

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 11, 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 – April 27, 2016
3. Voucher Approval
4. Old or General Business
  - a. 2016 Scholarship Program Award Presentation – Cameron Enright & Miranda Gallagher
  - b. Request for partnership on a portable Visitor Information Center – Chamber of Commerce – Exhibit A
  - c. Loan approval to Deadwood History, Inc. for Relic Firearms from Chinatown Collection – Exhibit B
  - d. Staff request for procedure change in review of Roofing Projects – Kevin Kuchenbecker – Exhibit C
  - e. Amendment to contract with KLJ for Phase VI St. Ambrose Cemetery Design Services – Exhibit D
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA - Case H16016–Storm Doors/Porch Railing & Flooring–23 & 25 Lincoln-James & Linda Grothe - Exhibit E
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications -- Exhibit F
    - Tim Conrad – 138 & 140 Sherman St. – Façade Program
    - Ken & Nancy Motzko – 51 Pleasant St. – Windows & Doors Program
  - b. Revolving Loan Program – Exhibit L
  - 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>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

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2. Approval of HPC Meeting Minutes – April 13, 2016
3. Voucher Approval
4. Old or General Business
  - a. 2016 Historic Residence Rehabilitation Program – Exhibit A
  - b. 2016 Scholarship Program – Exhibit B
  - c. Neighborhood Block Clubs – Exhibit C
  - d. Experience Lab Workshop – Exhibit D
  - e. Deadwood's Unknown Man Documentary – South Dakota Public Broadcasting—Exhibit E
  - f. Charles Street Bridge - Exhibit F
  - g. Wild Bill Bar Sign – Exhibit G
  - h. Economic Development Housing Study April 2016 – Exhibit H
5. New Matters before the Deadwood Historic District Commission
  - a. COA – Case H16015 – Paint – 83 Sherman Street – Martha Holt – Exhibit I
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA - Case H16014 - Siding and Windows - 118 Charles St. - James Pontius - Exhibit J
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications -- Exhibit K
    - 21 Lincoln – Laura & Dustin Floyd – Windows and Doors Program
    - 118 Charles St. - James Pontius - Windows and Doors Program
    - 118 Charles St. - James Pontius - Siding Program
    - 53 Taylor St. – John & Sharon Martinisko – Retaining Wall Program
  - b. Revolving Loan Program – Exhibit L
    - 130 Charles – Rick Ensminger – Forgive Windows Loan
    - 18 Washington – Leslie Christiansen – Extension Request
    - 63 Taylor – John Rodiack – Extension Request
    - 834 Main – Ferd Balkenhol – Extension Request
    - 10 Harrison – Travis Conrad – Extension Request
    - 512 Cliff – Tracy Lewis – Extension Request
    - 144 Charles – Larry & Sheryl Hicks – Extension Request
    - 628 Main – Ron Russo, Fairmont Hotel – Combine Loans
    - 30 Jefferson – Robert Weber – Extension Request
    - 37 Lee – David Swaney – Extension Request
    - 36 Jackson – Margaret Fierro-Bailey – Extension Request
    - 850 Main – Gale Grinager – Request to Forgive
  - c. Retaining Wall Program Disbursements
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## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

**Wednesday, April 27, 2016**

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

**Absent:** Laura Floyd, Michael Johnson and Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:** Chuck Turbiville and Dave Ruth, Jr. were present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker and Joy McCracken 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, Second Vice-Chair Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 27, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

#### **Approval of April 13, 2016 HPC Minutes:**

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the minutes of Wednesday, April 13, 2016 as presented. Aye – All. Motion carried.***

#### **Voucher Approval:**

***It was moved by Mr. Namminga and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$160,955.95. Aye – All. Motion carried.***

#### **Old or General Business:**

##### **2016 Historic Residence Rehabilitation Program – Exhibit A**

Mr. Kuchenbecker informed the Commission the Selection Committee met on April 19, 2016 and reviewed the nominees. After serious review and consideration, the committee concurred with the Neighborhood Block Council and recommends Arlet Trehwella at 360 Williams Street for the 2016 Historic Residence Rehabilitation Grant Program in an amount not to exceed \$100,000.

***It was moved by Mr. Berg and seconded by Mr. Namminga to approve the recommendation to enter Arlet Trehwella, 360 Williams Street, into the 2016 Historic Residence Rehabilitation Program Aye – All. Motion carried.***

##### **2016 Scholarship Program – Exhibit B**

Mr. Kuchenbecker stated the G.R.A.P.E. Committee met on April 12, 2016 and reviewed five 2016 Scholarship Award applications. After serious review and consideration, the committee selected two recipients for the \$1,000 Scholarships, Cameron Enright and Miranda Gallagher.

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the applications from Cameron Enright and Miranda Gallagher for the 2016 Scholarship Fund in the amount of \$1,000 each. Aye – All. Motion carried.***

##### **Neighborhood Block Clubs – Exhibit C**

Ms. Lenessa Keehn, president of the Deadwood Block Club Council, addressed the Commission requesting approval of the various block club budgets including permission to purchase paper and plastic ware for summer and winter gatherings or socials. This will be an opportunity to educate the community on the assorted HP programs.

***It was moved by Mr. Berg and seconded by Mr. Namminga to approve the request of the Neighborhood Block Clubs to be able to purchase paper and plastic ware for summer and winter gatherings utilizing. Aye – All. Motion carried.***

##### **Experience Lab Workshop – Exhibit D**

Ms. Dawn Burns of the Deadwood Chamber presented to the Commission a request to attend the Experience Lab workshop in Minneapolis, MN on October 17-19, 2016. Ms. Burns is requesting to send four delegates, made up of representatives from Historic Preservation, Deadwood Chamber and Deadwood History, in the amount of \$1,499.00 per participant for registration fees for a total of \$5,996.00.

***It was moved by Mr. Toews and seconded by Mr. Williams to recommend to the City Commission and approve the registration fees of \$1,499.00 for four participants to attend for a total of \$5,996.00 to attend the conference on October 17-19, 2016. Participants pay for transportation, hotel and meals. Aye – All. Motion carried.***

Deadwood's Unknown Man Documentary – South Dakota Public Broadcasting – Exhibit E

Mr. Kuchenbecker informed the Commission of the South Dakota Public Broadcasting agreeing to create a one-hour documentary in Deadwood regarding the human burial that was unearthed during the reconstruction of a retaining wall in the Presidential Neighborhood. Mr. Kuchenbecker stated the filming for this documentary is scheduled for July of 2016 and more information will be provided in the following weeks. No action required.

