Van Buren – Refinance Request

Bruce & Mary Ann Oberlander – 102 Charles – Request to Forgive Windows Loan

Christopher and Margaret Bloom – 46 Denver – RLF-LS Extension Request

Veronica White – 3 Shine St – Extension Requests

Bernie Reausaw – 299 Williams – Request for Windows Loan

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the Revolving Loan Program Applications as submitted, as submitted. Aye - All. Motion carried.***

Erin Little & David Folger – 15 Denver – Extension Request

Mr. Walker discussed the borrower is requesting to extend the maturity dates of the RLF Life Safety loan and stated there has been 2 years of extensions on this loan and no work has been conducted on the property. Mr. Kuchenbecker stated they have not brought the work up to City code and have not made any action on it in well over a year.

***It was moved by Mr. Toews and seconded by Mr. Johnson to not extend this loan and to call the loan due at this time. Aye - All. Motion carried.***

Chair Floyd recused herself.

Dustin & Laura Floyd – 21 Lincoln – Refinance Request

***It was moved by Mr. Johnson and seconded by Mr. Toews to approve the refinance request as submitted. Aye - All. Motion carried.***

Chair Floyd returned.

**Retaining Wall Applications**

No applications were addressed at this meeting.

**Retaining Wall Program Disbursements**

No retaining wall program disbursements were addressed at this meeting.

**Items from Citizens not on Agenda**

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

Mr. Kuchenbecker reported on the following items:

- Highway Project is moving along; the last of the asphalt will be going down next week; an estimate of the DOT lights is coming in \$120,000 over the original estimate;
- The 2017 budget is being finalized;
- 227 Williams retaining wall is getting ready to start;
- 3 Shine foundation will go out for bid;
- Rogers Construction has been hired to have the Mt. Moriah Cemetery fully raked and cleaned up;
- Deadwood Trust for Historic Preservation and Forest Service for interpretive panels at Mt. Roosevelt;
- The punch list on the Wayfinding so Phase I is nearing completion and the first sign of Phase II is up;
- Powerhouse Park is coming along and is shaping up and we are looking into planning a ribbon cutting and a Chamber Mixer upon completion of the project;
- A private investigator was hired to find the owners of 824 Williams for minimal maintenance;
- A thank you letter was received and read to the Commission from Mary and Dave Larson of Deadwood Dick's;

- An update of the 360 Williams restoration project was given;
- The chuck wagon has been well received.

**Committee Reports:**

- Mr. Berg discussed the chuck wagon being a great asset to downtown Deadwood;
- Chair Floyd read an invitation to the Verendrye Museum for the ribbon cutting for the Ft. Pierre Depot.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:07 p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
*Jerity Krambeck, Historic Preservation Office/Recording Secretary*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 22, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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There will be a meeting of the  
Deadwood Historic Preservation Commission  
to be held on Wednesday, June 29, 2016 at 5:00 p.m. at  
372 Main Street (Cadillac Jack parking lot).

This meeting is a site visit regarding Project Approval  
Case No. H16030, New Construction at 372 Main Street.

No Action to be Taken.



**CITY OF DEADWOOD**

**HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 29, 2016**

**Present Historic Preservation Commission:** Laura Floyd, Michael Johnson, Lyman Toews, Thomas Blair, Lynn Namminga, Dale Berg and Chuck Williams were present.

**Absent:** Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:**

Jim Van den Eykel, David and Mr. Kevin Kuchenbecker, Historic Preservation Officer, were present.

**Others Present:**

Ted Schultz, Caleb Arceneaux, Paul Bradsky, Keri Ruth and Brad Burns were present.

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A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 29, 2016 at 5:00 PM in the parking lot of Cadillac Jacks located at 372 Main Street in Deadwood, SD.

Ted Schultz with AE2S and Brad Burns provided the attendees at the meeting a tour of the location of the proposed new construction. The building corners were marked and presented. Discussion was held regarding the proposed site plan, possible impact on the archaeological feature (wagon road) on the hillside, floor elevations, materials and landscaping. No action was taken by the commission. The project will be reviewed at the next regularly scheduled Historic Preservation Commission on July 13, 2016.

**Adjournment:**

There being no business, the Historic Preservation Commission Meeting adjourned at 5:49 p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
*Kevin Kuchenbecker, Historic Preservation Officer/Recording Secretary*

## 2016-2017 Historic Preservation Commission Committee Assignments

# EXHIBIT A

### Archaeology, Archives, & Acquisitions (AAA) Committee

*Meets the third Wednesday of the month, as needed, at 8:00 a.m.*

- 1). Lynn Namminga
- 2). Chuck Williams
- 3). Dale Berg

### Budget Committee

*Meets the second Wednesday (even months only) as needed at 4:30 p.m.*

- 1). Laura Floyd, Chair
- 2). Tom Blair, Vice Chair
- 3). Michael Johnson

### Cemetery/GIS Committee

*Meets the first Tuesday of the month, as needed, at 4:00 p.m.*

- 1). Michael Johnson
- 2). Lynn Namminga
- 3). Dale Berg

### Chamber of Commerce

- 1). Tom Blair, Vice Chair
- 2). Chuck Williams

### Demolition by Neglect

*Meets as needed*

- 1). Lyman Toews
- 2). Lynn Namminga
- 3). Tom Blair, Vice Chair

### Grants, Recognition, Advocacy, and Public Education (G.R.A.P.E.) Committee

*Meets the second Tuesday of the month (as needed) at 3:30 p.m.*

- 1). Laura Floyd, Chair
- 2). Tom Blair, Vice Chair
- 3). Chuck Williams
- 4). Mayor Chuck Turbiville

### Loan Committee

*Meets the first and third Thursday of the month (as needed) at 8:00 a.m.*

- 1). Laura Floyd, Chair
- 2). Tom Blair, Vice Chair
- 3). Michael Johnson

### NeighborWorks

- 1). Lyman Toews

### Deadwood Alive

- 1). Dale Berg

### Policies & Procedures

*Meets as needed*

Entire Commission

### Program Committee

- 1). Lyman Toews
- 2). Michael Johnson
- 3). Laura Floyd, Chair



## What You Need to Know When Dealing with Historic Properties

<b>8:00 a.m.</b>	<b>Coffee &amp; Registration</b>
<b>8:30 a.m.</b>	<b>Introductions and Overview</b> Why disclose if a house is historic or in a historic district?
<b>9:00 a.m.</b>	<b>I have this House: Traditional Requirements for Cities</b> Planning & Zoning Requirements Building Inspection Requirements Archaeological Requirements Other State Requirements
<b>9:45 a.m.</b>	<b>Is my House Historic: Designations and Classifications</b> Where can I find out the history of a house and if it's listed <ul style="list-style-type: none"> <li>• National Historic Landmarks</li> <li>• National, State and Local Register of Historic Places</li> <li>• Districts and Individual Properties</li> <li>• Contributing vs. Non-contributing</li> <li>• Qualifications</li> </ul>
<b>10:30 a.m.</b>	<b>Break</b>
<b>10:45 a.m.</b>	<b>Historic Properties &amp; the Review Process: What it means to the Owner</b> Historic Preservation Commission Review <ul style="list-style-type: none"> <li>• Certificate of Appropriateness</li> <li>• Project Approval</li> </ul>
<b>11:30 a.m.</b>	<b>Lunch Break – Opportunities to Dine in Historic Deadwood</b>
<b>1:00 p.m.</b>	<b>Federal &amp; State Incentives for Historic Properties</b> SD Historic Preservation Office Review under SDCL 1-19A-11.1 or Section 106 Federal Tax Credits State Property Moratorium Conservation Easements Deadwood Fund and the Outside of Deadwood Grant Program
<b>2:00 p.m.</b>	<b>Show me the Money: Deadwood Historic Preservation Grants &amp; Loan Programs</b> Paint Grants Wood Windows and Door Program Siding Program Vacant Home Program Special Needs Elderly Programs Retaining Wall Program Revolving Loan Programs for Commercial and Residential
<b>2:30 p.m.</b>	<b>Break</b>
<b>3:00 p.m.</b>	<b>Alternative Funding Sources for Low to Moderate Income Households – NeighborWorks-Dakota Home Services</b> Additional Resources for the homeowner
<b>3:30 p.m.</b>	<b>Adjourn</b>



**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name What you need to know when dealing with historic properties

Date 6-30-16 Location HARCC Instructor Kevin Kuchenbecker

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      [ ] Fairly up-to-date                      [ ] No
2. Was the course well organized?  
☒ Yes                      [ ] Somewhat                      [ ] No
3. Did you find the material to be relevant to your own work as a real estate professional?  
[ ] Yes                      [ ] Somewhat                      [ ] No
4. How would you rate the level of this course?  
☒ About right                      [ ] Too advanced                      [ ] Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      [ ] Somewhat                      [ ] No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Were the classroom facilities adequate?  
☒ Yes                      [ ] No

Comments \_\_\_\_\_  
\_\_\_\_\_

9. Please write down any additional comments or other course topic suggestions.

\_\_\_\_\_  
\_\_\_\_\_

**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name What to Know when dealing w/ historic property  
Date 6/30/16 Location Deadwood Instructor Kevin Luckenbacher

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      ☐ Fairly up-to-date                      ☐ No
2. Was the course well organized?  
☒ Yes                      ☐ Somewhat                      ☐ No
3. Did you find the material to be relevant to your own work as a real estate professional?  
☒ Yes                      ☐ Somewhat                      ☐ No
4. How would you rate the level of this course?  
☒ About right                      ☐ Too advanced                      ☐ Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☒ 5                      ☐ 4                      ☐ 3                      ☐ 2                      ☐ 1

Comments \_\_\_\_\_  
\_\_\_\_\_

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      ☐ Somewhat                      ☐ No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      ☐ 4                      ☐ 3                      ☐ 2                      ☐ 1

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Were the classroom facilities adequate?  
☒ Yes                      ☐ No

Comments \_\_\_\_\_  
\_\_\_\_\_

9. Please write down any additional comments or other course topic suggestions.

Great job! Lets do early spring or  
winter.

**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name What to Know when dealing with historic properties  
Date 6/30/16 Location Deadwood Instructor Kevin Kackenhacker

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      [ ] Fairly up-to-date                      [ ] No
2. Was the course well organized?  
☒ Yes                      [ ] Somewhat                      [ ] No
3. Did you find the material to be relevant to your own work as a real estate professional?  
☒ Yes                      [ ] Somewhat                      [ ] No
4. How would you rate the level of this course?  
☒ About right                      [ ] Too advanced                      [ ] Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      [ ] Somewhat                      [ ] No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Were the classroom facilities adequate?  
☒ Yes                      [ ] No

Comments \_\_\_\_\_  
\_\_\_\_\_

9. Please write down any additional comments or other course topic suggestions.

Should be done like this every year  
\_\_\_\_\_  
\_\_\_\_\_

**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name ~~Kee~~ Historic Preservation  
Date 6/30/16 Location Deadwood Instructor Kerik Kuchan Becker

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      ☐ Fairly up-to-date                      ☐ No
2. Was the course well organized?  
☒ Yes                      ☐ Somewhat                      ☐ No
3. Did you find the material to be relevant to your own work as a real estate professional?  
☒ Yes                      ☐ Somewhat                      ☐ No
4. How would you rate the level of this course?  
☒ About right                      ☐ Too advanced                      ☐ Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☒ 5                      ☐ 4                      ☐ 3                      ☐ 2                      ☐ 1

Comments \_\_\_\_\_  
\_\_\_\_\_

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      ☐ Somewhat                      ☐ No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      ☐ 4                      ☐ 3                      ☐ 2                      ☐ 1

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Were the classroom facilities adequate?  
☒ Yes                      ☐ No

Comments \_\_\_\_\_  
\_\_\_\_\_

9. Please write down any additional comments or other course topic suggestions.

\_\_\_\_\_  
\_\_\_\_\_



**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name WHAT YOU NEED TO KNOW WHEN DEALING WITH HISTORIC PROPERTIES

Date 6/30/16 Location DEADWOOD Instructor KEVIN KUCHENBECKER

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      [ ] Fairly up-to-date                      [ ] No
2. Was the course well organized?  
☒ Yes                      [ ] Somewhat                      [ ] No
3. Did you find the material to be relevant to your own work as a real estate professional?  
☒ Yes                      [ ] Somewhat                      [ ] No
4. How would you rate the level of this course?  
☒ About right                      [ ] Too advanced                      [ ] Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      [ ] Somewhat                      [ ] No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Were the classroom facilities adequate?  
☒ Yes                      [ ] No

Comments \_\_\_\_\_  
\_\_\_\_\_

9. Please write down any additional comments or other course topic suggestions.

WELL ORGANIZED, RELEVANT INFORMATION. NICE FACILITY.

