#### DEADWOOD HISTORIC PRESERVATION COMMISSION

#### Wednesday, February 25, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

- Call meeting to Order
- 2. Approval of Minutes from February 11, 2015
- 3. Voucher Approval
- 4. Old or General Business
  - Deadwood Historic Preservation Commission to be recognized as "2014 Regional Partners of the Year" through the Rocky Mounty Region of the US Forest Service on March 5, 2015 in Golden, CO
  - b. Archaeology Camp Funding request Deadwood History, Inc.
  - c. Acceptance of Donations Archives, Archaeology & Acquisitions Committee
  - Deadwood Historic Preservation Office's social media outreach presentation Mike Runge & Grant Welford
  - e. Lower Main Visitor Center Project Presentation and update Historic Preservation Office
  - f. Rodeo Grounds Grandstands Rehabilitation Bid Results 2-24-15 Historic Preservation Office
  - g. Supplemental Ordinance request for Capital Improvements Historic Preservation Commission
- New Matters before the Deadwood Historic District Commission
- 6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA Case #15006 376 Main OPTIMA LLC Move or Demolish
- 7. Revolving Loan Fund/Retaining Wall Program Update
  - Retaining Wall Applications
  - Revolving loan Program/Disbursements
    - James & Melody Lawson 23 Emery Loan Modification
    - Fairmont Hotel -- 628 Main Street 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.)
- 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 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.

02/20/15 12:30 PM

#### DEADWOOD HISTORIC PRESERVATION COMMISSION

### Wednesday, February 11, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

- Call meeting to Order
- Approval of Minutes from January 28, 2015
- Voucher Approval
- 4. Old or General Business
  - a. Deadwood Chamber of Commerce and Visitors Bureau Update Lee Harstad
  - b. 2015 City of Deadwood Ledger Indexing Project Historic Preservation
  - c. Opium Pipe Bowl and Opium Can Lid Transcription Project Historic Preservation
  - d. St. Ambrose Bid Opening Results Historic Preservation
  - e. 2015 Outside of Deadwood Grant Recommendations Historic Preservation

West Lead Cemetery.......Restoration and Maintenance.....Lead

- New Matters before the Deadwood Historic District Commission
- 6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA Case #15005 49 Centennial Siding Terry Hudson
- 7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - Revolving loan Program/Disbursements
    - Ron Russo 31 Charles Windows
    - Kathleen Lane 53 Forest Special Needs Elderly
  - 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

# CITY OF DEADWOOD HISTORIC PRESERVATION COMMISSION Wednesday, February 11, 2015

<u>Present Historic Preservation Commission</u>: Chair Laura Floyd, Lynn Namminga, Lyman Toews, Dale Berg, Chuck Williams and Thomas Blair were present.

Absent: Michael Johnson was absent.

Mr. Kevin Kuchenbecker, Historic Preservation Officer; Ms. Joy McCracken, Executive Director and Mike Walker of NeighborWorks-Dakota Home Services were all present.

Present City Commission members: Jim Van Den Eykel, Dave Ruth, Jr. and Gary Todd were all present.

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 11, 2015 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

#### Approval of January 28, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Berg to approve the minutes of Wednesday, January 28, 2015 as presented. Aye — All. Motion carried.

#### **Voucher Approval:**

#### Operating Account

It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$139,763.93. Aye — All. Motion carried.

#### Old or General Business:

#### Deadwood Chamber of Commerce and Visitors Bureau Update - Lee Harstad

Lee Harstad, Executive Director of the Deadwood Chamber of Commerce and Carrie Biondi, Account Executive with Lawrence and Schiller were present to give the Commission an update on upcoming advertisements, promotions and marketing for Deadwood. Mr. Harstad stated that new billboards are being designed using the Roger Brooks branding direction. He also stated they will be starting a Post Card Campaign and the Chamber will pay the cost of mailing the post card. Ms. Biondi stated they are focusing their TV ad campaign towards Nebraska, Minnesota, North Dakota and Wyoming. There will be a full page ad in the True West Magazine targeting history buffs.

Mr. Blair questioned if we are marketing to hunters and making Deadwood a destination during their travels.

Mr. Harstad stated it is something they will take a look at this fall.