Charles Street Bridge – Exhibit F

Mr. Kuchenbecker stated Interstate Engineering submitted a quote for the inspection and load rating of the Charles Street Bridge (structure 41-158-162) for use as a pedestrian bridge, at a cost not to exceed \$6,000. Mr. Toews stated there were three choices to consider: rehabilitation, removal and storage, and demolition. Mr. Toews stated HPC voted to remove and storage. Mr. Toews stated letters have been received from residents requesting for the bridge to be kept at its current location. Mr. Toews stated he looked at the bridge, and although he is not a qualified bridge inspector, he could see the timbers under the bridge were sound, the metal work under the bridge was good, and there was some cosmetic rusting, but he thought it could possibly pass inspection. Mr. Toews stated there is a fourth option to leave the bridge as it is and make it just a pedestrian bridge. Mr. Toews stated DOT originally planned to make it handicap accessible and they were looking into seeing where this is in the plans, along with the City adding railings. Mr. Turbiville stated this was sent back to HPC for reconsideration, as the City was not in the position to make a decision at the time. Mr. Turbiville stated he would consider what Mr. Toews proposed and there is no interest in spending hundreds of thousands of dollars restoring the bridge. Mr. Namminga stated he cannot see spending a lot of money on the bridge, as it is not an interest to tourists and not appreciated. Mr. Namminga stated it should just be left alone. Mr. Toews stated it is just a matter of making it safe for the public at a minimal amount and informational signs to let visitors know the history of the bridge. Mr. Turbiville requested if the HPC is sending this to the City to include the most accurate quote when submitting to the City Commission. Mr. Blair discussed the cost of the quote for inspection. Mr. Williams stated it is required by law and is necessary for liability. Mr. Williams stated the bridge inspection report needs to be followed and the HPC and staff cannot make those decisions. ***It was moved by Mr. Williams and seconded by Mr. Toews to approve the quote for Interstate Engineering to conduct an Inspection and Load Rating for use as a pedestrian bridge not to exceed \$6,000.00. Aye – All. Motion carried.***

Wild Bill Bar Sign – Exhibit G

Mr. Kuchenbecker discussed Mr. Matt Steiner requesting the City to purchase the historic Wild Bill Bar sign at the previous HPC meeting. Mr. Kuchenbecker discussed the history of the Wild Bill Bar sign and corresponding establishments. Mr. Kuchenbecker stated he met with Mr. Steiner at the request of the Commission and he is requesting \$13,500.00 for the sign. Mr. Kuchenbecker stated there is a quote for \$450.00 to remove the sign and it is estimated to cost approximately another \$500.00 to install the sign at the new location. Mr. Kuchenbecker stated Rick and Margi Olesen are interested in having the sign reinstalled on their building, home of the Wild Bill Bar, and are willing to lease to own from the City of Deadwood at a rate of \$1,500.00 per year for 10 years. After the term of the lease-purchase, the Olesen's would provide the Deadwood Historic Preservation Commission a conservation easement to protect the sign in perpetuity. Mr. Kuchenbecker stated for the Commission's information, the Deadwood Historic Preservation Commission owns the Tootsie sign (Spot Liquor) as well as stained glass windows within the local historic district. Mr. Toews stated he agrees with what Mr. Williams said at the previous meeting, as to this being handled as a civil matter and the City not being involved. Mrs. Olesen stated the City should be involved because the sign was removed without a permit without permission and was not purchased and that it belonged to the original owner on the original building. Mrs. Olesen stated they are willing to lease it, but they are not willing to purchase a sign that should not have been moved in the first place. Mr. Toews stated everyone is trying to do the right thing, but as a Commissioner watching funds, why does the Commission have to pay for something both parties want to do regardless of the City's involvement. Mrs. Olesen stated the City should pay for it because it was moved illegally. Mr. Blair asked who moved it. Mrs. Olesen stated somebody moved it. Mr. Ruth stated with HPC getting involved, the preservation and maintenance of the sign is protected forever. Mr. Williams inquired as to the liability and requested it be discussed with the City Attorney. Mr. Toews stated we are handling this issue civilly. Mr. Ruth stated if handled civilly, the sign will have minimal maintenance and if owned by the City, the sign will have a conservation easement. Mr. Kuchenbecker concurred and stated this is a mechanism to allow preservation of the sign. Mr. Williams asked if HPC could just fund the cost of relocating the sign. Mr. Kuchenbecker confirmed if this were the case, there would not be a conservation easement. Mr. Williams stated the City has not used a conservation easement before. Mr. Kuchenbecker stated there are conservation easements

on the façade projects and the slime plant. Mrs. Olesen stated she does not understand why she would have to buy a sign that was moved wrongly in the first place and that it should have been on the building when the property was purchased. Mr. Blair stated the HP Commission did not give permission to move the sign and it does not fall on the Commission. Mrs. Olesen reiterated the sign was moved without the permission of the owner. Mr. Kuchenbecker stated research was conducted and legal counsel was consulted earlier at the time the bank owned the property. Mr. Blair confirmed with Mr. Steiner it is his intention to sell the sign and replace it with a replica of the "Eagle Inn." Mr. Steiner stated both parties are trying to get the sign to the original location and he is unable to use the sign at this time because it is for the Olesen's business and he cannot change the sign because it is historic. Mr. Kuchenbecker stated this proposal was as close to a win-win as the parties could reach. Mr. Williams suggested paying for the move, but not the sign. Mrs. Olesen stated she was not buying a sign that was taken off the building illegally. Mr. Williams restated the HP Commission had nothing to do with the move. Mrs. Olesen stated both parties are trying to save a historic sign and if the HP Commission is not interested in that, both parties are okay with that, but Mr. Steiner should be allowed to change the sign to advertise his business. Mr. Blair stated in essence, both parties are trying to get the HP Commission to purchase signs for their business. Mr. Berg stated the cost of the sign would be repaid over 10 years. Mr. Steiner stated he could take the sign down and sell it on the free market. Mr. Blair stated that was not an option. Wayne Morris stated this has been attempted to be resolved previously and both parties are not going to be involved in a lawsuit over the sign. Mr. Blair asked Mr. Kuchenbecker to get an agreement together to insure the sign is protected if moved. Mr. Kuchenbecker stated he could have the City Attorney do that. Mrs. Olesen stated Wild Bill Bar is her business and it is trademarked and if the sign is not moved to her location, the HP Commission needs to give Mr. Steiner permission to change the sign to his business name. Mr. Toews stated the sign was moved without permission from any parties, to include the City. Mr. Kuchenbecker stated it is a landmark sign and a City resource. Mr. Toews stated the easiest way to get out of this situation is to acquire the sign.