**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name What you need to know when dealing with Historic Properties

Date 6-30-16 Location Deadwood Instructor Kevin Kuchenbecker

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      ☐ Fairly up-to-date                      ☐ No
2. Was the course well organized?  
☒ Yes                      ☐ Somewhat                      ☐ No
3. Did you find the material to be relevant to your own work as a real estate professional?  
☒ Yes                      ☐ Somewhat                      ☐ No
4. How would you rate the level of this course?  
☒ About right                      ☐ Too advanced                      ☐ Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☐ 5                      ☒ 4                      ☐ 3                      ☐ 2                      ☐ 1

Comments Great Presentation

---

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      ☐ Somewhat                      ☐ No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      ☐ 4                      ☐ 3                      ☐ 2                      ☐ 1

Comments Very Knowledgeable

---

---

8. Were the classroom facilities adequate?  
☒ Yes                      ☐ No

Comments \_\_\_\_\_

---

9. Please write down any additional comments or other course topic suggestions.

\_\_\_\_\_  
\_\_\_\_\_

**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name What You Need to Know When Dealing with Historic  
Date 6-30-16 Location Headwood Instructor Kevin Properties  
Kuchenbecker

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      [ ] Fairly up-to-date                      [ ] No
2. Was the course well organized?  
☒ Yes                      [ ] Somewhat                      [ ] No
3. Did you find the material to be relevant to your own work as a real estate professional?  
☒ Yes                      [ ] Somewhat                      [ ] No
4. How would you rate the level of this course?  
☒ About right                      [ ] Too advanced                      [ ] Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      [ ] Somewhat                      [ ] No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Were the classroom facilities adequate?  
☒ Yes                      [ ] No

Comments \_\_\_\_\_  
\_\_\_\_\_

9. Please write down any additional comments or other course topic suggestions.

\_\_\_\_\_  
\_\_\_\_\_

**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name What You Need to know when dealing with Historic Properties  
Date 6/30/16 Location Deadwood HAARC Instructor Kevin Kuchem hecker

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      [ ] Fairly up-to-date                      [ ] No
2. Was the course well organized?  
☒ Yes                      [ ] Somewhat                      [ ] No
3. Did you find the material to be relevant to your own work as a real estate professional?  
[ ] Yes                      ☒ Somewhat                      [ ] No
4. How would you rate the level of this course?  
☒ About right                      [ ] Too advanced                      [ ] Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
[ ] 5                      ☒ 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      [ ] Somewhat                      [ ] No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
[ ] 5                      ☒ 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Were the classroom facilities adequate?  
☒ Yes                      [ ] No

Comments Very nice facility \_\_\_\_\_  
\_\_\_\_\_

9. Please write down any additional comments or other course topic suggestions.

\_\_\_\_\_  
\_\_\_\_\_

**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name WHAT YOU NEED TO KNOW WHEN DEALING WITH  
HISTORIC PROPERTIES

Date 6/30/16 Location DEEDWOOD Instructor KEVIN KUCHENBECKER

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      [ ] Fairly up-to-date                      [ ] No
2. Was the course well organized?  
☒ Yes                      [ ] Somewhat                      [ ] No
3. Did you find the material to be relevant to your own work as a real estate professional?  
[ ] Yes                      [ ] Somewhat                      [ ] No
4. How would you rate the level of this course?  
☒ About right                      [ ] Too advanced                      [ ] Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      [ ] Somewhat                      [ ] No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      [ ] 4                      [ ] 3                      [ ] 2                      [ ] 1

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Were the classroom facilities adequate?  
☒ Yes                      [ ] No

Comments \_\_\_\_\_  
\_\_\_\_\_

9. Please write down any additional comments or other course topic suggestions.

\_\_\_\_\_  
\_\_\_\_\_

**SOUTH DAKOTA REAL ESTATE COMMISSION  
EDUCATION EVALUATION FORM**

(This form must accompany the list of attendees that is submitted to the Commission within 10 days of course completion.)

Course name Historic Preservation - Dual RE <sup>Workshop</sup>

Date 6/30 Location Bradwood Instructor Kevin K

1. Did you find the content of this course to be up-to-date?  
☒ Yes                      ☐ Fairly up-to-date                      ☐ No
2. Was the course well organized?  
☒ Yes                      ☐ Somewhat                      ☐ No
3. Did you find the material to be relevant to your own work as a real estate professional?  
☒ Yes                      ☐ Somewhat                      ☐ No
4. How would you rate the level of this course?  
☒ About right                      ☐ Too advanced                      ☐ Too basic
5. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the overall course?  
☒ 5                      ☐ 4                      ☐ 3                      ☐ 2                      ☐ 1

Comments Very good &

6. Was the instructor knowledgeable and up-to-date on the subject?  
☒ Yes                      ☐ Somewhat                      ☐ No
7. On a scale of 1-5, with 5 being best and 1 being worst, how do you rate the instructor?  
☒ 5                      ☐ 4                      ☐ 3                      ☐ 2                      ☐ 1

Comments Very good & well presented

8. Were the classroom facilities adequate?  
☒ Yes                      ☐ No

Comments Nice S/dg

9. Please write down any additional comments or other course topic suggestions.

Well worth the time spent.





## MEMORANDUM

---

**Date:** July 1, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Deadwood Historic Preservation Office  
**Re:** **Development of Final Report and Curation of Artifacts from the Deadwood Recreational Center Archaeology Investigation**

---

The Deadwood Historic Preservation Office is requesting permission to hire Quality Services, Inc. (QSI) of Rapid City, South Dakota to write the final report and artifact curation on the archaeology performed at Deadwood Recreational Center, located at 105 Sherman Street in 2010. The proposed cost for this report will not exceed \$14,949.92 and the curation proposal is for \$49,860.00 and will come out of the 2016 and 2017 HP Archaeology Budget line items. The proposals submitted by QSI are attached to this memorandum.

This project was suspended in 2010 and never completed. Quality Services, Inc. is requesting permission to complete the project. Several years of negotiation has occurred between this office and the archaeological firm. Staff believes this is a reasonable request based on the large concentration of early cultural resources associated with Deadwood prior to 1900 and discovered during the investigation. The report is required under Deadwood Codified Ordinance 17.68.050 ... "In advance of new construction, steps shall be taken to insure evaluation of possible archaeological resources, as set forth in SDCL 1-20". This is a requirement we enforce on other projects throughout the National Historic Landmark District.

### RECOMMENDATION

Recommend to the City Commission to allow the Deadwood Historic Preservation Office to contract with Quality Services, Inc. to write the final report on the archaeology performed at 105 Sherman Street for a cost not to exceed \$14,949.42 and \$49,860.00 for the curation of the artifacts discovered during the investigation. Funding for this project will come out the 2016 and 2017 HP Archaeology Budget.



## Quality Services, Inc.

1621 Sheridan Lake Road, Ste A, Rapid City, SD 57702-3432  
Archeology-Architectural History-Forestry-Geophysics-History

Email: [info@qualityservices.us.com](mailto:info@qualityservices.us.com)

Phone: 605-388-5309

Fax: 605-388-5319

Cell: 605-209-0265

June 24, 2016

Sent via email

Mr. Kevin Kuchenbecker  
Historic Preservation Officer  
City of Deadwood  
Deadwood, SD

Re: Deadwood Recreation Center Archeological Construction Monitoring Fieldwork Report

Dear Kevin:

Thank you for contacting *Quality Services, Inc. (QSI)* in regard to the above referenced work.

As we discussed Thursday here is our view of the minimum and maximum amounts of work needed to complete a report of the fieldwork activities. We did include a line item to complete the deed searches as per the discussion. The following is a draft subject to modifications according to your input.

Activity	Min Units	Max Units	Units	Unit Cost	Min-Totals	Max-Totals
Scan in Hardcopy Field Records	1	2	person days	\$358.40	\$ 358.40	\$ 716.80
Mapping: Record Search	1	1	person days	\$358.40	\$ 358.40	\$ 358.40
Mapping: Trench/Excavation Locations	2	2	person days	\$358.40	\$ 716.80	\$ 716.80
Mapping: Features Plan Views	3	5	person days	\$358.40	\$ 1,075.20	\$ 1,792.00
Mapping Stratigraphy / Soil & Features	3	5	person days	\$358.40	\$ 1,075.20	\$ 1,792.00
Site Form for entire project area	2	2	person days	\$358.40	\$ 716.80	\$ 716.80
Results: narrative, organization & analysis	5	7	person days	\$358.40	\$ 1,792.00	\$ 2,508.80
History: finish deed search for individual lots & MS83	3	4	person days	\$358.40	\$ 1,075.20	\$ 1,433.60
History: organization & narrative of already collected information	4	5	person days	\$358.40	\$ 1,433.60	\$ 1,792.00
Draft report review by QSI	1	2	person days	\$358.40	\$ 358.40	\$ 716.80
Draft report review by Deadwood HPC	1	2	person days	\$0.00	\$ -	\$ -
Final report - integrate DHPC comments	1	2	person days	\$358.40	\$ 358.40	\$ 716.80
Project management	2	4	person days	\$358.40	\$ 716.80	\$ 1,433.60
Prepare for distribution	1	1	person days	\$255.52	\$ 255.52	\$ 255.52
<b>Total</b>	<b>30</b>	<b>44</b>			<b>\$10,290.72</b>	<b>\$ 14,949.92</b>

This work can be combined with the artifact curation work into one contract if you prefer. We would like three months to complete this report.



Work will be invoiced bi-weekly with payment due within 30 days. Payments past due 30 days or more will be subject to 1% per month penalty and collection costs.

In order to begin the work we will also need a written notice to proceed in email or letter format.

Please call me if you want to discuss this or have any questions.

Thank you very much!

Sincerely,

A handwritten signature in cursive script that reads "Lance".

Lance Rom  
President



## ***Quality Services, Inc.***

1621 Sheridan Lake Road, Ste A, Rapid City, SD 57702-3432  
Archeology-Architectural History-Forestry-Geophysics-History

Email: [info@qualityservices.us.com](mailto:info@qualityservices.us.com)

Phone: 605-388-5309

Fax: 605-388-5319

Cell: 605-209-0265

June 22, 2016

Sent via email

Mr. Kevin Kuchenbecker  
Historic Preservation Officer  
City of Deadwood  
Deadwood, SD

Re: Deadwood Recreation Center Artifacts Curation Proposal

Dear Kevin:

Thank you for contacting ***Quality Services, Inc. (QSI)*** in regard to the above referenced work.

Artifacts will be prepared for curation and cataloged in a spreadsheet or database format per your preference that will allow for future analysis, research, and locating specimens. All data will be supplied in Microsoft Office format.

Our reduced rates for the City of Deadwood on this project are as follows:

<b>Personnel &amp; Charge Rates</b>	<b>#</b>	<b>Unit</b>	<b>Cost</b>	<b>Total</b>
Management, Principal Investigators & GIS Staff	400	Hour	\$44.80	\$17,920.00
Technicians and Clerical Staff	1000	Hour	\$31.94	\$31,940.00
Materials and Supplies – Deadwood will supply or at cost	n/a	Each	At cost	TBD
<b>Total</b>				<b>\$49,860.00</b>

For simplicity these hourly amounts are based on our current professional and non-professional average pay rates and our SD state approved overhead rate. However, we can also invoice based on actual pay rates and overhead if you prefer. This would affect the total amount somewhat depending on which staff work on the curation project.

Project tasks include preparing approximately ½ of the collections for curation, including cataloging to Deadwood HPO and State Historical Society (SARC) specifications. Your office will provide boxes for the curated artifacts. Other supplies will be charged at cost.

***Quality Services, Inc.*** will implement this work and complete it within nine months or less of authorization to proceed.

Work will be invoiced bi-weekly with payment due within 30 days. Payments past due 30 days or more will be subject to 1% per month penalty and collection costs.

In order to begin the work we will also need a written notice to proceed in email or letter format.

Please call me if you want to discuss this or have any questions.

Thank you very much!

Sincerely,

A handwritten signature in cursive script that reads "Lance".

Lance Rom  
President

# DEADWOOD

# EXHIBIT D

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:** July 5, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** Headstone Grant Application: #16001, Johnson, Myrtle L.

---

On July 5, 2016 the Cemetery Committee, a subcommittee of the Deadwood Historic Preservation Commission met and reviewed the below listed headstone grant application:

- #16001, Johnson, Myrtle L. (Mt. Moriah Cemetery)

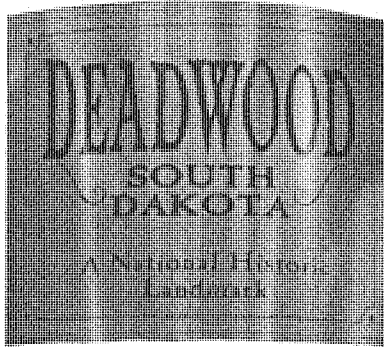
As part of the grant program, applicants are required to furnish photographs, family trees, and any other pertinent information for the Historic Preservation Files. This information will be scanned and placed in the City's IMS (Internet Mapping Server) program.

After reviewing the application, the Cemetery Committee moved to approve the application for the 2016 Headstone Grant Program. The application are attached to this memorandum.

## RECOMMENDATION

Accept application #16001, into the 2016 HPC Headstone Grant Program as approved by the Cemetery Committee on July 5, 2016.

