

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 13, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – December 22, 2015
3. Voucher Approval
4. Old or General Business
 - a. Larry Shama – Wood Window Program inquiry
 - b. Update on extending historic lighting costs on Highway 85 project – Exhibit A
 - c. Deadwood Revitalization request for partial funding – CenturyLink Study – Exhibit B
 - d. G.R.A.P.E. Committee Review of RFP's for Street Reenactments
 - e. 2016 City of Deadwood Archives Projects – Permission to enter into Agreements – Exhibit C
 - f. ESRI renewal for GIS software and maintenance – budgeted item – Exhibit D
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H16002 – 670-672 Main Street – Scott and Sharon Jacobs – Exhibit E
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case #H16001 – 30 Jefferson – Robert Weber – Exhibit F
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - b. Revolving Loan Program – Exhibit G
 - Lotus LLC Michael & Diane Perceovich – 21 Charles St. -- RLF Loan Request
 - Lotus LLC Michael & Diane Perceovich – 21 Charles St. – Vacant Home Loan Request
 - Lotus LLC Michael & Diane Perceovich – 21 Charles St. – Siding Loan Request
 - Lotus LLC Michael & Diane Perceovich – 21 Charles St. – Windows Loan Request
 - 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

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, December 22, 2015 ~ 4:00 p.m.

Charles Street Bridge – Site Visit for Preservation discussion
(No action to be taken)

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, December 22, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – December 9, 2015
3. Voucher Approval
4. Old or General Business
 - a. Charles Street Bridge Project – Exhibit A
 - b. Emergency Funding Nonprofit Grant Masonic Center - Exhibit B
 - c. Update on extending historic lighting costs on Highway 85 project – Exhibit C
 - d. Request for Proposal for Street Reenactments – Exhibit D
 - e. Consideration of a Consent Agenda for Revolving Loan Program
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H15059 – 670-672 Main Street – Scott and Sharon Jacobs – Exhibit E
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - b. Revolving Loan Program – Exhibit F
 - Robin Gorder and James Gregory – 3 Rodenhaus – Loan Extension
 - Bruce and Mary Oberlander – 102 Charles – Loan Extension
 - Leslie Christiansen – 18 Washington – Loan Extension
 - Tim Berg and Kathryn Koutavas – 1 Forest – Loan Extension
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Tuesday, December 22, 2015

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

Absent: Ms. Terri Williams, City Attorney, and Chuck Williams were absent.

Present City Commission: Jim Van Den Eykel was present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Tuesday, December 22, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of December 9, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Berg to approve the minutes of Wednesday, December 9, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$70,038.53. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Bonded Account in the amount of \$64,882.30, Aye – All. Motion carried.

Old or General Business:

Charles Street Bridge Project – Exhibit A

Mr. Kuchenbecker presented the HP Commission with an overview of the recently closed Charles Street Bridge. Ms. Floyd asked the Commission if anyone had questions for Mr. Kuchenbecker. Mr. Toews asked Mr. Kuchenbecker if it was necessary for the bridge to remain in place to maintain the status of historic. Mr. Kuchenbecker stated that it was preferred to be left in its current location and if moved it would lose some historic integrity, although the structure itself is a character defining element. Ms. Floyd asked if maximum historical benefit would be leaving the bridge where it is and restoring it as it sits. Mr. Kuchenbecker affirmed. Mr. Namminga stated his concern was a matter of money, as the project will cost roughly \$300,000 and will be unused. Citizen Ms. Posey stated that she'll use it as a pedestrian bridge to go to the trail. Mr. Namminga stated that at the current location there is a new sidewalk leading to the trail and for the cost the money could be better used elsewhere. Mr. Blair stated DOT has made the determination that the sidewalk will go down the edge of the creek and the highway and it is going to be a legitimate sidewalk. Ms. Posey asked if it was plowed today. Mr. Blair stated no, it's not finished yet. Ms. Posey stated that there is a sidewalk to the left of that and that it's not maintained. Mr. Blair stated that the sidewalk is not completed yet, which is why the jersey barriers are up still and that it is not a functional sidewalk yet. Mr. Kuchenbecker stated that it may be difficult to make the existing bridge ADA accessible due to the recent DOT project. Mr. Johnson asked if the bridge is made a pedestrian bridge would it cost less. Mr. Kuchenbecker stated that a study needs to be done to know the costs and for a ball park of preliminary numbers to bring it up to standard as a pedestrian bridge, without altering the size of it or narrowing it was approximately \$250,000. Mr. Blair stated that the cost versus the historic value, when there are so many other projects in need, it is a hard justification. Mr. Blair also stated that the bridge cannot just be left as is because of liability. Mr. Johnson stated that future preservation costs of the bridge also needs to be considered. Ms. Floyd verified that the City owns the bridge. Mr. Blair stated that he liked the idea of salvaging it and for the City to receive bids on it. Ms. Floyd asked if action was being requested. Mr. Kuchenbecker stated that City Staff would like direction on what to do with the bridge. Mr. Kuchenbecker stated that the bridge could be restored, relocated, portions of the bridge could be reused on another location, or the bridge could be scrapped. Mr. Toews stated from an architectural view, the old iron structure is something worth seeing, but in the current location no one will go see it. Mr. Toews stated that the bridge could be demolished or relocated to another location, but the current at the current location there is no use for it. Mr. Johnson asked if there had been suggestions as to where it could be used for a pedestrian bridge. Mr. Kuchenbecker stated that the City was currently in negotiations on a surplus bridge from Keystone which there are plans in Powerhouse Park for the boardwalk that goes to the foundation and to put a pedestrian bridge across

from the foundation to the parking lot. Mr. Kuchenbecker stated that at the Deadwood Welcome Center, there is planned to be a pedestrian bridge. Mr. Kuchenbecker stated that the City is trying to make loops from the sidewalks to the trails so that there are more options for walkability because Deadwood is such a linear community that it would be nice to have different loops for recreational and walking trails. Ms. Floyd asked what it would take in terms of finances to conduct a move, even if it is a visual element, not a structural element. Mr. Kuchenbecker approximated \$150,000 for a new bridge and incorporating components of the existing bridge into that design possibly. Ms. Floyd clarified if that was discussing a new bridge in the current location. Mr. Toews stated that removing or dismantling the bridge at its current location would be difficult with the powerlines overhead. Mr. Kuchenbecker stated that the bridge would probably have to be dismantled to be restored. Mr. Johnson suggested that a portion of the bridge be used at another location and be recognized as the Old Charles Street Bridge. Ms. Floyd asked that Staff make additional inquiries in regards to demolishing, repurposing, or moving and rehabilitating the bridge.