#### 2015 City of Deadwood Ledger Indexing Project – Historic Preservation

Mr. Kuchenbecker informed the Commission that Mike Runge the City Archivist is requesting permission to enter into a contract with Donald Toms for the continuation of our ledger indexing project. (The Request is attached hereto as Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission to enter into a contract with Donald Toms, independent contractor, to index ledgers as part of the 2015 ledger indexing project with the cost of the project not to exceed \$8,000.00. Aye – All. Motion carried.* 

#### Opium Pipe Bowl and Opium Can Lid Transcription Project - Historic Preservation

Mr. Kuchenbecker informed the Commission that the City Archivist is requesting permission to enter into a contract with Dr. Priscilla Wegars, the curator at the Asian American Comparative collection located at the University of Idaho, Kellog. These objects were unearthed during the 2001 to 2004 Chinatown excavations. The purpose of the contract is to transcribe the Chinese characters stamped or inscribed on the can lids and pipe bowls. (The memo is attached hereto as Exhibit B and incorporated herein by this reference.) It was moved by Mr. Blair and seconded by Mr. Toews to enter into contract with Dr. Priscilla Wegars, independent contractor, to transcribe thirty-four (34) opium can lids and

seventy one (71) opium pipe bowl fragments from the 2001 to 2004 Deadwood Chinatown excavations with the cost of the project not to exceed \$2,400 and will come out of the City Archives budget. Aye — All. Motion carried.

#### St. Ambrose Bid Opening Results - Historic Preservation

Mr. Kuchenbecker presented to the Commission a tabulation of bids for the St. Ambrose Cemetery Preservation Phase 5 Project. Bidders were RCS Construction, CAI Construction and Mac Construction. Mr. Kuchenbecker recommended to the Commission to accept the bid from CAI Construction for \$392,709.00. (The memo is attached hereto as Exhibit C and incorporated herein by this reference.) It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission to accept the bid from CAI Construction in the amount of \$392,709.00. Aye – All. Motion carried.

#### 2015 Outside of Deadwood Grant Recommendations - Historic Preservation

Mr. Kuchenbecker stated that we received 13 Outside of Deadwood Grants. \$250,000 is budgeted each year for the grants and \$125,000 is awarded in January and the second round in June. The GRAPE committee reviewed the grants and are recommending funding eleven grants to the Black Hills Mining Museum of Lead for Archival Development; City of Buffalo Gap for Community Center Restoration; Messiah Episcopal Church of Lower Brule for Chief Solomon Iron Nation; Dell Rapids Society of Historic Preservation Odd Fellows Complex; Fall River County Historical Society in Hot Springs for the Pioneer Museum; Little Spearfish Conservation/HP Association in Lead for the Anderson House Rehab; Newell Museum for the Bushnell Building Restoration; City of Lead for Hwy 85 & 385 Trestle Sign repairs; SDHS Foundation of Pierre for Archival Development; Trinity United Methodist Church of Lead for Building Repairs; West Lead Cemetery for Restoration and Maintenance. The remaining two grant applicants will be considered in the second round. (The memo is attached hereto as Exhibit D and incorporated herein by this reference.) *It was moved by Mr. Blair and seconded by Mr. Berg to recommend to the City Commission the approval of the 2015 Outside of Deadwood Grant first round recipients totaling \$125,000. Aye – All. Motion carried.* 

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

#### PA - Case#15005 - 49 Centennial Avenue - Terry Hudson

Mr. Kuchenbecker informed the Commission the applicant has submitted a request for project approval for work at 49 Centennial Avenue a non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant requests permission to replace board and batten siding with new log siding to front of building as submitted. (The applications are attached hereto on Exhibit E and incorporated herein by this reference.) Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Toews 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 49 Centennial Avenue. 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. Namminga and seconded by Mr. Williams to approve the HP Revolving Loan Fund disbursement in the amount of \$107.50, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

#### 31 Charles - Windows - Ron Russo

It was moved by Mr. Toews and seconded by Mr. Blair to grant the Windows Program loan to Ron Russo, 31 Charles Street, in the amount of \$3,000.00 as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto as exhibit F and incorporated herein by this reference.)

It was moved by Mr. Toes and seconded by Mr. Blair to grant the Special Needs Elderly Program loan to Kathleen Lane, 53 Forest, in the amount of \$10,000.00 as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto as exhibit F and incorporated herein by this reference.)