Project Number: 16001  
Application Date: 7/05/2016



## CEMETERY HEADSTONE GRANT APPLICATION

CITY OF DEADWOOD  
108 Sherman Street  
Deadwood, SD 57732

Tel: (605) 578-2082

Fax: (605) 578-2084

### APPLICANT INFORMATION:

Name: Douglas W Dunford  
Address: 4003 SW 22 Dr  
City/State/Zip: Gresham OR. 97080  
Phone Number: 503-492-2590 cell 503-515-9868  
Email Address: DWDD44@Gmail.com

### BACKGROUND INFORMATION:

Deceased Name(s): MYRTLE L. JOHNSON  
Date of Death: Dec. 1904  
Cemetery: MT Moriah Cemetery  
Individual or Family Plot: 220  
Addition: \_\_\_\_\_ Section: 4 Lot: \_\_\_\_\_ Plot: \_\_\_\_\_

Project Number: \_\_\_\_\_  
Application Date: \_\_\_\_\_

CITY OF DEADWOOD  
CEMETERY HEADSTONE GRANT APPLICATION

**1. Personal Information:**

Nominee Name: MYRTLE L. JOHNSON  
Nickname(s): LOTTIE  
Maiden Name (if applicable): \_\_\_\_\_  
Date and Place of Birth: Norway Oct. 7, 1896  
Date of Death: Dec. 21, 1904

**2. Family Information:**

Mother's Name: GINA HANSINA ISAKSDATTER LODDERVIK  
Date and Place of Birth: MAY 20, 1875 HØLE Norway  
Father's Name: Charles Oscar Johnson  
Date and Place of Birth: 1864 Sweden  
Siblings: George, Myrtle, Jennie, Carl & Hazel  
Spouses Name: NONE  
Marriage Date: \_\_\_\_\_ Living or Deceased: \_\_\_\_\_  
Children (Please list ALL Children): \_\_\_\_\_

**3. Education/Major Employment:**

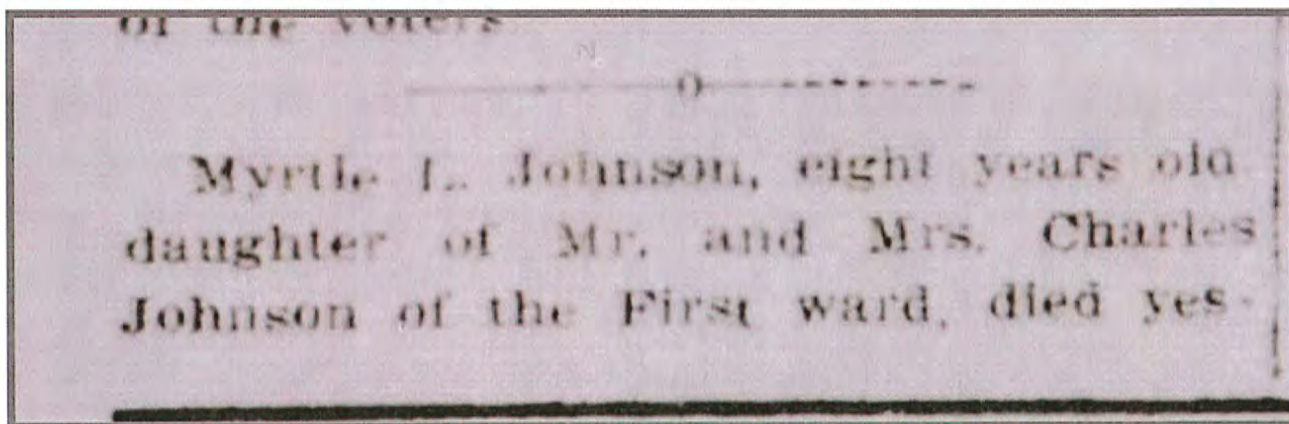
Level: UNKNOWN Name of School/Location: \_\_\_\_\_  
Year Graduated: \_\_\_\_\_ Degree: \_\_\_\_\_  
Dates: \_\_\_\_\_ Name/Location of Employer: \_\_\_\_\_  
Brief Description of Duties: \_\_\_\_\_  
\_\_\_\_\_

# Historic Directories\_OLD

ID	Name	House Number	Street	COMBINED STREET	Occupation	Employer	Occupancy	Business	City or Town	DIRECTORY
9510	Johnston, Chas.		Hotel DeBedrock, lower Main	Hotel DeBedrock, lower Main	Laborer	Golden Reward	boards			1898 Residential Directory
9511	Johnston, Chas.	366	Main	366 Main	Miner		res.			1898 Residential Directory

## 1902-1903 Polk Directory

1902-03	Johnson, Charles	works smelter		rooms	21	Smelter				Deadwood
1902-03	Johnson, Charles	millman		rooms	324	Main				Deadwood
1902-03	Johnson, Charles	miner		residence	308	S. Gold				Lead
1902-03	Johnson, Charles	miner		residence	143	Siever				Lead
1902-03	Johnson, Charles		Homestake	rooms	107	N. Bleeker				Lead
1902-03	Johnson, Charles	milk dealer				mouth of				Blacktail
1902-03	Johnson, Charles	engineer	B. L. & Power Co.							Pluma



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terday morning at 9 o'clock of rheumatism of the heart. The funeral services will be held at the home, near the mouth of Spruce gulch, Friday morning at 10 o'clock, with Scandinavian Lutheran services.

—o—

## Michael Runge

---

**From:** Douglas Dunford <dwdd44@gmail.com>  
**Sent:** Tuesday, June 07, 2016 11:53 AM  
**To:** Michael Runge  
**Subject:** Fwd: SV: I can no more say like U2 - "I Still Haven't Found What I'm Looking For"

Michael this is genealogy info on the Johnson family, for Myrtle Lottie Johnson application for her grave marker.

Thanks again for your help  
Doug

Sent from my iPhone

Begin forwarded message:

**From:** Bjørn Erik Berentsen <[bjorneb@online.no](mailto:bjorneb@online.no)>  
**Date:** March 2, 2016 at 1:53:42 PM MST  
**To:** "Douglas W Dunford" <[dwdd44@gmail.com](mailto:dwdd44@gmail.com)>  
**Subject:** SV: I can no more say like U2 - "I Still Haven't Found What I'm Looking For"

If you would ever pass Deadwood I would be ever so grateful for a picture of the gravestone.

Happy grandson birthday and have a good time in Southern California. Wish we were there. Tonight we have a blizzard up here. Snowing heavily and I have to kick in the snow blower tomorrow morning to clear the driveway.

All the best Doug and regards from Unni.

Bjorn Erik

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**Fra:** Douglas W Dunford [<mailto:dwdd44@gmail.com>]  
**Sendt:** 2. mars 2016 21:24  
**Til:** Bjørn Erik Berentsen  
**Emne:** Re: I can no more say like U2 - "I Still Haven't Found What I'm Looking For"

Bjorn what a fantastic relief that must have been for you to find Lottie, I know that you have been working hard to find her.

In June we are planning to go to Montana for a wedding, maybe i will go onto So. Dakota and get pictures of the headstone, will that complete your geneology info on the family?

We are in San Diego for our grandsons birthday and then over to AZ to Julies she needs some brakes and shocks on her car.

Thanks again for all your hard work you did a excellent job. Info I would never have known or been able to pass on to the kids and grandkids. We are eternally thankful.

Doug

Sent from my iPad

On Mar 2, 2016, at 3:47 AM, Bjørn Erik Berentsen <[bjorneb@online.no](mailto:bjorneb@online.no)> wrote:



Hi Friends,

More than 20 years ago, Marsha challenged me to research what happened to her aunt, i.e. the sister of her mother Hazel, namely Lottie Johnson, who apparently died at a young age. Lottie was always in my focus when I researched family in the US. Unni and I have walked several cemeteries in the US in search for "the missing stone". Finally, - I believe that I am able to tell you that her final resting place is in a cemetery in Deadwood in South Dakota. We believed that Lottie died around the age of 14, but my findings show that she died already 8 years old. And NO - we do not know what caused her death at that last day before Christmas and at such a young age. We always believed that she passed away while the family lived in Deadwood and I have searched the Cemeteries of South Dakota on the internet so many times before. As time passes by, however, ancestral researchers all over the World are busy registering burial sites and documents and each day, more and more information find its way into the internet databases.

In this picture below, you find the siblings Lottie (born in 1896), Carl Otto (born in 1901), Jennie (born in 1899 in Norway) and George (born in 1894). What about Hazel? Hazel was born an amazing 16 years later. I guess that Carl Otto is about 1 year old in this picture. Hazel was born in 1917 when her mother Gina was 42 years old.

<Portrait Lottie Carl Jennie George about 1903.jpg>

The family first lived in Deadwood where their father Charles (emigrant from Sweden) worked as a miner for Gold in the Black Hills. The family later moved to Spokane in Washington. I have been at their house, still standing and looking good (have pictures and address). Finally the family moved to Tigard in Oregon.

Lottie was left behind in South Dakota. Her resting place is found at Plot 220 Section 4 at the Mount Moriah Cemetery in Deadwood, SD.

## Mount Moriah Cemetery

*"The climate in the Black Hills is so damn healthy that you would have to kill a man to start a cemetery."*

**George V. Ayres, Deadwood businessman and longtime resident**

Situated on a mountainous plateau overlooking Deadwood Gulch is historic Mt. Moriah Cemetery. Established in 1878 by the Lawrence County Commission, Mt. Moriah is the final resting place of western legends, murderers, madams, and pillars of Deadwood's early economic development.

<http://www.cityofdeadwood.com/index.asp?SEC=A0DB4AD3-F0E9-4EAC-8E22-995D27A3329B&>

If any of you ever should visit this site, - please put a flower on her grave from me :-)

Over the years I have collected much information about the family, both in Norway and America and all my records are available to you. Just pass the message and I'll send you a copy in a format of your own choice.

Below - just a small glimpse (without notes) of that part of our family that descend from Isak Isakson Loddervik, the Father of Gabriel Breivik and Gina Loddervik Johnson. Isak's son Isak, also emigrated to America, but did not settle and went back home to Norway, married and started his own family there. Below - information for 4 generations....