Emergency Funding Nonprofit Grant Masonic Center – Exhibit B

Mr. Kuchenbecker informed the Commission that the Masonic Center Association is requesting \$5,500 to repair a sewer leak in the second floor restroom. Mr. Kuchenbecker stated that it had been brought to the City Commission the night prior and approved contingent upon Historic Preservation Commission approval.

Mr. Blair moved and Mr. Johnson seconded to approve the Emergency Funding Nonprofit Grant for the Masonic Center in the amount of \$5,500. Aye – All. Motion carried.

Update on extending historic lighting costs on Highway 85 project - Exhibit C

Mr. Kuchenbecker presented to HP Commission with an estimated cost from Karin Olson, SD DOT taking the lighting from Walnut Street to the first bridge passed Calamity Lane, reducing the cost from \$439,305 to \$130,976. Mr. Toews asked what Mr. Island thought about the compromise. Mr. Blair stated that he spoke with Mr. Island last week and he agreed that the historic lights that are already there should be duplicated in this area, which reduces the lights by two-thirds. Mr. Kuchenbecker stated that there are certain guidelines that have to be met when updating a road stating there has to be so many luminaries. Mr. Blair stated that short poles should be going up to Mr. Island's gas station. Mr. Toews stated that this proposal is going up to the first bridge. Mr. Berg stated that it was short sided. Ms. Toews asked again if Mr. Island was aware of this. Mr. Blair stated that he is and that Mr. Island wanted it to go to at least his place. Mr. Kuchenbecker clarified to the HP Commission that this particular proposal was only including Walnut Street to the first bridge past Burlington, as it opened up from residential to commercial. Mr. Mike Rodman stated the business community wanted lights up to Thunder Cove curve. Mr. Van Den Eykel stated that for four years the plan for lighting has not been discussed and has not been budgeted for. Mr. Van Den Eykel stated that the City has not heard from the contractor whether or not they are willing to take this on. Mr. Toews offered that HP go up to the first bridge with HP money and let the City work with the business people on the rest of the road. Mr. Johnson stated that aesthetically continuing project to the Texaco Station would look good. Mr. Van Den Eykel asked how many phone calls Commissioners received regarding the lights. The Commission replied with none. Ms. Floyd asked what is on the agenda for the City Commission meeting. Mr. Kuchenbecker stated that he anticipates them asking what direction, support, or non-support of HPC. Ms. Floyd asked for consensus to see who would like to see lighting go up to the bridge. All Commissioners concurred. Ms. Floyd asked for consensus to see who would like to see the lighting go to Highway 385. All Commissioners denied. Mr. Namminga stated that it could be recommended to the City to take the historic lighting to Highway 385. Mr. Blair reiterated that there is already a lighting system in place that's going all the way to 385.

Mr. Toews moved and Mr. Blair seconded to approve Historic Preservation funding the light extension to the first bridge exemption zone at the cost off 100% of the project plus or minus 25% of the current quote of \$130,976. Aye - All. Motion carried.

Request for Proposal for Street Reenactments - Exhibit D

Mr. Kuchenbecker informed the Commission that this topic requires no action, but that the Request for Proposal for Deadwood Main Street Historic Reenactment Performances. Mr. Blair asked if this RFP would encompass all street entertainers. Mr. Kuchenbecker stated that this would allow the HPC to contract with a primary performer's group, which would be the only ones allowed to have the street closed. The RFP also includes services for the reenactment of the Trial of Jack McCall.

Consideration of a Consent Agenda for Revolving Loan Program

Mr. Kuchenbecker presented to the HP Commission consideration of consent agenda for revolving loan program. Mr. Blair stated that one of the reasons it is beneficial it will assist staff with administration.

It was moved by Mr. Johnson and seconded by Mr. Blair to approve a Consent Agenda for Revolving Loan Program. - All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case #H15059 – 670-672 Main Street - Scott and Sharon Jacobs – Exhibit E

Mr. Kuchenbecker informed the Commission the applicant is asking permission to repair windows to include retrofit window over rear door (in alley) with wooden framed storm window. Scrape and repaint all window trim in white. Retrofit two top windows in new Master Loft with Glide thermopane glass and wooden frame for egress/ingress per building codes. Paint trim white. Remove existing (not original) door and upper glass and replace with interior cabinet and thermopane glass. Reposition fire sprinkler hookup into cabinet from other door. Mr. Kuchenbecker provided the HP Commission a digitally created image of the proposed changes. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Namminga the exterior repairs proposed are congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the exterior repairs located at 670-672 Main Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

No new matters were addressed at this meeting.

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

No applications were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements – Exhibit F

It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$1,447.56, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report, an update on projects and an overview of the revolving loan fund was presented.

Robin Gorder and James Gregory - 3 Rodenhaus - Loan Extension

Bruce and Mary Oberlander - 102 Charles - Loan Extension

Leslie Christiansen - 18 Washington - Loan Extension

Tim Berg and Kathryn Koutavas - 1 Forest - Loan Extension

It was moved by Mr. Toews and seconded by Mr. Johnson to remove Bruce and Mary Oberlander - 102 Charles, from the Consent Agenda. - Aye- All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair to approve the Revolving Loan Fund Consent. Aye - All. Motion carried.