***It was moved by Mr. Toews and seconded by Mr. Berg for the Deadwood Historic Preservation Commission to accept the proposed request to purchase the sign at a cost of \$13,500.00 and then enter into a lease-purchase agreement with the Wild Bill Bar.***

***Mr. Blair requested an amendment to the motion to assure the sign is protected. Aye – Mr. Namminga, Mr. Toews, Mr. Berg; opposed - Mr. Williams. Motion carried.***

#### Economic Development Housing Study April 2016 – Exhibit G

Lori Frederick presented the Economic Development Housing Study to the HP Commission. Ms. Frederick stated the study encourages residents to rehabilitate homes, which the HP Programs help residents to rehabilitate their homes. Ms. Frederick stated an interesting fact is in 2013, 95.4% of the employees that work within Deadwood commute in to the City for their job. Mr. Toews requested clarification regarding developing a downtown mixed-used commercial/housing project in Lead. Ms. Frederick stated it was just for developing a new mixed-use building in Lead, but in Deadwood utilizing the current mixed-use buildings. Ms. Frederick stated these are general recommendations and they are not set in stone and that is where this is going next; how will these recommendations work within our community and work with feedback from the community. No action required.

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

##### COA – Case H16015 – Paint – 83 Sherman Street – Martha Holt – Exhibit I

Mr. Kuchenbecker stated the application is for a non-contributing structure located in the South Deadwood Planning Unit. Mr. Kuchenbecker informed the Commission the applicant is requesting permission to paint the underside of the under hang on the front of the structure.

***Based upon all evidence presented, it was moved by Mr. Toews and seconded by Mr. Namminga 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 83 Sherman Street. Aye- All. Motion carried.***

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

##### PA - Case H16014 - Siding and Windows - 118 Charles St. - James Pontius - Exhibit J

Mr. Kuchenbecker stated the application is for a contributing structure located in the Cleveland Planning Unit. Mr. Kuchenbecker informed the Commission the applicant is requesting to remove the siding on the west and south wall, insulate and replace the siding with 5 ¼' hardy plank (same reveal as original). On the west wall, one window will be removed; the other will be replaced with an approved window and to side over the short wall on the west wall.

***It was moved by Mr. Namminga and seconded by Mr. Berg 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 118 Charles Street. Aye- All. Motion carried.***

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

Historic Preservation Program Applications - Exhibit K

21 Lincoln – Laura & Dustin Floyd – Windows and Doors Program

118 Charles St. - James Pontius - Windows and Doors Program

118 Charles St. - James Pontius - Siding Program

53 Taylor St. – John & Sharon Martinisko – Retaining Wall Program

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

Revolving Loan Program - Exhibit L

130 Charles – Rick Enslinger – Forgive Windows Loan

18 Washington – Leslie Christiansen – Extension Request

63 Taylor – John Rodiack – Extension Request

834 Main – Ferd Balkenhol – Extension Request

10 Harrison – Travis Conrad – Extension Request

512 Cliff – Tracy Lewis – Extension Request

144 Charles – Larry & Sheryl Hicks – Extension Request

628 Main – Ron Russo, Fairmont Hotel – Combine Loans

30 Jefferson – Robert Weber – Extension Request

37 Lee – David Swaney – Extension Request

36 Jackson – Margaret Fierro-Bailey – Extension Request

Mr. Walker recommended that 850 Main Street - Gale Grinager - be reviewed separately as the applicant would like to address the Commission.

***It was moved by Mr. Namminga and seconded by Mr. Toews to approve all Historic Preservation Loan Applications, as submitted and review 850 Main Street separately. Aye - All. Motion carried.***

850 Main – Gale Grinager – Request to Forgive

Mr. Gale Grinager, Jr. requested the Elderly Loan be forgiven early due to extenuating circumstances. The property is being sold due to ill health of Mr. Grinager, Sr. Mr. Walker stated recent programs have similar clauses to forgive the loan due to death or extenuating circumstances and this request will forgive the loan one year early. Mr. Kuchenbecker stated if Mr. Grinager applied for this program within the last six months, it would have been a grant, not a loan.

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the request that the Elderly Loan be forgiven. Aye - All. Motion carried.***

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

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

***It was moved by Mr. Berg and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursement in amount of \$1,533.69, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Mike Walker.

**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:

- South Dakota State Historical Society Conference is in Pierre April 28-30; our office will have a vendor booth set up partnering with the Fassbender Photographic Collection;
- The South Dakota State Historical Society Board Meeting is in Pierre tomorrow, April 28. Mr. Kuchenbecker will be in attendance to discuss the Board Meeting scheduled in Deadwood July 7-8, 2016;
- Two retaining walls will be presented to the City Commission for approval - 50 and 84 Van Buren;
- Included in the packet was an article discussing Cripple Creek following in the footsteps of Deadwood regarding marketing and tourism;
- The Make Your House a Healthy Home Expo was last week with 24 attendees and it went well;
- The next educational forum is tentatively scheduled as the Realtor Workshop on May 19, 2016.

**Committee Reports:**

- Mr. Blair postponed the Executive Session.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:32 p.m.

ATTEST:

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Laura Floyd

Chairman, Historic Preservation Commission

*Jerity Krambeck, Historic Preservation Office/Recording Secretary*





## MEMORANDUM

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**Date:** May 6, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Creation of a Mobile Visitor Information Center

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One of the items in the Branding, Development and Marketing Action Plan through Roger Brooks International is the creation of a mobile visitor information center. The plan recommended the Deadwood Chamber of Commerce & Visitors Bureau along with the Deadwood Historic Preservation Commission take the lead in this effort.

A trend in the destination tourism industry is the deployment of mobile visitor information centers. A recent study of 850 destination marketing organizations (DMOs) shows that 25% of DMO's have mobile visitor information centers (VICs), and 50% of those are in very high pedestrian traffic areas.