1. **Isak Isaksen<sup>1</sup> Loddervik**, b. 9 Mar 1835 in Breivik i Høle, Rogaland (son of Isak Knudson and Inger Olsdatter Fløysvik), census 1900 at Farm Loddervik, census 1910 in Farm Loddervik with son Isak and family, d. 1912.  
He married **Bertha Maria Guttormsdatter**, b. 06 Sep 1844 in Høle, Stavanger, Norway. (daughter of Guttorm Guttormsen and Marta Ådnesdatter Hammar), census 1900 in Farmers wife at Loddervik., census 1910 in Farm Loddervik with son Isak and family, d. 1919 in Loddervik, buried 28 Apr 1919 in Riska Gamle, Sandnes, Rogaland.  
*Children:*
  2. i. Gabriel Isaksen<sup>2</sup> Breivik b. 10 Jul 1864.
  3. ii. Inger (Ingeborg) Isaksdatter Loddervik b. 15 Jan 1866.
  4. iii. Isak Isaksen Loddervik b. 04 Apr 1868.
  5. iv. Martha Isaksdatter Loddervik b. 07 Oct 1870.
  6. v. Ine Marie Isaksdatter Loddervik b. 10 Jan 1873.
  7. vi. Gina Hansina Isaksdatter Loddervik b. 20 May 1875.
  8. vii. Guttorm Isaksen Loddervik b. 10 Oct 1877.
- Generation Two*
  2. **Gabriel Isaksen<sup>2</sup> Breivik** (Isak Isaksen<sup>1</sup> Loddervik), b. 10 Jul 1864 in Breivik, Høgsfjord, Norway KB Høle Høgsfjord, christened 07 Aug 1864 in Breivik, Høgsfjord, Norway KB Høle Høgsfjord, confirmation 13 Oct 1878 in Breivik, Høgsfjord, Norway KB Høle Høgsfjord, emigrated 1880 from Høle to Lillesand (16 years of age) as Gabriel Breivik (KB Høle), emigrated 1882 from Lillesand to USA via Canada, occupation 1890 Ordained Minister - WHO-Pastors page 81, resided 1930 in Census 1930 Tacoma, Pierce County, WA, USA., d. 10 Jul 1957, resided 1935 in Visited family in Norway.  
He married **Theckla Eleonora Albrecht**, married 1898, b. 6 aug 1878 in Guadalupe Valley, Seguin, Texas, USA (daughter of Johann Christian (Rev. J.C.) Albrecht and Eleanor Fredericke Emilie Strohmetz), d. 15 Nov 1967 in Tacoma, Pierce, WA.  
*Children:*
    9. i. Eleonora M.<sup>1</sup> Breivik b. 1899.
    10. ii. Ester C. Breivik b. 1901.
    11. iii. Gerhard J. Breivik b. 1902.
    12. iv. Thora Emilia "Maidie" Breivik b. 1905.
    13. v. Walther b. 1905.
    14. vi. Dagmar Ragnhild Breivik b. 1912.
  3. **Inger (Ingeborg) Isaksdatter<sup>3</sup> Loddervik** (Isak Isaksen<sup>1</sup>), b. 15 Jan 1866, christened 11 Mar 1886 in Høgsfjord. Given name was Ingeborg - not Inger., d. 08 Oct 1955 in GALTEVIK, buried 14 Oct 1955 in GAMLE KIRKEGÅRD RISKA KIRKE. She married **Thomas Jonassen Galtevik**, married 01 May 1888 in Fra ministrålbok Høgsfjord., b. 28-JAN-1861 in Hetland (son of Jonas Torbjørnsen Tingholmen and Ester Sigbjørnsdatter), d. 01-FEB-1944 in GALTEVIK, buried 08-FEB-1944 in GAMLE KIRKEGÅRD RISKA KIRKE, occupation BONDE, census 1865 in Galteviggen.  
*Children:*
    15. i. Ester Thomasdatter<sup>3</sup> Galtavik b. 06 Feb 1889.
    16. ii. Inga Marie Thomasdatter Galtavik b. 28-NOV-1891.
    17. iii. Johan Estrup Thomasen Galtevik b. 25-JAN-1895.
    18. iv. Margit Isidora Thomasdatter Galtevik b. 17 Jun 1899.
  4. **Isak Isaksen<sup>3</sup> Loddervik** (Isak Isaksen<sup>1</sup>), b. 04 Apr 1868 in Høle, christened 03 May 1868 in Høle, confirmation 08 Oct 1882 in Høle, emigrated 1886 to USA - Illinois, emigrated 23 Mar 1887 to USA (not married) - last residence before return to Norway in 1888 - Illinois., immigrated 1888 to Returned to Norway from the USA - Illinois, occupation 1886 - 1888 USA - Illinois - Miner, census 1910 in Loddervik as farmer, fisherman, lumber, d. 08 Jun 1949 in Høle, buried 12 Jul 1949 in New cemetery East of Riska Church, Hommersåk.  
He married **Rakel Halvorsdatter Holland**, b. 01 Dec 1872 in Riskekverven, baptized 14 Dec 1872 in Riska, d. 28 Oct 1941 in Loddervik, buried 29 Oct 1941 in Old cemetery near Old Riska Church OGA 04 027.  
*Children:*
    19. i. Inga Maria Isaksdatter<sup>3</sup> Loddervik b. 25 Apr 1894.
    20. ii. Isak Isaksen Loddervik b. 29 Oct 1896.
    21. iii. Herman Isaksen Frøiland b. 27 Jan 1900.
    22. iv. Ingvald Rasin Isaksen Frøiland b. 13 Jul 1902.
    23. v. Olina Isaksdatter Frøiland b. 04 Feb 1906.
    24. vi. Henrik Emil Isaksen Frøiland Loddervik b. 02 May 1909.
  5. **Martha Isaksdatter<sup>4</sup> Loddervik** (Isak Isaksen<sup>1</sup>), b. 07 Oct 1870 in Høle (Loddervik, Høle), christened 06 Nov 1870 in Høle, d. 1962.  
She married **Karl Bertinius Olsen Hovland Jødestad**, married 18 Mar 1892 in Høgsfjord to Karel Bertinius Olsen, b. 29 Jul 1868 in Hetland (son of Ola Samuelsen Jødestad and Inger Taletta Andreasdatter), d. 1959.  
*Children:*
    25. i. Inga Teodora Karlsdatter<sup>3</sup> Jødestad b. 20 Sep 1895.
  6. **Ine Marie Isaksdatter<sup>5</sup> Loddervik** (Isak Isaksen<sup>1</sup>), b. 10 Jan 1873 in Høle, christened 19 Jan 1873 in Høle, confirmation 02 Oct 1887 in Høle, d. 1902.  
She married **Lars Kristofersen Jødestad Riska**, b. 4 Jul 1872 (son of Kristoffer Pedersen Jødestad and Berta Serina Eltervåg), d. 13 May 1948.  
*Children:*
    26. i. Kristoffer Larsen<sup>3</sup> Jødestad b. 1899.
    27. ii. Lars Manuell Larsen Jødestad b. 1902.
  7. **Gina Hansina Isaksdatter<sup>6</sup> Loddervik** (Isak Isaksen<sup>1</sup>), b. 20 May 1875 in Høle, christened 13 Jun 1875 in Høle, emigrated 1892 from Norway, emigrated 21 Apr 1901 from Re-entered from Norway, census 1910 in Blaine, Butte, South Dakota, d. 1940 in Tigard, Oregon, USA, buried 1940 at Crescent Grove Cemetery, Tigard, Oregon.  
She married **Charles Oscar Johnson**, b. 1864, emigrated 1883 from Sweden via England., emigrated 21 Apr 1901 in Re-entered from visit to Norway with entire family via Southampton, occupation 1901 Mining in Deadwood South Dakota, census 1910 in Blaine, Butte, South Dakota, census 1920 in North Atlantic / Struer, Spokane, Washington, USA, census 1930 in Tigard, Portland, Washington county, Oregon, census 1940 in Hwy 207, Durham, Washington county, Oregon, d. 1947 in USA, buried 1947 on Crescent Grove Cemetery, Tigard, Oregon.  
*Children:*
    28. i. George Marcellius<sup>1</sup> Johnson b. 18 Oct 1894.
    29. ii. Lottie Myrtle Johnson b. 07 Oct 1896.
    30. iii. Jenny (Jennie) Johnson b. 10 Mar 1899.
    31. iv. Carl Otto Johnson b. 20 Sep 1901.
    32. v. Hazel Marie Johnson b. 13 Oct 1917.
  8. **Guttorm Isaksen<sup>7</sup> Loddervik** (Isak Isaksen<sup>1</sup>), b. 10 Oct 1877 in Høle, christened in The childs death hindered the Christening planned for 21.10.1877, d. 22 Oct 1877 in Høle, buried 27 Oct 1877 in Høle.

*Generation Three*

9. **Eleanora M.<sup>3</sup> Breivik** (Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 1899, d. 13 Aug 1992 in Tacoma, Pierce, Washington, United States of America.  
She married **Gilbert Clarence Gunderson**, married 20 Oct 1916 in Tacoma, Washington where they also lived, b. 8 Jul 1896 in Grant Centre, Cerro Gordo County Iowa (son of Christian (Kristian) Gunderson and Mari Gunlekdatter Bugti), baptized 30 Aug 1896 in Grant Centre, Cerro Gordo County Iowa, confirmation 18 Jun 1911 in Salem Congregation near Silvana, Washington by Pastor Olaf Ellingsen.
- Children:*
- 33. i. Dolores E.<sup>4</sup> Gunderson b. 1917.
  - 34. ii. Constance M. Gunderson b. 1919.
  - 35. iii. Robert Gunderson b. 1922.
  - 36. iv. Gilbert S. (Sunny) Gunderson b. 01 Aug 1928.
10. **Ester C.<sup>3</sup> Breivik** (Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 1901 in Minnesota.  
She married **Ben McDonald**.
- Children:*
- 37. i. Collier<sup>4</sup> McDonald.
11. **Gerhard J.<sup>3</sup> Breivik** (Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 1902 in North Dakota, d. 03 Jan 1981 in Olympia, Washington, USA.  
He married **Agnes H. Severneck**, married 1935 in Tacoma, Washington, b. 23 Jul 1908 in WA, d. 01 Dec 1970 in Tacoma, WA, USA.
- Children:*
- 38. i. Gerhard Gary<sup>4</sup> Breivik.
12. **Thora Emilia "Maidie"<sup>3</sup> Breivik** (Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 1905 in Dassel, Meeker County, Minnesota.  
She married **William (Bill) Nero**.
- Children:*
- 39. i. William Eldon<sup>4</sup> Nero.
13. **Walther<sup>3</sup>** (Gabriel Isaksen<sup>2</sup> Breivik, Isak Isaksen<sup>1</sup> Loddervik), b. 1905 in Dassel, Meeker County, Minnesota, d. 1905 in Dassel, Meeker County, Minnesota Stillborn twin brother of Thora Emilia, buried 1905 at Immanuel Lutheran Cemetery in Acoma, McLeod County, Minnesota.
14. **Dagmar Ragnhild<sup>3</sup> Breivik** (Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 1912 in Idaho, USA, resided 1920 in Tacoma Ward 3, Pierce, WA, USA, d. 2004.  
She married **Eldon Magnuson**.
- Children:*
- 40. i. Carol<sup>4</sup> Magnuson.
  - 41. ii. Eldon "Buddy" Magnuson.
15. **Ester Thomasdatter<sup>3</sup> Galtavik** (Inger (Ingeborg) Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 06 Feb 1889, d. 24 Apr 1894.
16. **Inga Marie Thomasdatter<sup>3</sup> Galtavik** (Inger (Ingeborg) Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 28-NOV-1891, d. 14-NOV-1892.
17. **Johan Estrup Thomasen<sup>3</sup> Galtevik** (Inger (Ingeborg) Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 25-JAN-1895, d. 22-NOV-1977.
18. **Margit Isidora Thomasdatter<sup>3</sup> Galtevik** (Inger (Ingeborg) Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 17 Jun 1899 in Hetland, d. 19 Jun 1955 in In her home at Lagårdsveien 74, Stavanger, buried in Family burial site at Lagård, Stavanger, occupation Housewife.  
She married **Einar Ellingsen Sola**, b. 6 Apr 1896 in Stavanger (son of Enok Ellingsen Sole and Ingeborg Bergitte Børresen Ask), baptized 3 May 1896 in St. Petri Church, Stavanger, d. 23 Jul 1981 in St. Petri Gamlehjem, Stavanger, buried in Family burial site Lagård, Stavanger, confirmation 9 Apr 1911 in Stavanger, occupation Master carpenter.
- Children:*
- 42. i. Inger Ellingsen<sup>4</sup> Sola b. 21 Aug 1922.
  - 43. ii. Erling Sola b. 28 Feb 1925.
19. **Inga Maria Isaksdatter<sup>3</sup> Loddervik** (Isak Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup>), b. 25 Apr 1894 in Høle, occupation 1910 Loddervik - Household and farm creatures.
20. **Isak Isaksen<sup>3</sup> Loddervik** (Isak Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup>), b. 29 Oct 1896 in Høle, occupation 1910 Loddervik - Fisherman.
21. **Herman Isaksen<sup>3</sup> Frøiland** (Isak Isaksen<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 27 Jan 1900 in Frøiland, Hetland, Rogaland, Norway, occupation 1910 Loddervik - Lumberer - firewood supply.
22. **Ingvald Rasin Isaksen<sup>3</sup> Frøiland** (Isak Isaksen<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 13 Jul 1902 in Frøiland, Hetland, Rogaland, Norway, occupation 1910 Loddervik - child.
23. **Olina Isaksdatter<sup>3</sup> Frøiland** (Isak Isaksen<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 04 Feb 1906 in Frøiland, Hetland, Rogaland, Norway.
24. **Henrik Emil Isaksen Frøiland<sup>3</sup> Loddervik** (Isak Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup>), b. 02 May 1909 in Frøiland, Hetland, Rogaland, Norway, d. 03 Feb 1996 in Høle, buried 09 Feb 1996 in Sandnes, Rogaland, Norway.  
He married **Gerda Raustein Loddervik**, b. 26 Jun 1919 (daughter of Gunnar Raustein and Inga Raustein), d. 27 Mar 2015 in Mosheim Sykehjem, Stavanger, Norway, buried 7 Apr 2015 at 13:00 in Riska Church, Hommersåk, Rogaland, Norway.
- Children:*
- 44. i. Ivar<sup>4</sup> Loddervik b. 1946.
25. **Inga Teodora Karlsdatter<sup>3</sup> Jødestad** (Martha Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 20 Sep 1895 in Hetland, d. 1975.  
She married **Sigvart Økland**, married 1916, b. 1888 in Bokn, Rogaland, Norway (son of Matias Larsen Økland and Unknown), d. 1944.
- Children:*
- 45. i. Magne Emil<sup>4</sup> Økland b. 1916.
  - 46. ii. Karl Marselius Magnus Økland b. 28 jun 1918.
  - 47. iii. Tora Synnøve Økland b. 1921.
  - 48. iv. Marit Økland.
26. **Kristoffer Larsen<sup>3</sup> Jødestad** (Ine Marie Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 1899 in Jødestad, d. 1978 in Jødestad, occupation Farmer at Jødestad. Breeding of Silver Fox for the fur industry.  
He married **Anna Aarebrot Kinn**, b. 1898, d. 1979.
- Children:*
- 49. i. Kåre<sup>4</sup> Torp b. 1942.
27. **Lars Manuell Larsen<sup>3</sup> Jødestad** (Ine Marie Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 1902 in Jødestad, d. in In the USA, emigrated to USA, occupation the USA was Factory worker.
28. **George Marcellius<sup>3</sup> Johnson** (Gina Hansina Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 18 Oct 1894 in Pennington County, South Dakota (US Birth Register), d. 1965 in USA, buried 1965 on Crescent Grove Cemetery, Tigard, Oregon, census 1910 in Blaine, Butte, South Dakota, emigrated 21 APR 1901 in Re-entered from Norway.