Mr. Toews stated that he understood that what the Oberlander's had left to do on their house was very minor and that they have been very diligent at keeping up on their property. Mr. Toews stated that the Building Inspector may have some leeway that the projects are substantially complete to keep our residents, who are doing a great job, happy. Mr. Kuchenbecker stated that the Building Inspector is doing an excellent job and doing what he is directed to do and identified bare wood that needs painted; however, he also understands the property owners concerns. Ms. Floyd asked if this was an issue that should be addressed in Committee and be brought back to Commission.

It was moved by Mr. Toews and seconded by Mr. Berg to bring the Loan Extension for Bruce and Mary Oberlander - 102 Charles to Loan Committee for further discussions. Aye - All. Motion carried.

Retaining Wall Program Disbursements

None addressed at this meeting.

Items from Citizens not on Agenda

Mr. Rodman with the Deadwood Revitalization Committee discussed the possibility of CenturyLink donating the unused portion of their building to the City; however, the unresolved issue is the moving of the equipment and a feasibility report needs to be conducted at the cost of \$36,000. Mr. Rodman asked HP if that would be something that they would be interested in funding. Mr. Toews asked how it fits within our guidelines for meeting the State of South Dakota requirements for historic preservation. Mr. Blair stated that this is an all or nothing situation in terms of if the study isn't done, the project is dead in the water. Mr. Blair stated that if the project does not move forward, the money is then returned to the City. Mr. Blair also shared concerns with the building next to the CenturyLink building, as it is approximately 100 years old and stated that it needs to be taken into consideration as they are very close together. Mr. Johnson asked when CenturyLink was built. Mr. Kuchenbecker estimated late 1950s. Mr. Kuchenbecker stated we won't know the condition of the wall unless it is part of the study. Addressing Mr. Toews question of how it meets the guidelines, Mr. Kuchenbecker stated that through the outside of Deadwood grant a planning portion of eligible activities within that. Ms. Floyd asked if putting funding toward a feasibility study to find out whether or not we can do a project that would at least partially benefit Historic Preservation would fall within the guidelines. Mr. Rodman stated another part of the study that should be taken into consideration is that Deadwood wants to become a gig city and that what CenturyLink is proposing to do allows Deadwood to grow to a gig city. Mr. Toews stated that a decision won't be made today, but that the City should pay for this feasibility study as it is hard to justify how Historic Preservation fits in with this cost. Mr. Rodman stated that it is the only non-conforming building on all of Main Street and ensuring that whatever happens at that location conforms with the rest of Main Street is important and preserving history. Mr. Toews also stated that he found this to not fall into Outside of Deadwood Grant funds, but that possibly there could be funds other places to use. Mr. Toews asked if this has been brought up to the City Commission. Mr. Blair stated that he has discussed it and that the general consensus is that they are not interested in funding part of the study. Mr. Berg stated that revitalization is critical to historic preservation. Mr. Rodman stated that there are enough funds to do half of the study through BID. Mr. Toews suggested having this request placed on the City Commission Agenda. Mr. Kuchenbecker suggested that because this item is not on the agenda, no action can be taken and asked that Chair Floyd see if there is a consensus on whether Mr. Rodman should bring forward a proposal or an outline stating how it meets historic preservation criteria for consideration in writing for a future agenda. Mr. Johnson, Mr. Blair, and Mr. Toews agreed. Mr. Toews stated that a detailed proposal relating to historic preservation is needed and not utilizing Outside of Deadwood Grant funds.

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

Mr. Kuchenbecker reported on the following items:

- This office will be finalizing a Request for Qualifications for the design of the interior exhibit display within the Deadwood Welcome Center;
- Deadwood Welcome Center is anticipating a groundbreaking of January 4, 2016 beginning with the creek enhancements, pathway, and retaining wall in the parking lot;
- St. Ambrose Cemetery is complete with Phase IV and V, so both of those projects are closed out and will be working closely with architects for Phase VI, which is the final phase of St. Ambrose;
- 10 Harrison retaining wall is moving along;
- Façade easements were approved for 604 and 606 Main Street and will be finalized and still working with the other façades;
- It has been asked of the State Archeological Research Center to come in to do the architectural and cultural resource survey for the Welcome Center, at \$2970.;
- Mayor Turbiville appointed John Martinesko and Brad Butturff to Fassbender Board.

Committee Reports

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:42 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary

APPLICATION FOR PAYMENT

OWNER: City of Deadwood Travis Conrad	PROJECT: 10 Harrison Retaining Wall	APPLICATION NUMBER: 4	
		WORK CATEGORY NO:	
		PERIOD ENDING:	12/31/15
		CONTRACT WORK:	
		PROJECT NUMBER:	15018
CONTRACTOR: CAI Construction	ARCHITECT: Albertson Engineering Jared Shippers	PERCENT COMPLETE	95%
PREPARED BY: Linda Wilkinson			DISTRIBUTION: CONTRACTOR ◀ ARCHITECT ◀ File ◀

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APPLICATION FOR PAYMENT - SUMMARY

Refer to continuation sheets attached for detailed breakdown.

1. ORIGINAL CONTRACT AMOUNT:	177,500.00
2. NET CHANGES TO CONTRACT:	
3. TOTAL CONTRACT AMOUNT:	177,500.00
4. TOTAL COMPLETED AND STORED TO DATE:	169,200.00
5. RETAINAGE:	
a. 10 % of Completed Work	16,920.00
b. 10 % of Stored Material	
Total Retainage:	16,920.00
6. TOTAL COMPLETED LESS RETAINAGE:	152,280.00
7. LESS PREVIOUS APPLICATIONS:	129,600.00
8. CURRENT PAYMENT DUE:	22,680.00
9. BALANCE TO FINISH INCLUDING RETAINAGE:	25,220.00

EXTRA WORK SUMMARY

	ADDITIONS	DELETIONS
Changes From Prev Applications:		
Changes From This Application:		
Total:		
Net Changes:		

CONTRACTOR'S CERTIFICATION:

The Contractor declares that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid to him for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: CAI Construction**DATE:** Jan 8, 2015

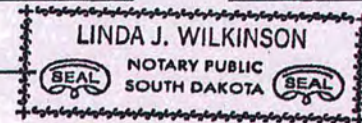
State: SD County: Lawrence

Subscribed & sworn to before me

this 8th day of January, 2016

Notary Public Name: Linda J. Wilkinson

Commission Expiration Date: May 25, 2016

**ARCHITECT'S CERTIFICATION:**

The Architect hereby confirms that based on site observations & to the best of his/her knowledge, this payment application accurately reflects the progression of work and that this work meets contract requirements sufficient enough to justify payment in the amount certified below:

AMOUNT:

\$22,680.00

Provide explanation below or attached if amount certified does not match this application amount. Initial all figures & markups to agree with certified amount.