This project would allow Deadwood to put the mobile VIC in the spending district of our town – on Historic Main Street. The unit should be designed for the pedestrian visitor who has already parked and is looking for what more there is to do and see in our community. Get them to spend more time and more money in our community as well as to experience more of our history.

Printed brochures are important at this stage of a visitor's trip. While before traveling, the Internet rules as the "go-to" place for travel information, brochures are the most important resource once the visitor arrives in the destination. Visitors don't want to take notes; they want the physical brochure they can read on the street or in the car. Once on the road, 81% of visitor decisions come from brochures.

The mobile VIC allows for the information to be where and when it is needed - on Main Street during high pedestrian traffic events and daily during our peak season.

The Action Plan suggested uses a stage coach or wagon, and converts into a workable space for an information specialist, brochures, possibly sell even branded/logo merchandise or other activities. This office has coordinated with the Chamber staff in providing the following recommendation – *Transform an antique chuck wagon into a mobile visitor information center.*

Below is a summary of the project:



**Overview:**

In partnership with Deadwood Historic Preservation, Deadwood Chamber, Deadwood Alive and BID 7, Main Street of Deadwood will play host to an "Info-Wagon," a transformed antique chuck wagon, during the summer months and available in the off-season for special events and activities in Deadwood and possibly throughout the region. The wagon will contain Deadwood information and be staffed by personnel in period clothing. It will have an authentic look and feel, eye-catching to visitors.

**Schedule:**

- Memorial Day to September – in concert Deadwood Alive schedule
- Noon to 8:00 p.m. Monday-Saturday

**Location:** (to coincide with Deadwood Alive re-enactments):

- 12:00 p.m. to 2:30 p.m.: Near Tin Lizzie's
- 2:45 p.m. to 4:30 p.m.: Near the Celebrity or Fairmont
- 4:45 p.m. to 8:00 p.m.: Near the Silverado/Franklin

-or-

- Set up daily at a key location

**Storage:**

The portable VIC would potentially be stored either under the canopy at the Silverado (near the front entrance) or in the Deadwood Pavilion (while available).

**Interpretive Panel(s):**

The portable VIC would have an interpretive panel(s) describing the wagon and the trails surrounding Deadwood as well as how the chuck wagon was used. (See sample below)

The panel is titled "Dakota Chuckwagon" in a large, bold, serif font. Above the title is a logo for "HANSEN WHEEL & WAGON SHOP" featuring a wagon wheel. To the left of the title is a small image of a book titled "ARBUCKLES". Below the title is a paragraph of text: "The Chuckwagon was a folk invention of the Post-Civil War era, developed by Charles Goodnight, a Texas cattleman. Because of its usefulness and practical design, this sturdy trail wagon became an integral part of American ranching and came to epitomize the 'hub of life' for the western cowboy. Today the Chuckwagon remains a sentimental symbol of the western legacy of a bygone era, in use for entertaining ranch guests, chuckwagon cook-offs, and re-enactments dedicated to preserving the history of the American cowboy." To the right of this text is a black and white photograph of a chuckwagon with several people around it. Below the photograph is another paragraph of text: "This chuckwagon is authentically reproduced using an original Peter Schuttler wagon, a manufacturer well known as 'The Old Reliable', which began in Chicago in 1843. We extensively research original vehicles and historic photos, then completely outfit each chuckwagon with the unique cowboy trappings of a century ago." At the bottom of the panel is the text: "Letcher, South Dakota - www.hansenwheel.com - 605-996-8754".

**HANSEN WHEEL & WAGON SHOP**

## Dakota Chuckwagon

The Chuckwagon was a folk invention of the Post-Civil War era, developed by Charles Goodnight, a Texas cattleman. Because of its usefulness and practical design, this sturdy trail wagon became an integral part of American ranching and came to epitomize the 'hub of life' for the western cowboy. Today the Chuckwagon remains a sentimental symbol of the western legacy of a bygone era, in use for entertaining ranch guests, chuckwagon cook-offs, and re-enactments dedicated to preserving the history of the American cowboy.

This chuckwagon is authentically reproduced using an original Peter Schuttler wagon, a manufacturer well known as "The Old Reliable", which began in Chicago in 1843. We extensively research original vehicles and historic photos, then completely outfit each chuckwagon with the unique cowboy trappings of a century ago.

Letcher, South Dakota - [www.hansenwheel.com](http://www.hansenwheel.com) - 605-996-8754

**Specifics:**

While the portable VIC would be staffed by a Chamber/Info Center staff member in costume, they may not be capable of moving the wagon without an ATV or other equipment. Deadwood Alive cast members may be charged with the task.

Size of the wagon: 87" H x 140" Long x 67" wide

There will be some sort of awning on the wagon that would shield the staff working the wagon from the sun/elements. Visitor information will be semi-limited, but will include city-wide visitor guides, Deadwood Alive information, maps and a selection of materials. The wagon cover could be branded with the new Deadwood logo similar to what is seen on the wagon below.

**Costs:**

The costs for the project should not exceed \$15,000 for the wagon and necessary modifications to have a wagon developed for portable visitor information center. This would mean acquiring an original wagon and include the creation of an appropriate awning, providing weathertight chuck box, trappings, branding costuming, etc.

BID 7 has committed \$2,500.00 to the Chamber towards this project.

Hansen Wheel and Wagon Shop have a good solid chuck wagon ready to hitch and drive for sale at approximately \$13,000.00. This original antique farm wagon has been nicely outfitted into a working chuck wagon. Sturdy chuck box and pan boot creates ideal storage for gear. Also comes with a 30 gallon water barrel and wagon bows. Wagon comes complete with pole, double tree and neck yoke. Manual brakes and a lazy back seat complete this trail ready setup.

See photos below of this available wagon.





The Historic Preservation Office and the Deadwood Chamber of Commerce would like to purchase a wagon from Hansen Wheel and Wagon Shop and outfit it for the upcoming season as a portable visitor information center.

We believe this is an outstanding year to implement this program. The Deadwood Welcome Center is not complete and additional locations to provide visitor information is merited. The wagon could be resold in the future as an asset if warranted.