He married **Fern Alice Z. Phillips**, married 30 Nov 1916 in Fairpoint, Meade County, South Dakota, b. 1894, d. 1992 in USA, buried 1992 on Crescent Grove Cemetery, Tigard, Oregon.

*Children:*

50. i. De Loss<sup>2</sup> Johnson.

29. **Lottie Myrtle<sup>1</sup> Johnson** (Gina Hansina Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 07 Oct 1896 in Deadwood South Dakota, baptized 08 Nov 1896 in Deadwood South Dakota, emigrated 21 APR 1901 in Re-entered from Norway, d. 1910 in At the age of 14.

30. **Jenny (Jennie)<sup>1</sup> Johnson** (Gina Hansina Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 10 Mar 1899 in Galtavik, Høgsfjord, Norway, christened 11 MAI 1899 in Farm Loddervik, Høgsfjord, d. October 1986 in Portland, Multnomah Co. OR, USA, buried 1986 on Crescent Grove Cemetery, Tigard, Oregon, census 1910 in Blaine, Butte, South Dakota, emigrated 21 APR 1901 in Re-entered from Norway.

She married **Russel Edward Dunford**, married 3 Apr 1931 in Portland, Multnomah Co. OR, USA, b. 5 Jul 1900 in Montgomery City, MO, USA (son of George Hill Dunford and Margaret Jane Sturgeon), d. 17 Dec 1982 in Portland, OR, USA, buried 1983 on Crescent Grove Cemetery, Tigard, Oregon.

*Children:*

51. i. Orrin Russel<sup>2</sup> Dunford b. 19 Aug 1937.  
52. ii. Douglas Wayne Dunford b. 25 May 1940.

31. **Carl Otto<sup>1</sup> Johnson** (Gina Hansina Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 20 Sep 1901 in Lawrence County, South Dakota, USA, resided 1930 in Portland, Multnomah, Oregon, USA, resided 1940 in Damascus, Clackamas County, Oregon, USA, d. 16 Apr 1980 in Clackamas County, Oregon, USA, buried in Carl & Mary are both buried in Lincoln Memorial cemetery. He married **Mary Alice Johnson**, married 1923, b. 22 Jun 1901 in Illinois, d. 15 Sep 1989 in Multnomah County, Oregon, USA.

*Children:*

53. i. Carl Robert<sup>2</sup> Johnson b. 1925.  
54. ii. Treva Johnson b. 1932.

32. **Hazel Marie<sup>1</sup> Johnson** (Gina Hansina Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 13 Oct 1917 in Nisland, South Dakota, USA, d. 26 Sep 1993 in 97116 Forest Grove, Washington County, Oregon, USA (see note 1), buried 1993 in Crescent Grove Cemetery, Tigard, Oregon.

She married **James Ralph Burley**, married 5 Jun 1937, b. 25 Oct 1915 (son of Leonard Thomas Burley and Dora Emeline Weddle), d. 18 Feb 2003 in his home in Forest Grove, Portland.

*Children:*

55. i. Neil Thomas<sup>2</sup> Burley b. 1 Jan 1942.  
56. ii. Marsha Jean Burley b. 18 Jan 1949.

*Generation Four*

33. **Dolores E.<sup>1</sup> Gunderson** (Eleanora M.<sup>2</sup> Breivik, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 1917, d. 1997.

She married **Miles Griffith Nelson**, married 16 Nov 1935 in Tacoma, WA, USA, divorced 1957 in Divorced Dorene and married Sheila, b. 14 Mar 1913 in Tacoma, Pierce, WA, USA (son of Peder A. H. Nielsen (Nelson) and Ellen Therza Bacon), d. 13 Oct 1991 in Seattle, King, WA, USA.

*Children:*

- i. Dorene Ellen<sup>2</sup> Nelson b. 10 Aug 1938 in Tacoma, Pierce, WA, USA.  
She married Richard A. Fehnel PhD, b. 26 Nov 1938 in Bath, Pennsylvania, USA, d. 06 May 2006 in Portland, Multnomah, OR, USA.  
ii. Suzanne Claire Nelson b. 18 May 1944 in Tacoma General Hospital, Pierce, WA, resided 1993 in Lynnwood, WA.  
She married (1) James Julian Hill, married 09 Jun 1963 in Seattle King, WA, b. 08 May 1942 in Toppenish rural, WA (son of James Glenn Hill and Bernice Aldinger), d. 29 Apr 2013 at his home in Port Townsend.  
She married (2) Norman Neil Manly, married 19 Sep 1981 in Tacoma, Pierce, WA, USA, b. 29 Jul 1943 in Tacoma, WA (son of Harry M. Manly and Abby Miltilda Reed), resided 1993 in Lynnwood, WA.  
iii. Miles Gilbert Nelson b. 10 May 1950 in Seattle, King, WA, USA, resided 1993 in Seattle, WA, USA.

34. **Constance M.<sup>1</sup> Gunderson** (Eleanora M.<sup>2</sup> Breivik, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 1919 in Washington, d. 1994 in Tacoma, Pierce, WA, USA.

She married **Boyd Willey**.

*Children:*

- i. James Boyd<sup>2</sup> Willey b. 4 May 1944.  
He married Lynn.  
ii. Janet Willey b. 1936, d. 1981.  
She married Dennis Cook D?.

35. **Robert<sup>1</sup> Gunderson** (Eleanora M.<sup>2</sup> Breivik, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 1922 in Washington, USA, d. 21 Jan 1965 in Tacoma, Pierce, WA, USA.

He married **Theresa E Gunderson**, b. in Boston area, USA.

*Children:*

- i. Karin<sup>2</sup> Gunderson.  
ii. Mary Ann Gunderson.  
iii. Robert (Bob) Gunderson.  
iv. Kathy.

36. **Gilbert S. (Sunny)<sup>1</sup> Gunderson** (Eleanora M.<sup>2</sup> Breivik, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik), b. 01 Aug 1928 in Washington, USA, military 1940 SSGT US AIR FORCE, d. 02 Jun 2011 in Anderson Island, Pierce, WA, USA.

37. **Collier<sup>1</sup> McDonald** (Ester C.<sup>2</sup> Breivik, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik).

38. **Gerhard Gary<sup>1</sup> Breivik** (Gerhard J.<sup>2</sup>, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik).

*Children:*

- i. Gwen<sup>2</sup> Oliver.

39. **William Eldon<sup>1</sup> Nero** (Thora Emilia "Maidie"<sup>2</sup> Breivik, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik).

He married (1) **First spouse name not known**.

He married (2) **Sally**.

*Children:*

- i. Krisit<sup>2</sup> Nero.  
She married Krisit's husband.

40. **Carol' Magnuson** (Dagmar Ragnhild<sup>3</sup> Breivik, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik).  
She married **De Vore**.
41. **Eldon "Buddy" Magnuson** (Dagmar Ragnhild<sup>3</sup> Breivik, Gabriel Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup> Loddervik).
42. **Inger Ellingsen' Sola** (Margit Isidora Thomasdatter<sup>3</sup> Galtevik, Inger (Ingeborg) Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 21 Aug 1922 in Stavanger, baptized 17 Sep 1922 in St. Pertri church, Stavanger, d. 15 Jun 1991 in Sentralsykehuset i Akershus, Lørenskog, buried 20 Jun 1991 in Lagård syd, Stavanger, occupation Housewife.  
She married **Hans Arnold Berentsen**, married 23 Jun 1947 in Stavanger, b. 7 Dec 1922 in Stavanger (son of Anton Birger Berentsen and Ingeborg Helliesen), d. 28 Mar 1976 in In his home, Kolbotn, Norway, buried 2 Apr 1976 in Family burial site, Lagård, Stavanger, occupation Colonel Lieutenant - Norwegian Army.  
*Children:*  
i. Bjørn Erik' Berentsen b. 1 Jan 1950 in Stavanger, baptized in Stavanger, confirmation in Kolbotn Church in Oppegaard commune., occupation Engineer.  
He married Unni Langbraaten, married 10 Aug 1974 in Kolbotn Church in Oppegaard commune., b. 21-AUG-1952 in Oslo (daughter of Roger Langbraaten and Reidun Margit Christiansen), baptized 02-NOV-1952, christened in KOLBOTN KIRKE / OPPEGÅRD KOMMUNE, occupation REGNSKAPSFØRER.  
ii. Harald Berentsen b. 24-JUN-1952 in STAVANGER/STAVANGER SYKEHUS.  
He married (1) Anne Råmundal, married 27-JUN-1974 in PARIS/DEN NORSKE AMBASSADE, resided (family) ??-JUN-1986 in BÆRUM, b. 30-MAR-1953 (daughter of Olav Råmundal and Signe Råmundal), occupation BANKREVISJON.  
He married (2) May Heggem, married 30-JAN-1987 in EIDSVOLL/SORENSKRIVERKONTORET, b. 29-APR-1952 in MOLDE.  
iii. Marit Berentsen b. 25-FEB-1955 in STAVANGER SYKEHUS / STAVANGER, baptized IKKE DØPT, d. 25-FEB-1955 in Stavanger, buried in STAVANGER/FAM.GRAVSTED BERENTSEN.
43. **Erling' Sola** (Margit Isidora Thomasdatter<sup>3</sup> Galtevik, Inger (Ingeborg) Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 28 Feb 1925 in Stavanger, d. 5 Nov 1994.  
He married **Åshild Marie Pedersen**, married 6 Nov 1956 in STAVANGER/STAVANGER DOMKIRKE, b. 2 May 1931.  
*Children:*  
i. Espen Magne' Sola b. 31 Jan 1958 in Stavanger, occupation POLITI.  
He married Tove Smerud, married 25 Sep 1987 in RINGERIKE SORENSKRIVERKONTOR KL 1500 (daughter of Erling Smerud and Edit).  
ii. Kirsten Sola b. 3 Oct 1959, occupation LEGE.  
She married Matthias Fischer, married 25 Jul 1987 in SOLA KIRKE (son of Werner Fischer and Waltraut), occupation LEGE.  
iii. Marit Sola b. 12 Nov 1961 in Stavanger.  
She married Rune Larsen.  
iv. Morten Sola b. 19 Apr 1964 in Stavanger.  
He married Solveig Holter, married 15 Jun 1991 in NES KIRKERUINER / NES KOMMUNE.
44. **Ivar' Loddervik** (Henrik Emil Isaksen Frøiland<sup>3</sup>, Isak Isaksen<sup>2</sup>, Isak Isaksen<sup>1</sup>), b. 1946 in Loddervik.  
He married **Bente Kristin Loddervik**, b. in Madla, Stavanger.  
*Children:*  
i. Camilla' Loddervik b. 1978 in Stavanger.  
She married Jøran.  
ii. Christer Loddervik b. 1988 in Stavanger.  
iii. Cathrine Loddervik b. 1998 in Stavanger.
45. **Magne Emil' Økland** (Inga Teodora Karlsdatter<sup>3</sup> Jødestad, Martha Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 1916, d. 1938.
46. **Karl Marselius Magnus' Økland** (Inga Teodora Karlsdatter<sup>3</sup> Jødestad, Martha Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 28 jun 1918, d. 1987.  
He married **Brita Line** (daughter of Ole Pedersen Line and Unknown).  
*Children:*  
i. Steinar Terje' Økland b. 1946 in Haualand, Riska, Rogaland, Norway.  
ii. Marta Økland b. 1948 in Haualand, Riska, Rogaland, Norway.  
iii. Bjørg Økland b. 1953 in Haualand, Riska, Rogaland, Norway.  
iv. Kari Økland d. 1959 in Haualand, Riska, Rogaland, Norway.
47. **Tora Synnøve' Økland** (Inga Teodora Karlsdatter<sup>3</sup> Jødestad, Martha Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 1921.  
She married **Henrik M. Alvestad**.
48. **Marit' Økland** (Inga Teodora Karlsdatter<sup>3</sup> Jødestad, Martha Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>).  
She married **Arne Alvestad**.
49. **Kåre' Torp** (Kristoffer Larsen<sup>3</sup> Jødestad, Ine Marie Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 1942, d. 1974.
50. **De Loss' Johnson** (George Marcellius<sup>3</sup>, Gina Hansina Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>).  
He married **Laura**, b. 29-DES-1917.  
*Children:*  
i. Stafford' Johnson.  
He married Amy.
51. **Orrin Russel' Dunford** (Jenny (Jennie)' Johnson, Gina Hansina Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 19 Aug 1937 in Portland, Multnomah Co. OR, USA, d. 19 feb 1990 in on vacation in Arizona 52 years old.  
He married **Isobelle Jean McSkimmon "Izzy"**, married 1 Sep 1966 in Multnomah Co. OR, USA, b. 20 Jan 1937 in Motherwell, Scotland.  
*Children:*  
i. Judith Ann Dunford "Judy" Dunford" b. 25 Feb 1969 in Portland, Multnomah Co. OR, USA.  
She married Schwab.  
ii. Sharon Dunford b. 24 Nov 1972 in Portland, Multnomah Co. OR, USA.
52. **Douglas Wayne' Dunford** (Jenny (Jennie)' Johnson, Gina Hansina Isaksdatter<sup>2</sup> Loddervik, Isak Isaksen<sup>1</sup>), b. 25 May 1940 in Portland, Multnomah Co. OR, USA.  
He married **Janet Lois Grey**, married 24 Sep 1966 in Clark County. OR, USA, b. 26 Oct 1941 in Seattle, King Co. WA, USA.  
*Children:*  
i. Julie Marie' Dunford b. 17 May 1967 in Portland, Multnomah Co. OR, USA.  
ii. Brock Douglas Dunford b. 10 May 1969 in Portland, Multnomah Co. OR, USA.  
He married Johnnie Lin Dunford, b. 28 Aug 1973.