ARCHITECT:

Jared D. Shippers, PE

DATE:

1/8/16

The Amount Certified is payable to the contractor listed above.

Continuation Sheet

APPLICATION NO: 4
APPLICATION DATE: 1/5/2016

PERIOD TO: 12/1/15 - 12/31/15
PROJECT NAME: 10 Harrison St Retaining Wall
PROJECT No: 15018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED	G		H BALANCE TO FINISH	I RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE	% (G/C)		
1	Mobilization	20,000.00	20,000.00			20,000.00	100%	-	2,000.00
2	Gravity block wall	83,675.00	83,675.00			83,675.00	100%	-	8,367.50
3	Front concrete wall	14,975.00	14,975.00			14,975.00	100%	-	1,497.50
4	Stone masonry	12,800.00	6,400.00			6,400.00	50%	6,400.00	640.00
5	Back concrete wall	20,750.00	6,450.00	14,300.00		20,750.00	100%	-	2,075.00
6	Flat work concrete	12,800.00		10,900.00		10,900.00	85%	1,900.00	1,090.00
7	Alternate #1, Landscaping	12,500.00	12,500.00			12,500.00	100%	-	1,250.00
8								-	
9								-	
10								-	
11								-	
12								-	
13								-	
14								-	
15								-	
16								-	
17								-	
18								-	
19								-	
20								-	
	GRAND TOTAL	177,500.00	144,000.00	25,200.00	-	169,200.00	95%	8,300.00	16,920.00



MEMORANDUM

Date: January 8, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Highway 85 Project – Decorative Lighting

At the January 4, 2016 meeting of the Deadwood City Commission discussion was held on the options presented for decorative lighting beyond the current plans which end at Walnut Street. The options were based on discussions amongst the City Planner, Historic Preservation Officer and Public Works Director and shared with Karen Olson, DOT Engineering Supervisor. The options were as follows:

- No additional historic lighting
- Historic lighting to the end of the project (just west of Puma Hill Road to Walnut Street)
- Historic lighting to the first bridge beyond Burlington Street (approximately station 51+50)
- Historic lighting to just beyond Timm Lane (approximately station 36+00)

The Deadwood City Commission voted to pursue extending historic lighting an additional 1,550 ± feet, to approximate station 36+00, beyond the commitment which the Historic Preservation Commission made at the December 22, 2015 meeting with HPC funding the entire amount.

This would bring the total approximate length of additional historic lighting to 3,035 ± feet more than in the design. The assumption is, the total additional cost to the City for this additional historic lighting would be approximately \$268,000.00.

HPC had previously voted to fund historic lighting up to the projected cost of \$130,976 with a 25% plus or minus margin from unencumbered funds in reserve. This appears to be a length of 1485' (verses 5312') of additional decorative lighting over what was in the design. The Commission further suggested that historic lighting past that point would be the responsibility of the City; however, the City Commission is now requesting HPC consider paying the entire amount.

Staff's opinion:

This office considers all of the present city limits of Deadwood to be in the environs of the Deadwood National Historic Landmark District and what happens outside of this district may have a direct or indirect impact on the historic districts. Furthermore, within the areas outside the historic district but within the city limits are scattered historic resources eligible for the National Register of Historic Places. These were identified in the 1993 architectural survey of the City of Deadwood.

This portion of Deadwood has a colorful historic past of being annexed, de-annexed, and re-annexed into the city limits. One reason the current National Historic Landmark does not include this area is due to the time the boundaries were established for the historic districts, this area was de-annexed. Had the boundaries been established at a different period of time, this area may well have been included in the historic district.

During the current highway reconstruction project, a "historic" gas street light was unearthed. This provides evidence street lights extended beyond Walnut Street; however, to date, we do not know how far these extended.

It is further staff's opinion; the decorative lighting is an allowable cost under South Dakota Administrative Rules. See below:

24:52:10:09. Allowable costs -- Construction. The following construction costs are allowable:

(1) Restoration: Expenditures for restoration, rehabilitation, preservation, reconstruction, and stabilization of historic properties, structures, and features in Deadwood if they are in conformance with the applicable standards;

(2) Public improvements: Public improvements, involving the whole of infrastructure installation, repair, and improvements; public facilities; public fixtures; and recreational installations to the extent that they support, enhance, and protect the historic buildings, sites, properties, and features of Deadwood.



EXHIBIT B

Revitalization Committee Members

Ron Russo, Chair

Charlie Struble

Wayne Morris

Lee Harstad

Ken Gienger

Bill Pearson

Caleb Arceneaux

Susan Johnson

Ron Island

Carol Tellinghuisen

Lori Frederick

Chuck Turbiville

Jim Van Den Eykel

Kevin Kuchenbecker

The Deadwood Chamber of Commerce and Visitors Bureau, in concert with the City of Deadwood, formed a Deadwood Revitalization Committee to facilitate discussions and build consensus on developing a series of goals for economic development for Deadwood within the context of historic preservation.