**Recommended Motion:** *Move to recommend to the City Commission the development of a chuck wagon from Hansen Wheel and Wagon Shop into a portable visitor information center and allocate up to \$13,000.00 from the HP Public Education budget line item to the project.*

# EXHIBIT B

LOAN NUMBER:	#2016-03
DUE DATE:	12.31.2018
RENEWED UNTIL:	
RETURNED:	YES/NO

## LOAN AGREEMENT FOR USE OF CITY OF DEADWOOD PROPERTY

THIS AGREEMENT is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the City of Deadwood and the Deadwood Historic Preservation Commission, herein after referred to as "DEADWOOD," and Deadwood History, Inc. (DHI) located at P.O. Box 252, Deadwood, SD 57732, hereinafter referred to as "PERMITEE."

1. The purpose of this Agreement is to set forth the terms and conditions under which DEADWOOD grants permission and loans to PERMITEE to use the following property owned by DEADWOOD.
2. A description of the property for which permission is granted is as follows is listed and described on Attachment #A.
3. The purpose for which PERMITEE is using the above-described premises is as follows: "Exhibition."
4. PERMITEE agrees to handle, package, and ship or transport the objects and/or collections (and pay for same) in a manner that protects it from breakage, loss, deterioration, and contamination.
5. Permission for the above use at the above-described location is permitted from May 16, 2016 until December 31, 2018.
6. PERMITEE specifically acknowledges and agrees that it shall be solely responsible for any damage to the property loaned pursuant to this Agreement. Further, PERMITEE agrees to hold DEADWOOD harmless and indemnify DEADWOOD from any sums of money, which DEADWOOD might have to pay

to any person as a result of property damage, personal injury, or death resulting from PERMITTEE'S use of city property pursuant to this Agreement.

7. The Deadwood City Archivist shall administer and supervise use of City of Deadwood premises pursuant to this Agreement and all PERMITTEES shall contact such Official with respect to all matters and questions concerning this Agreement. This Agreement is subject to approval by, and shall be effective upon approval by, the Deadwood City Commission. Any extensions of the term of this agreement must be approved by the Deadwood City Commission.

8. Within twenty-four hours of discovery, the PERMITTEE will be notify DEADWOOD of instances or circumstances surrounding any loss of, damage to, or destruction of the materials and will at the direction of DEADWOOD take steps to fix the damaged materials.

9. PERMITTEE also further understands and agrees that the property shall not be repaired, restored, cleaned, or altered in any way whatsoever,

10. All loaned materials shall not leave custody of the PERMITTEE without written permission of DEADWOOD.

11. PERMITTEE agrees to incorporate the two (2) Historic Preservation Moments (HP Moments) into the exhibit. This will occur through use of electronic device or QR Code.

12. The Deadwood Historic Preservation office will review, make suggestions, and approve the final exhibition specifically regarding the five relic firearms

13. PERMITTEE agrees to provide DEADWOOD with two (2) copies of any photographs, published articles, materials, etc. generated as a result of the loan.

14. PERMITTEE agrees to acknowledge and credit DEADWOOD in any use or photographs or exhibits or publications resulting from the loan. The credit line shall read as follows: *"Courtesy of the City of Deadwood and the Deadwood Historic Preservation Commission."*

15. Upon termination of this agreement, PERMITTEE agrees to properly package and transport the said property listed above back to DEADWOOD. Damage inflicted by inadequate packaging will be at the expense of the PERMITTEE.

16. Either party may terminate this agreement, effective not less than five (5) days after receipt by the other party of written notice, without further liability to either party.

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

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

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF DEADWOOD

By: \_\_\_\_\_  
Charles Turbiville, Mayor

ATTEST:

\_\_\_\_\_  
Mary Jo Nelson  
City Finance Officer



Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

DEADWOOD HISTORY, INC.

By: \_\_\_\_\_  
(SIGNATURE)

\_\_\_\_\_  
(PRINTED NAME)

\_\_\_\_\_  
(TITLE)

State of South Dakota        )  
  ) SS  
County of \_\_\_\_\_        )

On this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned officer,  
personally appeared \_\_\_\_\_, \_\_\_\_\_ of Deadwood History,  
Inc., known to me to be the person whose name is subscribed to the foregoing instrument and  
acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public

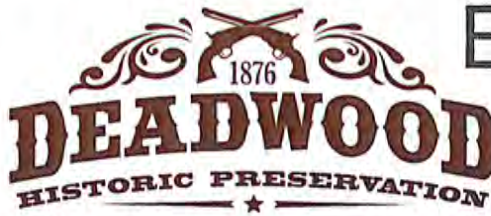
My Commission Expires: \_\_\_\_\_

**Attachment #A**

Chinatown Firearm Collection

- ASSN: 02-0112 Cat. 000336 – 1860 Colt Army Conversion Revolver
- ASSN: 02-0112 Cat. 000337 – Manhattan Firearms Five shot
- ASSN: 02-0112 Cat. 000338 - Bacon Excelsior Revolver
- ASSN: 02-0112 Cat. 000716- unidentified pocket revolver
- ASSN: 02-0112 Cat. 000717 – Remington Big Bore revolver Model #1

**END of LOAN #2016.03**



## MEMORANDUM

---

**Date:** May 6, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Shingle/Roofing Projects

---

In an effort to eliminate unnecessary paperwork and undergo the approval process for the property owners in Deadwood, the Historic Preservation Office in cooperation with the Public Works Office would like to obtain permission for staff review and approval for re-roofing projects. This would allow property owners to only require a building permit when issuing a re-roofing of a structure utilizing the same materials.

After a substantial hail storm in the past, the Historic Preservation Commission did grant this policy for the remainder of that year. Under this policy, when an owner is re-roofing and is using the same type of material, this office would conduct a staff review and allow the building permit to be issued rather than requiring an owner to apply for a certificate of appropriateness or project approval. The owner will still need a building permit for the project and follow all other building inspection requirements.

Under the current ordinance, no person shall commence any undertaking or project affecting any building, structure or historic resource without approval of such undertaking or project by the historic preservation commission, except when the commission or its staff has determined that the undertaking or project will not encroach upon, damage or destroy any historic property. Under this language, staff believes as long as such determination is based upon the guidelines adopted by the Deadwood Historic Preservation and District Commission(s) then the building permit can be issued without the formal application process.