- iii. Darin Wayne Dunford b. 13 Mar 1972 in Portland, Multnomah Co. OR, USA.  
He married Elizebeth Monet Dunford, b. 30 Jan 1976.
- 53. **Carl Robert' Johnson** (Carl Otto', Gina Hansina Isaksdatter' Loddervik, Isak Isaksen'), b. 1925 in Oregon.
- 54. **Treva' Johnson** (Carl Otto', Gina Hansina Isaksdatter' Loddervik, Isak Isaksen'), b. 1932.
- 55. **Neil Thomas' Burley** (Hazel Marie' Johnson, Gina Hansina Isaksdatter' Loddervik, Isak Isaksen'), b. 1 jan 1942 in McKenna Ave. Portland, Oregon, christened in Tacoma, Washington by Gabriel Breivik, d. 22 Jan 2013.  
He married (1) **Judy (Judith) H. Albrecht** (daughter of Fred William Albrect and Alice Marie Barger).  
*Children:*
  - i. Sara Suzanna Marie Albrecht<sup>s</sup> Burley b. 23 Oct 1972 in Vancouver WA.  
He married (2) **Joan**.  
*Children:*
    - ii. Kevin Thomas Burley.  
He married (1) (girlfriend).  
He married (2) Geri Miller, married 07 Jul 2014 in Washougal Eagles - Oregon.
    - iii. Chad James Burley.  
He married Mylie.
- He married (3) **Bonnie**.  
*Children:*
  - iv. Shane.
- 56. **Marsha Jean' Burley** (Hazel Marie' Johnson, Gina Hansina Isaksdatter' Loddervik, Isak Isaksen'), b. 18 jan 1949 in McKenna Ave. Portland, Oregon, christened in Tacoma, Washington by Gabriel Breivik, d. 17 Jan 2015 in In her home in Gales Creek Valley, USA.  
She married (1) **James Ray Sapp**, married 10 mai 1968 in Vancouver, Washington, divorced 10 mai 1970, b. 29 apr 1949.  
*Children:*
  - i. James Ray<sup>s</sup> Bewersdorff b. 14 nov 1968 in Portland Oregon USA.  
He married Amanda Lee McFarlane (daughter of Raymond Lee McFarlane and Edna Jeannine Hancox).  
She married (2) **Richard Bewersdorff**, married 11 Aug 1973 in Vancouver, Washington, divorced 2 feb 1987, b. 30 jun 1944 (son of Henry "Hank" A. Bewersdorff and Frances E. Piplic Bewersdorff).  
*Children:*
    - ii. Michael Richard Bewersdorff b. 26 jan 1977 in Portland Oregon.  
He married Jamie R. Heisler, married 22 sep 2001 in Portland, Oregon (daughter of Jim Heisler and Diane).  
iii. Kayla Marie Bewersdorff b. 30 jun 1982.
- She married (3) **Steve W. Scott**, married 22 apr 1988, divorced 16 sep 1993, b. 14 aug 1942.  
She married (4) **Larry Meldon Simonton**, married 5 aug 2000 in Ballard Place, Forest Grove, Oregon.

<Mt. Moriah Cemetery - Myrtle Lottie Johnson.pdf>



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  
Fax: (605) 578-2084  
[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)

## MEMORANDUM

**Date:** July 7, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Design and Coordination for New Trestle Sign

The historic trestle at the intersection of US Highways 85 and 385 has recently had the footings of the structure stabilized and minor structural deficiencies repaired by the City of Lead through an Outside of Deadwood Grant. With the completion of stabilization, the rehabilitation of the sign within the trestle structure can now be completed.

This project is being coordinated with Mike Stahl, the City Administrator, and the City of Lead. We identified this project approximately 4 years ago and it was referenced in the Revitalization Plan. (See reference below). We have budgeted for this project in 2016.



In April 2016, the Deadwood Historic Preservation and Deadwood City Commission approved the quote from Berberich Design for the design and coordination of the new trestle sign. (See below for current designs).

The pricing for the material and installation from Rosenbaum is estimated assuming the installation of square tube frame to the face of the existing sign panels and install the new panels to the square tube frame.

Direct Imbed option (10 year) \_\_\_\_\_ \$34,853.00

(This is an actual powder coating process that is very durable and will hold up to UV better)

Simpson Printing option (5+ year) \_\_\_\_\_ \$20,154.00

(This is a printing process direct to aluminum panels, it's quick and durable)



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Telephone (605) 578-2082  
Fax (605) 578-2084



KEVIN KUCHENBECKER  
Historic Preservation Officer  
Telephone: (605) 578-2082  
Fax: (605) 578-2084  
[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)

This estimate is not the final pricing, as it does not include engineering plus any traffic control costs to shut down lanes during installation.



**Recommend Motion:** Move to recommend to the City Commission the approval of the design from Berberich Design and the building and installation from Rosenbaum of the New Trestle Sign not to exceed \$40,000.00.



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

EXHIBIT F

Kevin Kuchenbecker, Historic Preservation Commissioner  
Historic Preservation  
City of Deadwood  
102 Sherman Street  
Deadwood, SD 57732

RE: TRU Hotel Addition to Cadillac Jack's

June 15, 2016

Dear Historic Preservation Commission Members,

On behalf of Optima, LLC, Chamberlin Architects is submitting the attached HPC application for the TRU Hotel addition to Cadillac Jack's Hotel and Gaming.

TRU is a very new hotel brand under Hilton Worldwide, and is designed for the millennial generation. Their contemporary, prototypical architecture is meant to appeal to a younger generation with an emphasis on affordable, no-frills lodging, yet still maintaining a "hip" appearance.

While this target market will certainly add a new dimension to the lodging demographic in Deadwood, we've understood from the beginning that there would be some challenges bringing the modern TRU philosophy to a historic landmark.

Because we anticipated this, we started very early in the design process to test concepts, present options and coordinate goals of Deadwood Historic Preservation, TRU Hotel and the Owner. We started the process by meeting with Kevin Kuchenbecker to present a dozen rough conceptual sketches to get feedback. We continued meeting with Kevin to narrow down options and make revisions, and Kevin continued to communication with NPS and SHPO to get their opinions. In all, we have met with Kevin on approximately five occasions to get to where we are today.

The design that we are submitting with this application is one that we feel good about, we feel is compatible with the existing adjacent architecture and is an architectural compromise that TRU will find acceptable.

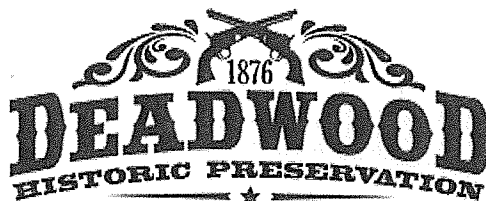
Thank you for your consideration, and please feel free to ask any questions you might have. I plan to attend the HPC meeting on the 22<sup>nd</sup>.

Sincerely,



Bradley P. Burns, AIA  
Chamberlin Architects, PC

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



FOR OFFICE USE ONLY	
Case No.	<u>H16030</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/15/16</u>
Date of Hearing	<u>6/22/16</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>372 Main St. Deadwood, SD 57732</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>Optima, LLC</u>
Address: <u>927 West Main St.</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>577001</u>
Telephone: <u>605.341.0500</u> Fax: <u>605.399.9020</u>
E-mail: _____

Architect's Name: <u>Chamberlin Architects</u>
Address: <u>725 Saint Joseph St</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57701</u>
Telephone: <u>605.355.6804</u> Fax: <u>605.341.6804</u>
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 checked="" type="checkbox"/> New Construction <input type="checkbox"/> General Maintenance <input type="checkbox"/> Other _____	<input type="checkbox"/> New Building <input type="checkbox"/> Re-Roofing <input type="checkbox"/> Siding <input type="checkbox"/> Awning	<input type="checkbox"/> Addition <input type="checkbox"/> Wood Repair <input type="checkbox"/> Windows <input type="checkbox"/> Sign	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Exterior Painting <input type="checkbox"/> Fencing

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>Fall 2016</u>		Project Completion Date (anticipated): <u>Summer 2018</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" 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 addition</u>		
<input checked="" type="checkbox"/> ROOF	<input checked="" 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 checked="" type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input checked="" type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Restoration</span> <span><input type="checkbox"/> Replacement</span> <span><input type="checkbox"/> New</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Front</span> <span><input type="checkbox"/> Side(s)</span> <span><input type="checkbox"/> Rear</span> </div> Material <u>Aluminum</u> Style/type <u>Anodized Storefront</u>			
<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			

<b>DESCRIPTION OF ACTIVITY</b>
<p>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.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request.</p> <div style="margin-top: 10px;"> <p><u>- 18,730 sf (footprint) 4-story hotel</u></p> <p><u>- Gaming &amp; restaurant function on 1st floor; Guest rooms on 2nd, 3rd &amp; 4th .</u></p> <p><u>- Brick &amp; EIFS facade of colors copied from Cadillac Jack's &amp; Springhill Suites</u></p> <p><u>- Aluminum storefront window frames (anodized)</u></p> <p><u>- Below grade parking structure</u></p> <p><u>- Top of addition not to exceed existing hotel building</u></p> <p><u>- (See attached drawings &amp; renderings)</u></p> </div>

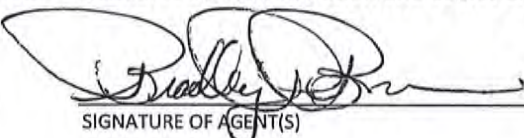
## SIGNATURES

**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)      June 15, 2016  
DATE

  
SIGNATURE OF AGENT(S)      4/15/16  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.



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

Kevin Kuchenbecker, Historic Preservation Commissioner  
Historic Preservation  
City of Deadwood  
102 Sherman Street  
Deadwood, SD 57732

RE: TRU Hotel Addition to Cadillac Jack's

June 15, 2016

Dear Historic Preservation Commission Members,

On behalf of Optima, LLC, Chamberlin Architects is submitting the attached HPC application for the TRU Hotel addition to Cadillac Jack's Hotel and Gaming.

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The design that we are submitting with this application is one that all parties feel good about, and we believe is compatible with the existing adjacent, hospitality architecture.

Thank you for your consideration, and please feel free to ask any questions you might have. I plan to attend the HPC meeting on the 22<sup>nd</sup>.

Sincerely,



Bradley P. Burns, AIA  
Chamberlin Architects, PC



# **TRU HOTEL EXTERIOR MATERIALS**

	- DRYVIT SYSTEM: SANDBLAST, MATCH SPRINGHILL BROWN BRICK		- DRYVIT SYSTEM: DEMANDIT COLOR COATING OVER SANDBLAST (FRANCHISE COLOR)		- ALUMINUM STOREFRONT & GLAZING
	- DRYVIT SYSTEM: SANDBLAST, MATCH SPRINGHILL PARAPET DRYVIT		- DRYVIT SYSTEM: DEMANDIT COLOR COATING OVER SANDBLAST (FRANCHISE COLOR)		
	- DRYVIT SYSTEM: SANDBLAST/ METAL TRIM, MATCH BRICK 4		- DRYVIT SYSTEM: DEMANDIT COLOR COATING OVER SANDBLAST (FRANCHISE COLOR)		
	- DRYVIT SYSTEM: DEMANDIT COLOR COATING OVER SANDBLAST (FRANCHISE COLOR)				

# **CADILLAC JACKS ADDITION EXTERIOR MATERIALS**

	- STONE 1, MATCH C.J.s		- STOREFRONT GLAZING & CANOPY MATERIAL
	- BRICK 1, MATCH SPRINGHILL BROWN BRICK		- CANOPY STEEL, COMPOSITE METAL PANEL & METAL TRIM
	- BRICK 2, MATCH C.J.s PLASTER BRICK		- COMPOSITE METAL PANEL SYSTEM
	- BRICK 3, NEW COLOR		

NOTE: TOP OF NEW HOTEL ADDITION NOT TO EXCEED EXG CADILLAC JACKS BUILDING

## **CADILLAC JACKS ADDITION - EXTERIOR CONCEPT**

6.15.16









RECEIVED  
JAN 10 1964



This document is issued as a preliminary document for review purposes. It is not a certified drawing and is not intended to be used for Construction purposes.