108 Sherman Street
Deadwood, SD 57732
(605) 578-2082



January 8, 2016

Deadwood Historic Preservation Commission:

The Deadwood Revitalization Committee is asking for your consideration in partnering with the Deadwood Revitalization Committee to fund an evaluation study asked for by CenturyLink to provide costs on the proposed Outlaw Plaza site. The cost of this study is \$36,494.10 and we are asking for \$18,247.05 from the Deadwood Historic Preservation Commission.

As you are aware, the Outlaw Plaza project will address the CenturyLink building, one of the only nonconforming structures in Deadwood's Historic Core District. The Study will answer these unknown questions:

- The costs of the relocation of the CenturyLink equipment to the back area of the current building, and the size and configuration of that structure.
- Whether those costs address Deadwood's desire to have 1-Gig Internet service available to our community.
- Determining the conditions and provide recommendations to ensure the integrity of the "party wall of the contributing building adjacent to the CenturyLink building.

Our committee has been extremely pleased with the willingness of CenturyLink to donate the unused portion of the property to the City of Deadwood allowing the Outlaw Plaza to become a reality; however, the total costs of the project must be identified first and this study will give us those costs.

We thank you for your continuing support of Deadwood's Revitalization efforts and look forward to working closely with the HP Commission on the Outlaw Plaza and other Revitalization projects as we move Deadwood from "Good to Great".

Sincerely,

Mike Rodman
Deadwood Revitalization
Executive Director

Enc.



December 16, 2015

City of Deadwood
Kevin Kuchenbecker
Susan Johnson

File #: 56022
Revised with new dates

Dear Mr. Kuchenbecker and Ms. Johnson,

This is regarding the City of Deadwood's request to provide a quote for relocating the CenturyLink Central Office from its current location at 644 Main ST in Deadwood, SD.

It will be necessary to perform a more thorough evaluation of the requirements given the substantial impact to the network and customers. This review will take a significant amount of time for the planning and engineering staff as well as the field personnel.

The cost for this evaluation is \$36,494.10.

Please note that this proposal can be withdrawn if not accepted within 90 days.

Specific site/construction questions need to be directed to Kevin Ancell at (605) 339-5195.

If you would like to proceed, please call me at (218) 759-4409 to have a contract forwarded to you from the Resource Allocation Group in Littleton, CO.

Upon written confirmation and the up-front payment from the City of Deadwood to cover the costs of this evaluation CenturyLink will begin the work to put together a formal estimate for this CO relocation. The result of the evaluation will take approximately 60-90 days to complete due to other work commitments. Furthermore, this agreement to process a formal quote does not obligate CenturyLink to proceed with the actual CO relocation project.

PLEASE NOTE The contract will need to be signed and returned with a check before the work can begin.

Thank you,

Sue Cotton
CenturyLink – Special Construction
3320 Bemidji Ave N
Bemidji, MN 56601
(218) 759-4409

DEADWOOD EXHIBIT C

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

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: January 3, 2016
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2016 City of Deadwood Archives Projects - Permission to enter into Agreements**

The City Archives is requesting permission to enter into contracts with the following people and/or organizations as part of the 2016 Archives budgeted projects. These projects will be completed BY December 31, 2016.

- Oral History Project – Dr. Suzanne Julin, Missoula, MT
 - 10 transcribed oral histories
 - COST: \$6,750.00
- Lawrence County Mortuary Ledgers Indexing Project – Don Toms, Lead, SD
 - 20 transcribed mortuary ledgers on loan from Fidler-Isenburg Funeral Home
 - COST: \$8,000.00
- Photo Conservation of Coburn Panoramic Images – ImageUp Creative Services, Rapid City, SD
 - 13 digitally restored panoramic views of the Days of 76 celebration
 - COST: 4,550.00
- Digitization of Lawrence County Ledgers Project – South Dakota State Archives
 - 12 microfilmed and digitized letters from the Lawrence County ledger collection
 - COST: \$2,100.00
- 66 Taylor Avenue Final Report – South Dakota State Archaeological Research Center
 - Preparation and write up of the burial unearthed at 66 Taylor Avenue in 2012
 - COST: \$5,000.00
- Conservation of Archaeological Objects – Maryland Archaeological Conservation Laboratory
 - Cleaning and stabilization of paper and metal objects from the Fountain House
 - COST: \$1,300.00

DEADWOOD

OFFICE OF
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Deadwood, South Dakota 57732

Mike Runge
Archivist
Telephone (605) 578-2082

- Collections Site Visit, September 9, 2016 - Maryland Archaeological Conservation Laboratory
 - Onsite visit to review and make recommendations on the City's collection of metal objects unearthed during the Chinatown excavation
 - COST: \$2,700.00
- Phase II Botanical Conservation – Black Hills State University, Spearfish, SD
 - Add botanical data from the Chinatown excavation into online catalog and develop botanical displays for educational purposes
 - COST: \$3,100.00

The above projects were approved by the City and the Deadwood Historic Preservation Commissions at the 2016 budget hearings.

RECOMMENDATION:

Allow the City Archives to enter into contracts with the above mentioned organizations and people to fulfill the 2016 City of Deadwood Archives annual budget. Combined, the cost for these eight (8) projects will not exceed \$34,000.00 dollars. These are 2016 budgeted City Archive projects.



MEMORANDUM

Date: January 8, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2016 ESRI GIS Software Maintenance Schedule

The maintenance for the ESRI GIS software is due for 2016 (attached). The maintenance agreement runs from April 5, 2016 through April 4, 2017. This is the annual fee and provides upgrades, maintenance and technical support for the software. This office works closely with the Lawrence County's office of equalization with regards to the geographic information services and mapping.

Below is a breakdown of the City Departments and users of GIS. The maintenance fees for each department are the responsibilities of that department per the budgeting process. The Fire Department contracts directly with ESRI for their GIS maintenance and upgrades.