**Recommended Motion:** *Waive the standing process of the requirement for a certificate of appropriateness or project approval to be issued for re-roofing projects when using the same materials and staff has determined the project will not encroach upon, damage or destroy any historic property. A building permit will still be required.*



## MEMORANDUM

---

**Date:** May 6, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Phase VI St. Ambrose Cemetery Amendment

---

Kadrmass, Lee & Jackson, Inc. is requesting an amendment to the existing contract for the final phase – Phase VI – of the St. Ambrose Cemetery Project. The amendment is due to additional services to be performed and modifications to time for rendering said services. Changes will be made to Task 3, Bidding and negotiating Phase to perform bidding period services; Task 4, Construction Phase to perform construction period services; Task 6, Additional final design to prepare bidding documents. A detailed description of the specific tasks to be performed under this amendment is attached.

The original agreement amount for this project is \$204,387.00. The proposed amendment amount is \$65,913.00. The new adjusted agreement amount for this project will be \$270,000.00.

These services are necessary to finalize this multi-year restoration project in St. Ambrose Cemetery. This is a budgeted line item for 2016 along with the construction portion of this final phase.

**Recommend Motion:** *Move to recommend to the City Commission the approval of the Phase VI St. Ambrose Cemetery amendment in the amount of \$65,913.00 for a total adjusted agreement amount of \$270,000.00.*

**AMENDMENT TO ENGINEER-OWNER AGREEMENT**  
**Amendment No. 1**

Background Data

- a. Effective Date of Engineer-Owner Agreement: October 3, 2011
- b. Engineer: Kadrmass, Lee & Jackson, Inc. (KLJ)
- c. Owner: City of Deadwood, South Dakota
- d. Project: St. Ambrose Cemetery
- e. This Part of the Project: Phase 6 - Final Design Documents, Bid Phase Services and Construction Administration.

Nature of Amendment (check all that apply)

- ☒ Additional services to be performed by Engineer
- ☐ Modifications to services of Engineer
- ☐ Modifications to responsibilities of Owner
- ☐ Modifications to payment to Engineer
- ☒ Modifications to time(s) for rendering Services

This is **Attachment A to Amendment No. 1**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated October 3, 2011.

#### **Description of Additional Services**

**Task 3 – Bidding and Negotiating Phase:** The following additional services will be performed under Task 3 for the St. Ambrose Cemetery Preservation Phase 6 Project.

- 3.1 Prepare Advertisement for Bids
- 3.2 Conduct Pre-Bid Meeting and prepare meeting notes
- 3.3 Field Contractor Questions and provide clarifications
- 3.4 Prepare Addenda
- 3.5 Preparation for Bid Opening
- 3.6 Attend Bid Opening
- 3.7 Review Bid Results/Formalities and make recommendation to Owner
- 3.8 Release and publish bid results to electronic bidding site.
- 3.9 Prepare and issue Notice of Award
- 3.10 Prepare Owner/Contractor Agreement
- 3.11 Prepare and issue Notice to Proceed

**Task 3 Fee                \$4,363.00**

**Task 4 – Construction Phase:** The following additional services will be performed under Task 4 for the St. Ambrose Cemetery Preservation Phase 6 Project.

- 4.1 Conduct Preconstruction Conference
- 4.2 Prepare Preconstruction Meeting Notes
- 4.3 Shop Drawing Log
- 4.4 Shop Drawing Review
- 4.5 Perform Site Observation Visits for approximately 26 weeks.
- 4.6 Prepare Site Observation Diary Entries
- 4.7 Respond to RFI's and prepare any Change Orders
- 4.8 Review Applications for Payment
- 4.9 Perform Substantial Completion Walk-through
- 4.10 Prepare Substantial Completion Punch List
- 4.11 Conduct Final Acceptance Walk-through
- 4.12 Conduct Warranty Walk-through
- 4.13 Project Management/Coordination
- 4.14 Perform Project Closeout and archiving – this will be for all phases of Project.

**Task 4 Fee                \$36,900.00**



## Description of Modifications

Phase 6 Project - Prepare bidding documents, perform bid period services and perform construction administration for Phase 6 (Final Phase) of St. Ambrose Cemetery Preservation Project.

Amend Task 3 - Bidding and Negotiating Phase to perform bidding period services for Phase 6 Project.

Amend Task 4 - Construction Phase to perform construction period services for Phase 6 Project.

Amend Task 6 - Additional Final Design to prepare bidding documents for Phase 6 cemetery plots.

See Attachment A for a detailed description of the specific tasks to be performed under this amendment.

Amend contract completion date to June 30, 2017.

## Agreement Summary

a. Original agreement amount:	\$204,387.00
b. Net change for prior amendments:	\$0.00
c. This amendment amount:	\$65,913.00
d. Adjusted Agreement amount:	\$270,000.00

Engineer and Owner hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is \_\_\_\_\_.

ENGINEER: Kadrmas Lee & Jackson, Inc.

OWNER: City of Deadwood, SD

By: \_\_\_\_\_

By: Charles Turbiville

Title: \_\_\_\_\_

Title: Mayor

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

This is **Attachment A to Amendment No. 1**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services** dated October 3, 2011.

**Task 6 – Additional Final Design Phase:** The following additional services will be performed under Task 6 for the St. Ambrose Cemetery Preservation Phase 6 Project.

- 6.1 Prepare Final Design bidding package for Phase 6 Plots
- 6.2 Revise Specifications and prepare Project Manual
- 6.3 Prepare review set for Owner review and comment
- 6.4 Perform Internal QA/QC Review
- 6.5 Quantity Take-offs and prepare Opinion of Cost
- 6.6 Client Meetings
- 6.7 Project Management and coordination

**Task 4 Fee                \$24,650.00**

Date: 5/5/2016

Case No. H16016

Address: 23-25 LINCOLN ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 23-25 LINCOLN ST, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: JAMES GROTHE

Owner: JAMES GROTHE

Constructed: C. 1898

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1940s. This house displays architectural elements which were popular during the latter period. In Deadwood--as elsewhere in the United States-- residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

**2. Architectural design of the resource and proposed alterations:** The applicant requests to replace the existing white steel storm doors with new white steel matching storm doors with insulation value, as existing doors do not match and have no R-value, remove inappropriate porch divider railing, remove and replace existing fir porch flooring with new painted Douglas fir porch flooring. New material is exact style and type as existing.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

### Staff Opinion:

The Sanborn maps and directories for Deadwood indicate that this building was originally constructed as a single-family dwelling in about 1898. They further suggest that the building was converted from a single-family dwelling into a duplex after 1923 but by at least 1935. The house was likely remodeled to its current Craftsman-style appearance at that time.