**PARKING NOTES:**  
GROUND LEVEL PARKING NO. = 91  
GARAGE LEVEL PARKING NO. = 103  
TOTAL PARKING NO. = 194  
(FUTURE VALET PARKING NO. = 24)

EXISTING CACELAC JACKS  
FIN. FLR. EL.=448.5 (1st flr floor)  
FIN. FLR. EL.=474.0s (Basement)  
FIN. FLR. EL.=502.51 (2nd floor)  
FIN. FLR. EL.=511.84 (3rd floor)

FIN. FLR. EL.=445.17 (1st floor) 10  
FIN. FLR. EL.=447.4.0 (Garage)

CADILLAC JACK'S HOTEL  
SOUTH ADDITION  
DEADWOOD, SOUTH DAKOTA  
SITE PLAN

SITE PLAN

CLIENT  
BOOKING NO.

DRAWING TYPE  
PRELIMINARY

MS

DATE 5/31/16

13152	DEET	1000
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2

Q

~~PRELIMINARY~~

Advanced Engineering and Environmental Services, Inc. • 1550 Concourse Dr Rapid City, SD 57703 • (t) 605-341-7800 • (f) 605-341-7864 • [www.ae2s.com](http://www.ae2s.com)

1



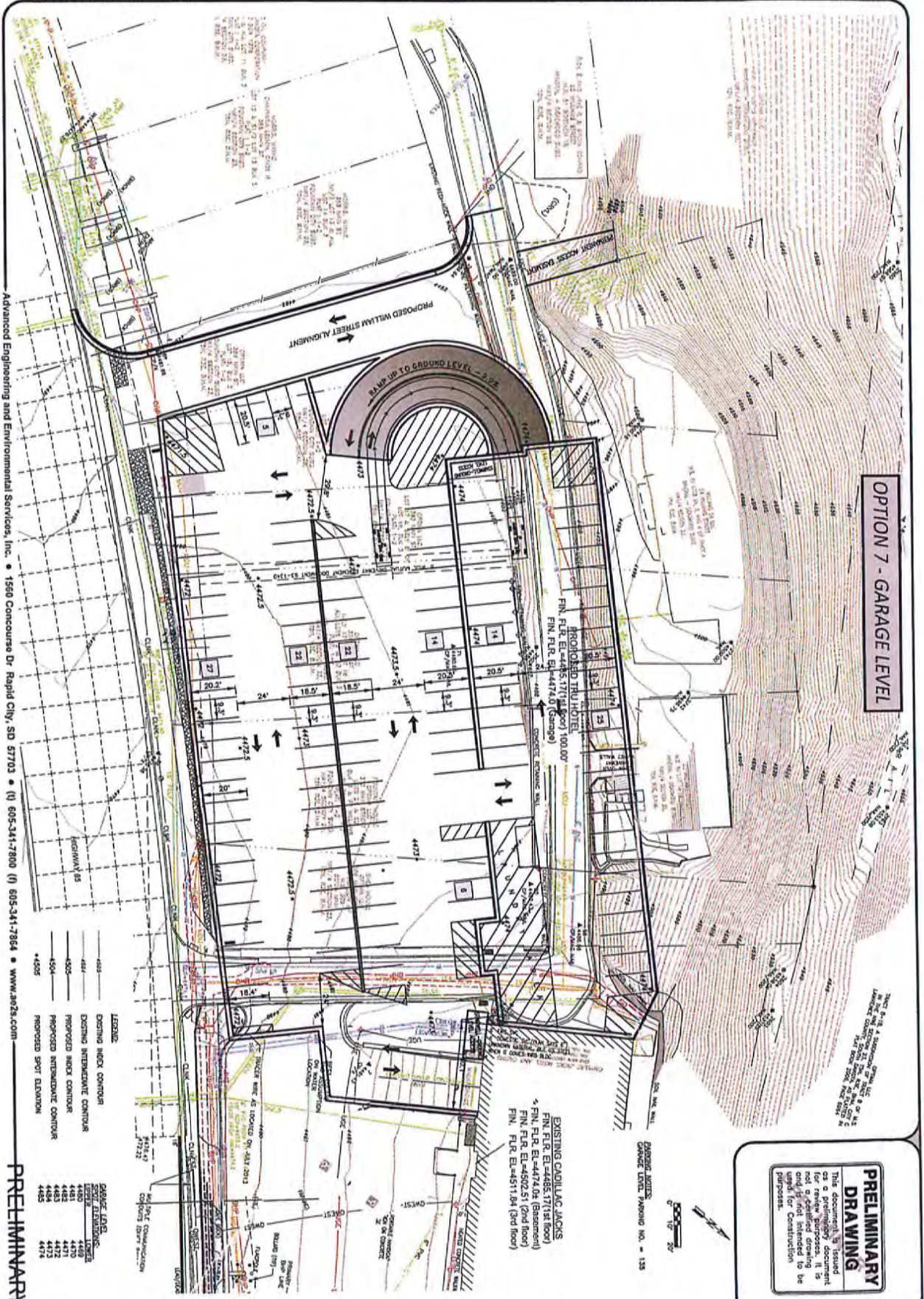




CHAMBERS



# OPTION 7 - GARAGE LEVEL



Advanced Engineering and Environmental Services, Inc. • 1550 Concourse Dr. Rapid City, SD 57703 • (605) 341-7800 (F) 605-341-7864 • www.aes2.com

PRELIMINARY

**C-3**

**CADILLAC JACK'S HOTEL**  
 SOUTH ADDITION  
 DEADWOOD, SOUTH DAKOTA  
 GARAGE LEVEL PARKING LAYOUT

**PRELIMINARY DRAWING**  
 This document is issued as a preliminary document for review purposes. It is not a final drawing and should not be used for construction purposes.

SYM	DATE	DESCRIPTION	APPR







Date: 7/01/2016

Case No. H16031

Address: 119 CHARLES ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 119 CHARLES ST, a contributing structure located in Cleveland Planning Unit in the City of Deadwood.

Applicant: LIBERTY HILLS LLC

Owner: LIBERTY HILLS LLC

Constructed: circa 1895

## 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 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 drew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles; Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace floor of porch and front steps of the structure with cedar. Paint front porch area including the front door. Color selections are attached.

**Attachments:** No

**Plans:** No

**Photos:** Yes

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

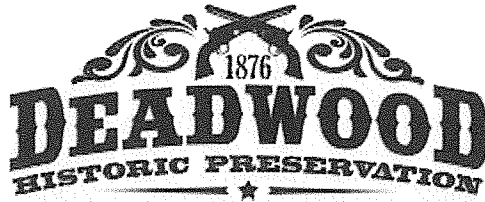
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H16031</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/19/16</u>
Date of Hearing	<u>7/13/16</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: 119 Charles St. Deadwood SD 57732

Historic Name of Property (if known):

### APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: Liberty Hills LLC  
Address: 514 Americas Way #3204  
City: Box Elder State: SD Zip: 57719  
Telephone: (605) 641-9555 Fax: \_\_\_\_\_  
E-mail: stellamika@reagan.com

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

Contractor's Name: Liberty Hills LLC  
Address: same as above  
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 type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction                               | <input type="checkbox"/> Re-Roofing   | <input checked="" type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting   |
| <input checked="" type="checkbox"/> General Maintenance<br><u>Paint</u> | <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>July 2016</u>		Project Completion Date (anticipated): <u>Sept. 2016</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 checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input checked="" 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 <u>Replace Glass in</u> Style/type _____ <u>Windows next to door</u> <u>Paint door</u>			
<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.

Paint front porch and porch posts. Replace floor of  
porch and front steps w/cedar. Paint front door  
to match red brick foundation.

Under eavest and porch to be painted dark gray.  
Posts to be combination of dark gray, red on brick,  
Sage green and terra cotta orange. See samples.

Porch floor and steps to be cedar

Under side and front of porch to be dark gray.

Top and bottom of each post to be dark gray. \*

Front door to match red brick

Balance of posts to be a combination of

Sage Green

Red on brick

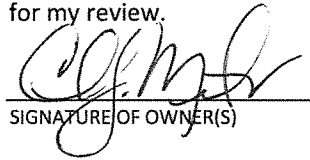
and terracotta orange

## 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.

 6/19/2014  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.