Historic Preservation

Server	ArcGIS for Desktop Advanced (formerly ArcInfo)	\$3,000.00
Concurrent	Historic Preservation Officer	\$500.00
Concurrent	Archivist	\$500.00
Arc3-D	Analyst	\$500.00
Server	ArcGIS Server Enterprise	\$3,000.00
Server	ArcGIS IMS (Internet Mapping)	\$2,000.00
Subtotal		\$9,500.00

Public Works

Concurrent	Public Works Station	\$700.00
Single	Building Inspector	\$400.00
Concurrent	ArcGIS Network Analyst	\$500.00
Subtotal		\$1,600.00

Planning & Zoning

Single	Zoning Administrator	\$400.00
Concurrent	Administrative Assistant	\$500.00
Subtotal		\$900.00

GIS Maintenance Total **\$12,000.00**

Recommended Motion: *Approve GIS Maintenance package for 2015 at a cost of \$12,000.00 from various budgeted line items within the respective departments.*



Esri Inc
380 New York Street
Redlands CA 92373

Subject: Renewal Quotation

Date: 01/05/2016
To: Kevin Kuchenbecker
Organization: City of Deadwood
Planning & Preservation Office
Fax #: 605-578-2084 **Phone #:** 605-578-2082

From: Alan Chrest
Fax #: 909-793-4801 **Phone #:** 888-377-4575 Ext. 2857
Email: achrest@esri.com

Number of pages transmitted
(including this cover sheet): 4

Quotation #25719933
Document Date: 01/05/2016

Please find the attached quotation for your forthcoming term. Keeping your term current may entitle you to exclusive benefits, and if you choose to discontinue your coverage, you will become ineligible for these valuable benefits and services.

If your quote is regarding software maintenance renewal, visit the following website for details regarding the maintenance program benefits at your licensing level
<http://www.esri.com/apps/products/maintenance/qualifying.cfm>

All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your coverage at a later date.

Please note: Certain programs and license types may have varying benefits. Complimentary User Conference registrations, software support, and software and data updates are not included in all programs.

Customers who have multiple copies of certain Esri licenses may have the option of supporting some of their licenses with secondary maintenance.

For information about the terms of use for Esri products as well as purchase order terms and conditions, please visit
<http://www.esri.com/legal/licensing/software-license.html>

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.

**esri**

380 New York Street
Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-793-4801

Quotation

Date: 01/05/2016**Quotation Number:** 25719933

City of Deadwood
Planning & Preservation Office
102 Sherman St
Deadwood SD 57732
Attn: Kevin Kuchenbecker

Send Purchase Orders To:

Environmental Systems Research Institute, Inc.
380 New York Street
Redlands, CA 92373-8100
Attn: Alan Chrest

Please include the following remittance address on your Purchase Order:

Environmental Systems Research Institute, Inc.
File #54630
Los Angeles, CA 90074-4630

Customer Number: 272559

For questions regarding this document, please contact Customer Service at 888-377-4575.

Item	Qty	Material#	Unit Price	Extended Price
10	1	52384 ArcGIS for Desktop Advanced Concurrent Use Primary Maintenance Start Date: 04/05/2016 End Date: 04/04/2017	3,000.00	3,000.00
1010	1	87194 ArcGIS for Desktop Basic Concurrent Use Primary Maintenance Start Date: 04/05/2016 End Date: 04/04/2017	700.00	700.00
2010	3	87195 ArcGIS for Desktop Basic Concurrent Use Secondary Maintenance Start Date: 04/05/2016 End Date: 04/04/2017	500.00	1,500.00
3010	1	87198 ArcGIS 3D Analyst for Desktop Concurrent Use Primary Maintenance Start Date: 04/05/2016 End Date: 04/04/2017	500.00	500.00
4010	2	87192	400.00	800.00

This quotation is good for 90 days. The items on this quotation are subject to the terms set forth herein and the terms of your signed agreement with Esri, if any, or, where applicable, Esri's standard terms and conditions at www.esri.com/legal.

Any estimated sales and/or use tax has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state taxes directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

Issued By: Alan Chrest**Ext:** 2857

[CSBATCHDOM]

To expedite your order, please reference your customer number and this quotation number on your purchase order.

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Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-793-4801

Quotation

Page 2

Date: 01/05/2016

Quotation Number: 25719933

Item	Qty	Material#	Unit Price	Extended Price
		ArcGIS for Desktop Basic Single Use Primary Maintenance Start Date: 04/05/2016 End Date: 04/04/2017		
5010	1	100571 ArcGIS Network Analyst for Desktop Concurrent Use Primary Maintenance Start Date: 04/05/2016 End Date: 04/04/2017	500.00	500.00
6010	1	109217 ArcGIS for Server Enterprise Basic Up to Four Cores Maintenance Start Date: 04/05/2016 End Date: 04/04/2017	3,000.00	3,000.00
7010	2	109842 ArcGIS for Server Workgroup Standard One Core Additional Migrated Maintenance Start Date: 04/05/2016 End Date: 04/04/2017	500.00	1,000.00
8010	1	109845 ArcGIS for Server Workgroup Standard Up to Two Cores Migrated Maintenance Start Date: 04/05/2016 End Date: 04/04/2017	1,000.00	1,000.00
			Subtotal	12,000.00
			Estimated Tax	0.00
			Total	\$ 12,000.00

DUNS/CEC: 06-313-4175 CAGE: 0AMS3



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380 New York Street
Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-793-4801

Quotation

Page 3

Date: 01/05/2016

Quotation No: 25719933

Customer No: 272559

Item	Qty	Material#	Unit Price	Extended Price
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IF YOU WOULD LIKE TO RECEIVE AN INVOICE FOR THIS MAINTENANCE QUOTE YOU MAY DO ONE OF THE FOLLOWING:

- RESPOND TO THIS EMAIL WITH YOUR AUTHORIZATION TO INVOICE
- SIGN BELOW AND FAX TO 909-307-3083
- FAX YOUR PURCHASE ORDER TO 909-307-3083
- EMAIL YOUR PURCHASE ORDER TO Service@esri.com

REQUESTS VIA EMAIL OR SIGNED QUOTE INDICATE THAT YOU ARE AUTHORIZED TO OBLIGATE FUNDS FOR YOUR ORGANIZATION AND THAT YOUR ORGANIZATION DOES NOT REQUIRE A PURCHASE ORDER.