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.

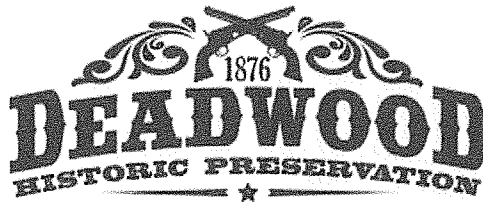
OR

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.	H16016
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/21/16
Date of Hearing	5/11/16

## 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: <u>23 LINCOLN AVE + 25 LINCOLN AVE</u>
Historic Name of Property (if known):

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

Owner's Name: JAMES + LINDA GROTHE  
Address: 2750 71<sup>ST</sup> AVE NE  
City: BISMARCK State: ND Zip: 58503  
Telephone: 701-226-9475 Fax: \_\_\_\_\_  
E-mail: grothejl@bis.midco.net

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

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

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

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>APRIL 2016</u>		Project Completion Date (anticipated): <u>SEPT 2016</u>	
<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> <b>ROOF</b>	<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"/> <b>GARAGE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>FENCE/GATE</b>	<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"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOWS</b>	<input type="checkbox"/> <b>DOORS</b>	<input checked="" type="checkbox"/> <b>STORM DOORS</b>
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> <b>OTHER</b> – 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.

REPLACEMENT OF EXISTING WHITE STEEL STORM DOORS WITH  
NEW WHITE STEEL MATCHING STORM DOORS WITH INSULATION VALUE.  
EXISTING DOORS DO NOT MATCH AND HAVE NO R-VALUE.  
REMOVE INAPPROPRIATE PORCH DIVIDER RAILING, REMOVE AND REPLACE  
EXISTING FIR PORCH FLOORING WITH NEW PAINTED DOUGLAS FIR  
PORCH FLOORING. NEW MATERIAL IS EXACT STYLE AND TYPE AS  
EXISTING.



## 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.

James S. Lhotko 4/18/16  
SIGNATURE OF OWNER(S) DATE

Linda Lhotko 4/18/16  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(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.

# at Survivor®

## INSULATED STEEL STORM DOOR

Performance  
for a Lifetime.

Five styles  
to choose from



EC 510  
Low Kick

OR



EC 560  
High Kick

OR



EC 610  
Crossbuck



EC 710  
Full View



EC 810  
Traditional

### Energy Savings

- R6 insulation value of polyurethane foam energy core is **over 7X the insulating value of a 1" wood core!**
- Foam energy core blocks wind and rain and keeps your house cool in the summer and warm in the winter
- Sash interlock system provides weatherproof draft barrier to keep out wind, heat and cold
- Polypropylene weather strip seals frames and windows to resist drafts, dust and moisture

### Color Selection

- Four color selections\*  
EC 610 (White Only)  
EC 810 (White, Green & Sandstone)  
EC 510, EC 560, EC 710 (All Colors)
- Matching hardware

X

White\*

Green\*

Sandstone\*

Cocoa Brown\*

### Green FOCUS

- Constructed of a high amount of recycled material
- Adds an insulating air space to the main door
- AU Manufacturing employs many Green initiatives in the manufacturing process. 100% of all scrap and by products of the Survivor® Door production are recycled or used in other applications.



**7X**  
The Insulating  
Value of Wood!



Helps reduce heat and ultraviolet rays

Helps retain cooling



Helps reduce winter cold

Helps retain heat

\* Due to differences between paint and ink pigments, the colors shown here are approximate colors to the actual shipping product.













## MEMORANDUM

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**Date:** May 6, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

---

The following Historic Preservation Program application was received by this office. Staff's recommendation follows the program request.

- Tim Conrad.....138 & 140 Sherman.....Façade Easement Program  
*Staff has determined the applicant meets the criteria for acceptance into the Façade Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program.*
- Ken and Nancy Motzko..... 51 Pleasant .....Windows & Doors Program  
*The applicant was entered into the program in September of 2015 and has not used the funds. The applicant wishes to re-apply under the new program.*



# Historic Facade Easement Program Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

138 + 140 Sherman St

3. Owner of property – (if different from applicant):

2. Applicant's name & mailing address:

Tim Conrad

52 Lincoln Av

Deadwood SD 57732

Telephone: ( ) -

E-mail

Telephone: (605) 920-1214

E-mail deadwoodelectric@rushmore.com

4. Project Costs:

Total cost of the façade restoration project:

\$ 73,120.85

Amount requested for the façade project

(Keep in mind eligible expenses and program maximums)

\$ 73,120.85

Total cost of building rehabilitation project

(Include additional interior work planned)