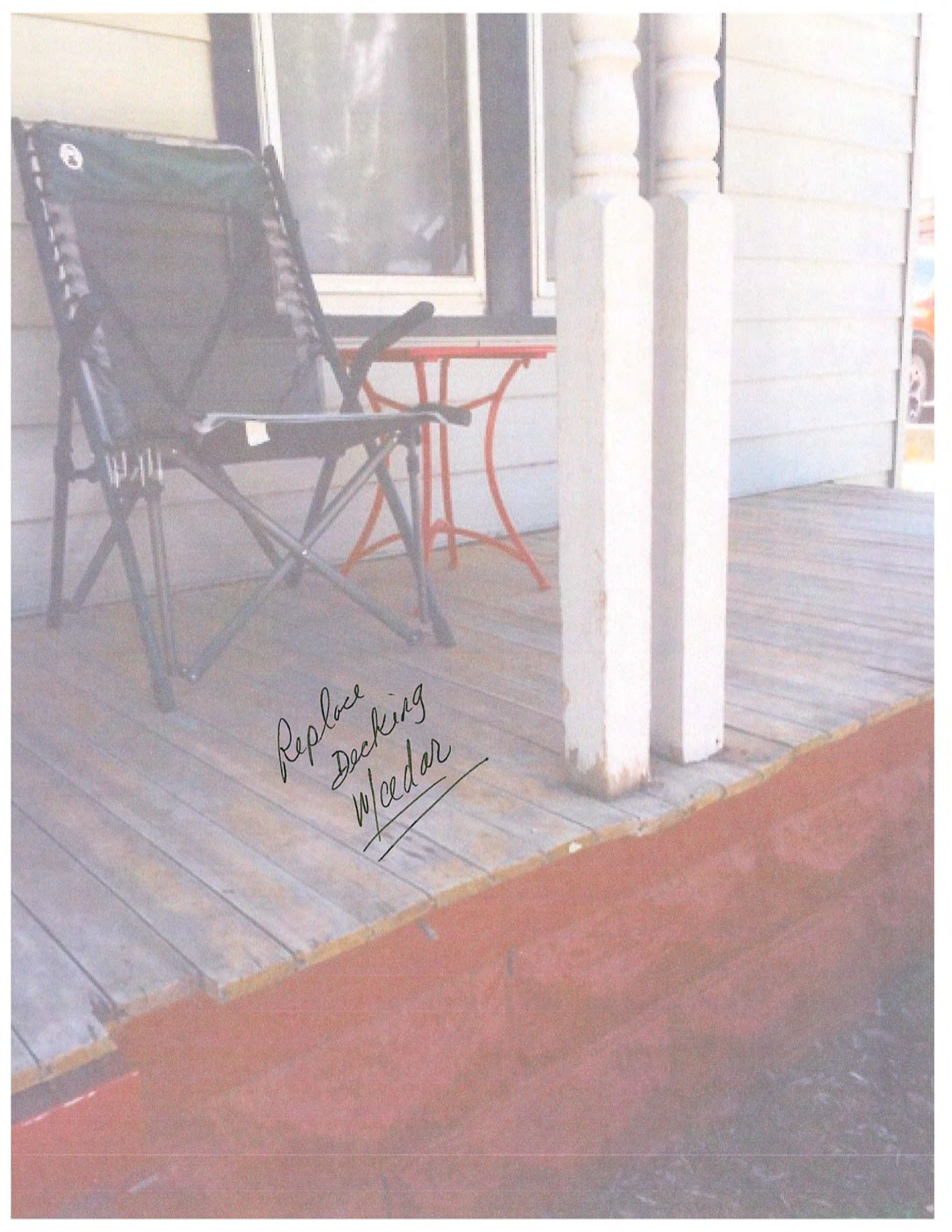




Cedar

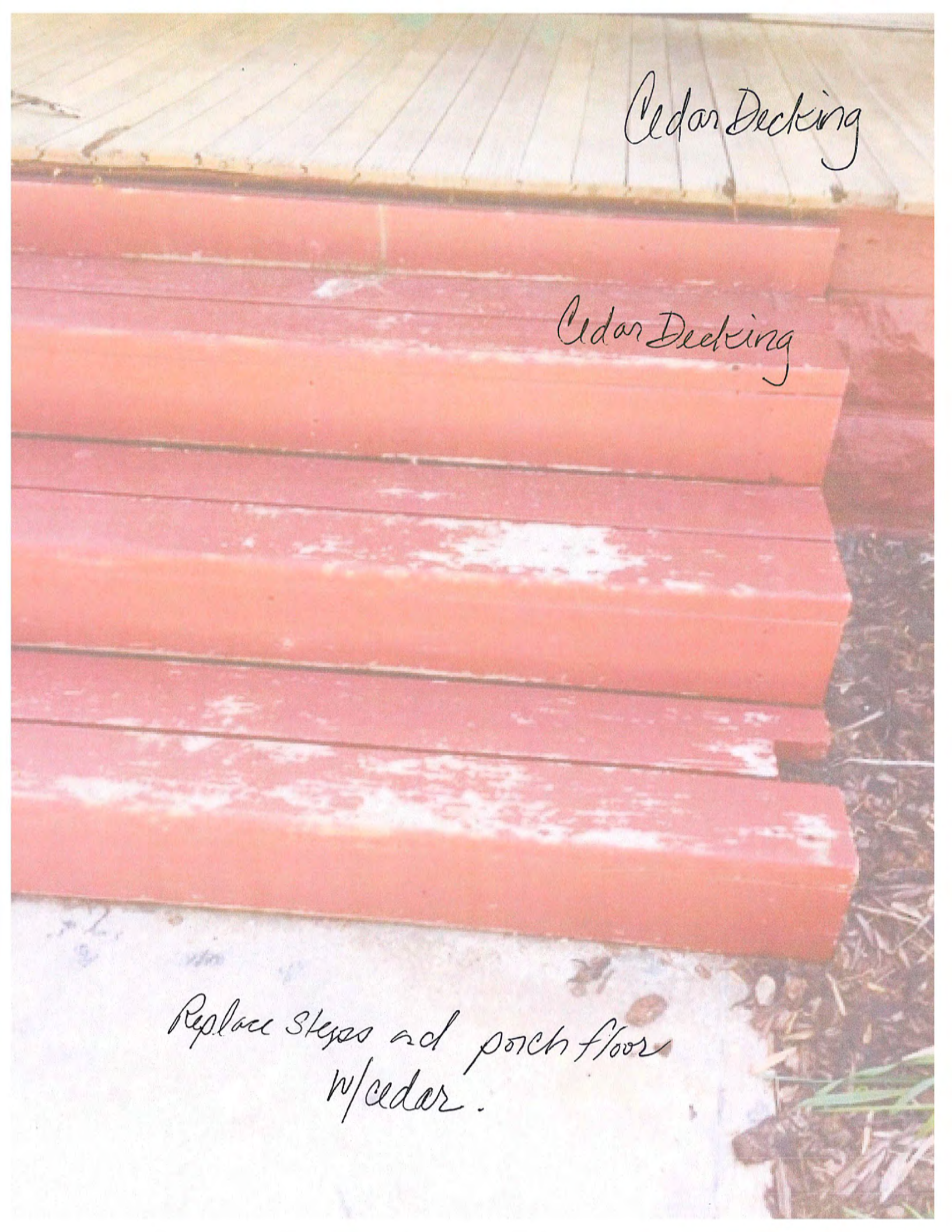
Drake's  
Cedar.





Replace  
Decking  
w/cedar





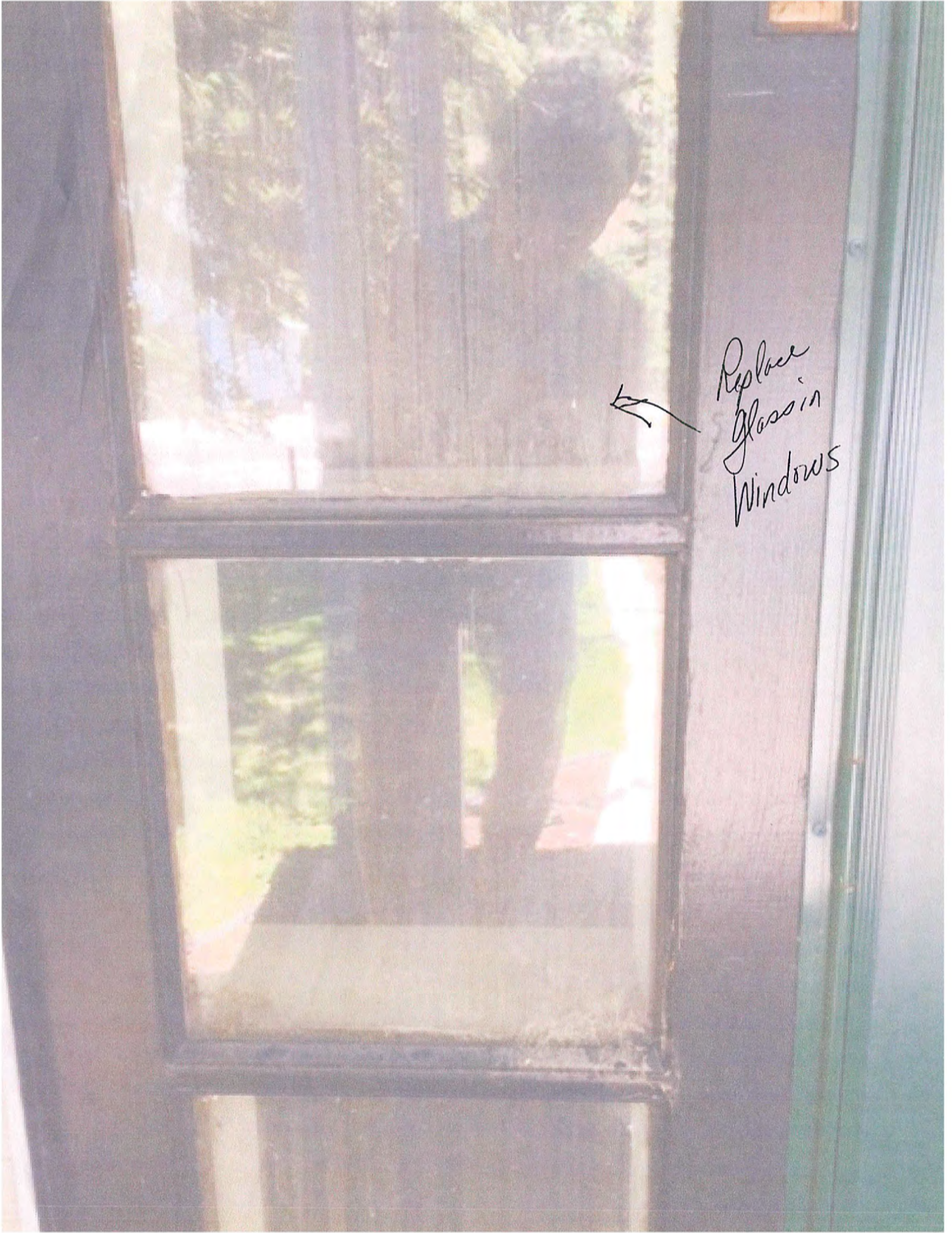
Cedar Decking

Cedar Decking

Replace steps and porch floor  
w/cedar.



Replace  
Glass in  
Windows





Paint Door  
Dante's Cardigan

Cedar  
Decking

Cedar  
Decking



*Cedar decking and steps.*



Vintage  
Boots

Under Carriage of  
Porch

Vintage Boots



Dante's Cardigan  
Vintage Boots  
Vintage Boots  
Green as a Bean  
Adobe Dusk  
Adobe Dusk  
Dante's Cardigan  
Green as a Bean  
Green as a Bean  
Dante's Cardigan  
Dante's Cardigan  
Green as a Bean  
Adobe Dusk  
Adobe Dusk

119  
Vintage Boots  
Vintage Boots  
Adobe Dusk  
Green as a Bean  
Dante's Cardigan  
Dante's Cardigan  
Adobe Dusk  
Adobe Dusk  
Green as a Bean  
Green as a Bean  
Adobe Dusk  
Green as a Bean

Vintage Boots

Vintage Boots









Date: 7/08/2016

Case No. H16032

Address: 69 Lincoln Ave

## Staff Report

The applicant has submitted an application for Project Approval for work at 69 Lincoln Ave, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: Lita & Lester Westbrook

Owner: Lita & Lester Westbrook

Constructed: 1890

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

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

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the garage door and remove single walk door and re-side with materials same as house.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

### Staff Opinion:

Due to contractor availability and no adverse effect to the resource, the building permit was issued to allow the project to proceed.

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	416032
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/21/16
Date of Hearing	7/13/16

## 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: 69 LINCOLN Ave Deadwood, SD

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Lita + Lester Westbrook

Address: 69 LINCOLN Ave

Deadwood State: SD Zip: 57732

Telephone: 605 580 5300 Fax:

E-mail: litawestbrook@gmail.com

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

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☒ replace garage door

☐ Other

☐ New Building

☐ Re-Roofing

☒ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<i>replace garage door</i>			
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

*Remove Existing garage door Replace with  
8'x10 Door R&R siding install 4" Lap  
Hardy Tension Siding as the same as house*

FOR OFFICE USE ONLY
Case No. <u>416031</u>

**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.

*Leslie Whitcomb* 6/21/16  
 \_\_\_\_\_  
 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 1<sup>st</sup> or 3<sup>rd</sup> 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.



Westbrook



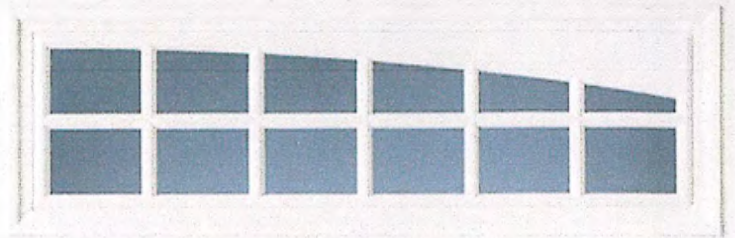
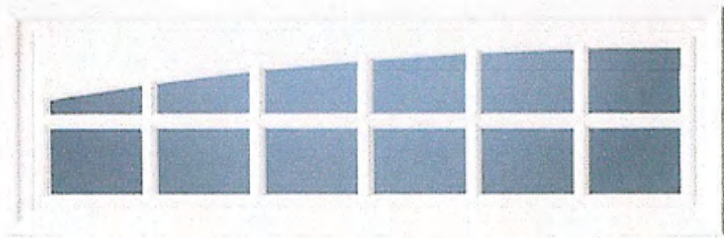
69 LINCOLN Ave 'Before'

Replace Door with 8'x10' Delete Walk in Door  
New side as per house paint back as house

Westbrook

580-5300 LITA

proposed new garage door



795 MAIN STREET  
DEADWOOD, SD 57732  
605-578-1401



EXHIBIT 1

330 E. Anamosa  
Rapid City, SD 57701  
605-923-6007

## MEMORANDUM

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**Date:** July 13, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Walker, NeighborWorks, DHR  
**Re:** Historic Preservation Loan Applications (1 page)

---

The following Historic Preservation Loan applications were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendation follows each of the loan requests. For further information please review the individual loan requests.

- Kevin Oberembt & Brenda Tammillo– 3 Pearl – Request to Forgive

*The borrower is requesting to forgive the Windows loan at maturity*

*This loan requests were reviewed by Loan Committee: favorable comments were received.*

- Ferd Balkenhol – 834 Main St- Request to Forgive

*The borrower is requesting to Forgive the Windows Loan*

*This loan requests were reviewed by Loan Committee: favorable comments were received.*

To be submitted to Historic Preservation Commission 07/13/2016

## Request to Forgive CHPWINOBT

DATE: 7/06/2016

APPLICANT: Kevin Oberembt & Brenda Tammillo

PROPERTY ADDRESS: 3 Pearl, Deadwood

LOAN AMOUNT: \$3,000

INTEREST RATE: 0%

PAYMENT AMOUNT: \$0

PURPOSE: Request to Forgive Windows

SECURITY: Mortgage on Property

### OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
HPLSOBTA	\$10,000	\$8,417	0%	60	\$83.33	11/01/2019
HPPREOBT5	\$50,000	\$48,347.69	5%	84	\$292.30	11/01/2021
CHPVOBTAM	\$10,000f	\$10,000	0%	120	\$0	08/23/2023
HPSIOBTAM	\$10,000f	\$10,000	0%	120	\$0	08/27/2023
CHPWINOT2	\$3,000f	\$3,000	0%	36	\$0	10/16/2017

### UNDERWRITER'S REVIEW:

Request to forgive loan #CHPWINOBT at maturity.

This Windows loan matures on 8/27/2016. The City Building Inspector has completed the required maintenance inspection on 6/22/2016 and has not found any required repairs.

At this time the Historic Preservation Commission has the authority to amend, modify or forgive this loan.

### UNDERWRITER'S RECOMMENDATION:

I would recommend this request to be approved as presented.

**This request was reviewed by Loan Committee: favorable comments were received**

To be submitted to Historic Preservation Commission 07/13/2016

## Request to Forgive CHPWINBAL

DATE: 7/06/2016

APPLICANT: Ferd Balkenhol

PROPERTY ADDRESS: 834 Main, Deadwood

LOAN AMOUNT: \$2,700

INTEREST RATE: 0%

PAYMENT AMOUNT: \$0

PURPOSE: Request to Forgive Windows

SECURITY: 2<sup>nd</sup> Mortgage on Property

### OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
HPBALKN57	\$9,715.72	\$4,120.43	5%	84	\$137.32	03/01/2021

### UNDERWRITER'S REVIEW:

Request to forgive loan #CHPWINBAL at maturity.

This Windows loan matured on 7/02/2016. The City Building Inspector has completed the required maintenance inspection on 6/22/2016 and has not found any required repairs.

At this time the Historic Preservation Commission has the authority to amend, modify or forgive this loan.

### UNDERWRITER'S RECOMMENDATION:

I would recommend this request to forgive this loan, to be approved as presented.

**This request was reviewed by Loan Committee: favorable comments were received**