If there are any changes required to your quotation, please respond to this email and indicate any changes in your invoice authorization.

If you choose to discontinue your support, you will become ineligible for support benefits and services. All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your support coverage at a later date.

This transaction is governed exclusively by the terms of the above-referenced contract, if any, or, where applicable, Esri's standard terms and conditions at www.esri.com/legal; such terms are incorporated in this quotation by reference. Acceptance is limited to the terms of this quotation. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer or confirmation sent or to be sent by buyer.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, BPA) on your ordering document.

By signing below, you are authorizing Esri to issue a software support invoice in the amount of \$_____ plus sales tax, if applicable.

Please check one of the following:

_____ I agree to pay any applicable sales tax.

_____ I am tax exempt. Please contact me if Esri does not have my current exempt information on file.

Signature of Authorized Representative

Date

Name (Please Print)

Title

[CSBATCHDOM]



Esri Inc
380 New York Street
Redlands CA 92373

Subject: Renewal Quotation

Date: 01/05/2016
To: Kevin Kuchenbecker
Organization: City of Deadwood
Planning & Preservation Office
Fax #: 605-578-2084 **Phone #:** 605-578-2082

From: Alan Chrest
Fax #: 909-793-4801 **Phone #:** 888-377-4575 Ext. 2857
Email: achrest@esri.com

Number of pages transmitted
(including this cover sheet): 4

Quotation #25719933
Document Date: 01/05/2016

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<http://www.esri.com/legal/licensing/software-license.html>

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.

**esri**

380 New York Street
Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-793-4801

Quotation

Date: 01/05/2016**Quotation Number:** 25719933

City of Deadwood
Planning & Preservation Office
102 Sherman St
Deadwood SD 57732
Attn: Kevin Kuchenbecker

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Issued By: Alan Chrest**Ext:** 2857

[CSBATCDOOM]

To expedite your order, please reference your customer number and this quotation number on your purchase order.

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380 New York Street
Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-793-4801

Quotation

Page 2

Date: 01/05/2016

Quotation Number: 25719933

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			Estimated Tax	0.00
			Total	\$ 12,000.00

DUNS/CEC: 06-313-4175 CAGE: 0AMS3

[CSBATCHDOM]

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380 New York Street
Redlands, CA 92373
Phone: 888-377-45752857
Fax #: 909-793-4801

Quotation

Page 3

Date: 01/05/2016

Quotation No: 25719933

Customer No: 272559

Item	Qty	Material#	Unit Price	Extended Price
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In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, ELA, SmartBuy, GSA, BPA) on your ordering document.

By signing below, you are authorizing Esri to issue a software support invoice in the amount of \$_____ plus sales tax, if applicable.

Please check one of the following:

_____ I agree to pay any applicable sales tax.

_____ I am tax exempt. Please contact me if Esri does not have my current exempt information on file.

Signature of Authorized Representative

Date

Name (Please Print)

Title

[CSBATCHDOM]

Date: 1/06/2016

Case No. H16002

Address: 670-672 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 670-672 MAIN ST, a structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: SHARON JACOBS

Owner: SHARON JACOBS

Constructed: 1888

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: Goldberg's has been in operation from 1876 to present. The north store, once owned by Treber, was a wholesale liquor outlet and later drug store. Both buildings date from the late 1870s to early 1880s a period during which the Main Street of Deadwood developed from the temporary wood frame buildings characteristic of mining towns to more permanent buildings.

2. Architectural design of the resource and proposed alterations: The applicant would like to install two awnings on the front of the building with lettering referencing the art studio to be housed in the building reusing the existing retractable awning devices. In addition the owner wishes to hang three bronze plaques on the exterior of the building. The plaques will reference specific times in history that occurred in this historic building. Furthermore, the applicant would like to install four large windows over the door openings for merchandise display opportunities. The doors will remain but will be propped in an open manner as shown in the attached submitted documents.

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 local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY

Case No. #16002
☐ Project Approval
☒ Certificate of Appropriateness
Date Received 12/30/15
Date of Hearing 1/13/16

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: 670-672 Main St. Deadwood
Historic Name of Property (if known): Goldberg Building

APPLICANT INFORMATION

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

Owner's Name: Scott & Sharon Jacobs
Address: 1065 Quartz Ct.
City: San Marcos State: CA Zip: 92078
858 342-5068 Scott
Telephone: 858 342-9099 Fax: _____
Sharon
E-mail: Sharon@ScottJacobsStudio.com

Architect's Name: Cole Heuren
Address: Dave Stafford
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: Paul Larson
Address: _____
City: Rochford State: _____ Zip: _____
Telephone: 605 591-9870 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 type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input type="checkbox"/> Windows | <input type="checkbox"/> Fencing |
| <input type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Awning | <input checked="" type="checkbox"/> Sign | |

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.

Sharon Jacoby

DATE

12/22/15

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Goldberg's Grocery Store

Est. 1876

Jacob Goldberg purchased this building from P.A. Gushurst in 1876. Goldberg and his partner operated the Big Horn Store until his partner withdrew in 1882, when it became Goldberg's Grocery. The grocery remained operational until 1990.

Although it has been rebuilt several times due to fires and floods, it still features the manager's loft office and meat locker.

Calamity Jane purchased some starch and offered a photograph of herself as partial payment.

Unfortunately she died penniless a few years later, the debt was never satisfied, and was written off in 1905.

Hermann Treber Building

Est. 1876

The wholesale liquor business was a profitable one in early Deadwood. John Treber came here in 1877 from Germany and entered into that business. He bought the building from Jacob Goldberg, lost it to fire in 1879, but rebuilt soon after.

When Treber returned to Germany to visit relatives, he was arrested for failure to perform mandatory military service. After five months in prison, he returned to Deadwood where he became active in politics and built several other buildings. He even tried his hand at brewing his own beer with Anheuser-Busch, called Faust Beer.