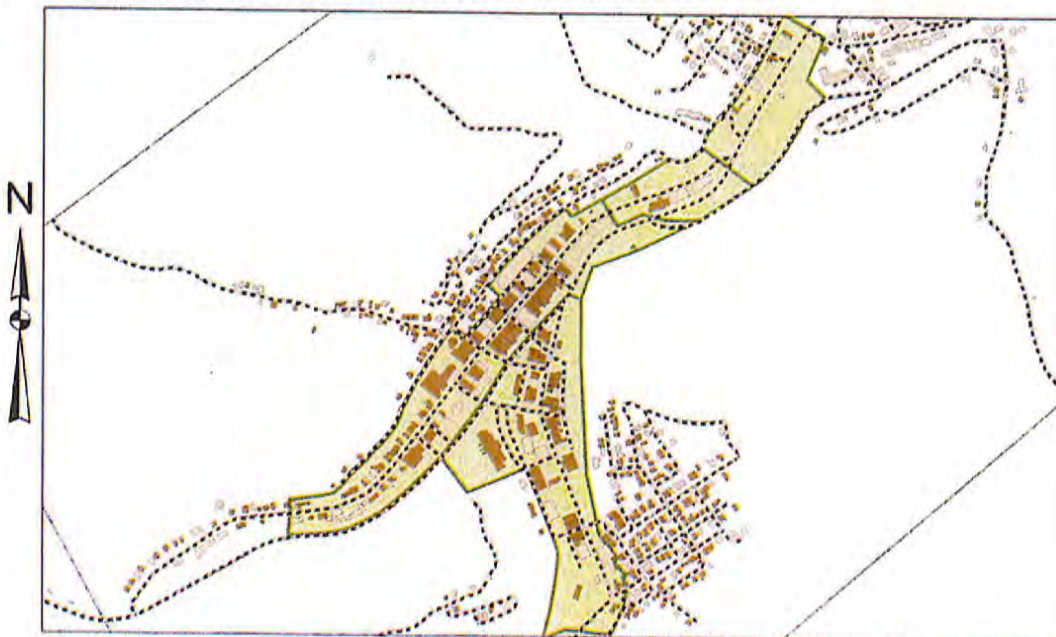
\$ 73,120.85

200,000 + 0

Anticipated appraisal value at conclusion of project

\$ 300,000

5. Façade Easement Program Area – Deadwood Local Historic District





6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
  - Provide detailed description of exterior changes including materials, colors and dimensions
  - Proposed rehabilitation renderings and elevations
  - Current and historic photos of the building
  - Project budget including the entire project and façade project
  - Project timeline
  - General information on project financing or other such information showing feasibility of project
  - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan.

Applicant's signature: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

Owner's signature:  \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

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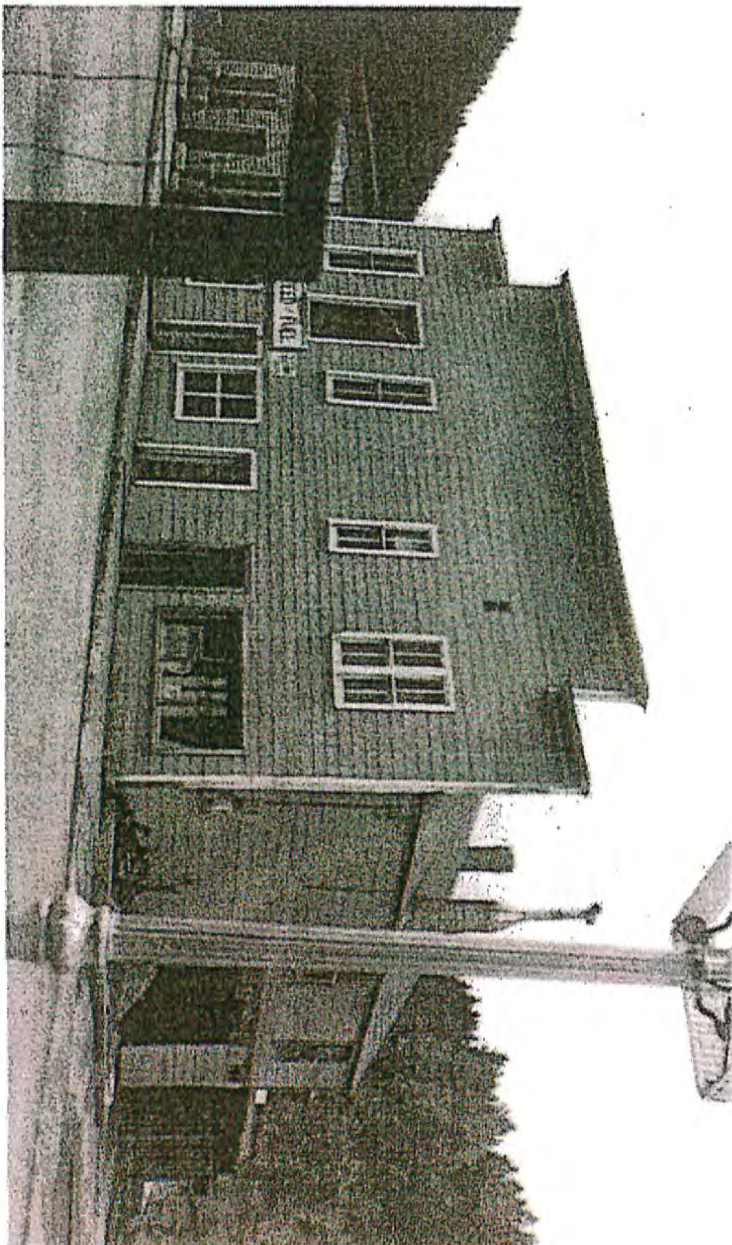
Please return the completed application along with the Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082











22894 S. Rochford Road, Hill City, SD 57745

DATE April 15<sup>th</sup> 2016

# ESTIMATE

Job Name / Location Conrad Shop, Deadwood Electric

Attention Tim Conrad City of Deadwood

Address 140 Sherman City Deadwood State SD Zip 57745

Phone \_\_\_\_\_ Cell \_\_\_\_\_ Fax \_\_\_\_\_

[illegible]

### ADDITIONAL NOTES AND CONCERNS

SUBTOTAL	73120	85
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All Changes or Additions will be charged at 39 per hour  
Material Cost may change with Time! Perman

Thank you!

### ESTIMATED JOB COST

73120 85

Paul Larsen

**JOB ESTIBATED BY**

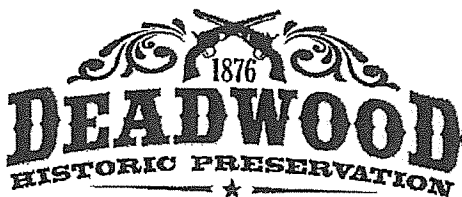
DATE OF ESTIMATE April 15<sup>th</sup> 2016

DATE OF ESTIMATE

This estimate is for completing the job as described above. It is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems or adverse weather conditions arise after the work has started.

**Upon completion**, unless other arrangements have been made we do expect payment **within 14 days**. There will be a 2.5% interest charge per month on late invoices.





## Wood Windows and Doors Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

51 Pleasant St.

2. Applicant/Owner name & mailing address:

Ken & Nancy Motzko

51 Pleasant St.

Deadwood, SD 57732

Telephone: (218) 831-0750 (Nancy's)

E-mail Knmotzko@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

For Office Use Only:	
<input checked="" type="checkbox"/>	Owner Occupied
<input type="checkbox"/>	Non-owner Occupied
Verified through the Lawrence County Office of Equalization	
Date: <u>5/5/16</u>	Initials: <u>BF</u>
Assessed Valuation \$ <u>101,740</u>	

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan.

Applicant's signature: Ken Motzko / Nancy Motzko Date submitted: 5/5/16

Owner's signature: Ken Motzko / Nancy Motzko Date submitted: 5/5/16

Please complete Wood Window and Doors Worksheet on page 2 of this application