The Daily Deadwood Pioneer:

Est 1876

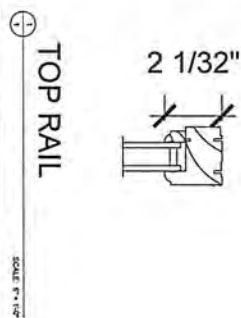
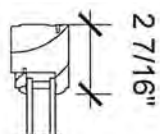
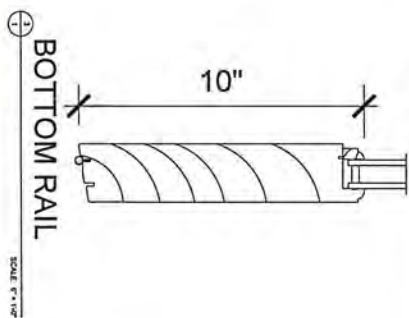
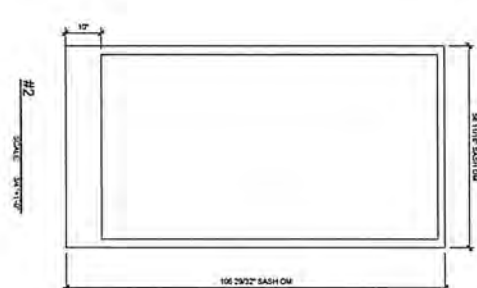
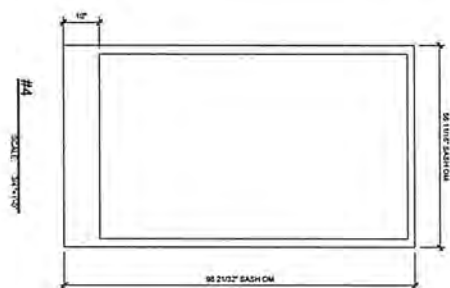
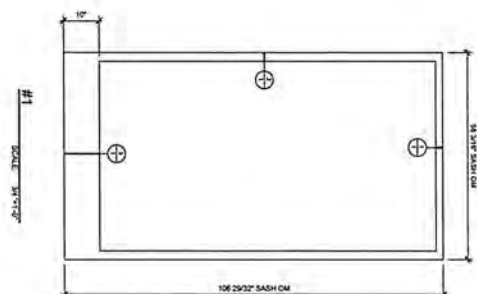
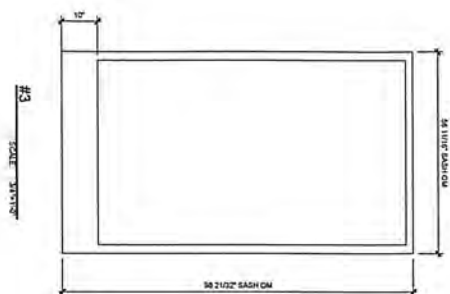
3/31/1909

•April 1 will be opening day, rain or shine
for Treber's new soda fountain.
Call in for a refreshing drink or a dish of ice cream.

•If stormy weather without, it will be pleasant
within, at Treber's pharmacy,
Thursday, opening day for the new and handsome
fountain. Carnations will be given as souvenirs.

•Get your first dish of ice cream April 1 at
the new fountain, Treber's drug store.

This building still features the restored turn of
the century soda fountain,
one of the oldest fountains in America



1
OF

DISTRIBUTOR: WARREN WINDOWS SUPPLY
DEALER:
CONTRACTOR:
ARCHITECT:
DRAWING NO: 505516.dwg
DATE: 01/07/16

DRAWN BY: christ
REVISION DATE:

Gallery Sashes
Doug Jones

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products listed within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warrand, Minnesota 56753. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

MARVIN
Windows and Doors



EXHIBIT F

ate: 1/06/2016

Case No. H16001

Address: 30 JEFFERSON ST

Staff Report

The applicant has submitted an application for Project Approval for work at 30 JEFFERSON ST, a structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: ROBERT WEBER
Owner: Robert Weber
Constructed: 1880

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 contribution 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 1930s. 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 is requesting permission to replace the side door of the resource with a new wooden door.

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>H16001</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>12/31/15</u>
Date of Hearing	<u>1/13/16</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: 30 Jefferson

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Robert Weber
Address: 1105 St. Joe
City: Dead State: SD Zip: 57783
Telephone: 645-1100 Fax: _____
E-mail: bweber1100@gmail.com

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

Contractor's Name: Self
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 <u>Door</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

6 light Panel door or 4 raised panel door
Painted white

Updated July 6, 2015

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

DESCRIPTION OF ACTIVITY
<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="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></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.

Robert M. Weber 12/31/2015

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

[Wood Exterior Doors](#)[Fiberglass Exterior Doors](#)[Steel Exterior Doors](#)[Glass Styles](#)[Architectural Styles](#)[Why Fiberglass?](#)[New Products](#)

Wood Exterior Doors

It is hard to match the beauty of real wood. The Nature Series is our exterior wood door collection featuring Simpson® premium wood stile and rail entry doors. A wide variety of styles and panel configurations, with glass or without, are available in stock in Oak, Fir, and Knotty Alder. Your options are limited only by your imagination, as custom doors can also be created in virtually any size, style, or species with hundreds of glass options.

Nature Series doors carry a one year warranty when properly sealed, finished, and hung in a location protected from exposure to direct sun or precipitation. Almost all of the Nature Series doors Bayer Built stocks feature UltraBlock® technology to protect against water wicking and rot, however, as with all wood products proper care and maintenance is needed for lasting durability and beauty. Learn more about **Acclimated Entry Systems**

Search By:

Product #

- or -

Series

Wood Species

Glass Style

Architectural Style

Fire Rated

Low E

2-Sided

<< < 1 2 > >>



K9266



K7002WB



K7002



K6843



K6841



K6803



K6801



F9266



F7944



F7662