#### Retaining Wall Program/Disbursements:

No applications 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:

- Deadwood Historic Preservation 2009-2014 Loan Report was reviewed. Joy McCracken with NeighborWorks gave an overview of the report stating the report shows what programs are being used and the trends of the existing programs;
- · At the Chamber Board meeting on Tuesday the City presented the Lower Main Street Visitor Center Project;
- Construction of the coal chute at 2 Dudley has begun; this project is approximately 75% complete;
- Rodeo Grounds Restroom and Concession Pre-Bid meeting was Monday. Five generals were in attendance; the
  bid opening is February 24. This will be fast tracked if the bids come in and this is going to be greater that what
  we had budgeted so a supplemental budget will be requested. The goal is to have substantial completion by July
  13, 2015;
- In 1998 the Chamber received a loan from this body for \$150,000 for bleachers. It has been refinanced several times. The Chamber may be coming before you again with some kind of restructuring.
- The budget report is included in your packet;
- Surveys were mailed out to 92 customers who have used our programs. We have received 12 back already. The surveys will also be going out to the Block Clubs and plans are to set the survey up electronically and also place in the city newsletters;
- Still working on the real estate workshop for Spring 2015;
- Branding report is done. Historic Preservation has four items in there which most are being worked on.
   The wayfinding, gateway, portable VIC and video. As we move forward with branding we need to adopt new logos;
- Plans for three retaining walls have been completed. Mr. Kuchenbecker has met with one of the property owners at 50 Van Buren and still needs to meet with the owners of 84 Van Buren and 10 Harrison;
- There was a follow up minimum maintenance meeting;
- Still working on the brochure for programs;
- Staff has been diligent in working on all of the budgeted projects; staff has been looking at how to manage our time and projects so items will not fall through the gaps. Staff had a meeting on Monday to make sure our projects are moving forward;
- At 6:00 a.m. tomorrow morning 26 big horn ship will be released in Grizzly Gulch fire area;
- Mr. Toews asked what is going to be requested of the HPC regarding revitalization. What do you see in the
  future for these projects? Mr. Kuchenbecker said the wayfinding and gateway projects will be coming
  before you for approval.
- Mr. Blair questioned where are we at on the pull out for the entry signs project. Mr. Kuckenbecker stated
  that we are under contract with Tallgrass and they are working on the design.

#### **Other Business:**

- Mr. Toews, Chair for Minimum Maintenance/Demolition by Neglect Committee, had a meeting yesterday and met Trent Mohr, Building Inspector. Mr. Toews sees Trent's role as an assistant to the city and thinks Trent will be a good addition. They have met with all of the City Commissioners and received a majority of their approval so we will proceed with the minimum maintenance process.
- Mr. Blair reported the Deadwood Alive is enthused about where the city is going. Mr. Blair also reported
  that he will be gone for the next 5 ½ weeks.
- Mr. Berg is impressed with the level of communication between the city, residence and business owners. It
  is at a pretty nice high. He appreciates how well everyone works together.
- Ms. Floyd thanked Mr. Johnson for chairing the last meeting and thanked Mr. Toews for presenting the
  ordinance changes at the City Commission meeting in her absence. We will continue to work in getting the
  ordinance changes approved. Encourage people to fill out the surveys and get them back to us.
- Ms. Floyd read a thank you letter from First Congregational Church in Belle Fourche for the Outside of Deadwood Grant. They will be celebrating their 125 anniversary this next year and express their gratitude for the funds to help beautify their building.

The next Historic Preservation Commission meeting is scheduled for Wednesday, February 25, 2015 at 5:00 PM.

#### **Adjournment:**

There being no other business, Historic Preservation Commission meeting of February 11, 2015 adjourned at 6:04 PM.

ATTEST:

Laura Floyd - Chairman, Historic Preservation Commission Bonny Fitch, Historic Preservation Office/ Recording Secretary



"The Historic City of the Black Hills"

Deadwood, South Dakota 57732

KEVIN KUCHENBECKER Historic Preservation Officer Telephone: (605) 578-2082 Fax: (605) 578-2084 kevin@citvofdeadwood.com

# MEMORANDUM

Date: February 20, 2014

**To:** Deadwood Historic Preservation Commission

From: Kevin Kuchenbecker, Historic Preservation Officer

Re: 2014 Regional Forester's Honor Award

The Deadwood Historic Preservation Commission has been awarded the 2014 Regional Forester's Honor Award by the U.S. Forest Service through the Rocky Mountain Region.

This recognition is due to the Commission's financial support of projects through the Outside-of-Deadwood Grant program. These projects include the Meeker Ranch, the Gold Mountain Mine and the Hardy Camp Station rehabilitation project. Also receiving the award is the Black Hills Trust for Historic Preservation who has been extremely instrumental in coordinating these projects with the Black Hills Forest administration.

There will be an awards ceremony March 5, 2015 at the regional office auditorium in Golden, Colorado. They will be notifying us with more ceremony details soon. (See attached memo)



Rocky Mountain Region

740 Simms Street Golden, CO 80401 303-275-5350 FAX: 303-275-5366

File Code:

6140

Date:

FEB 1 3 2015

Route To:

Subject:

2014 Honor Awards

To:

Forest Supervisor, Black Hills NF

Congratulations on your 2014 Regional Forester's Honor Awards. Your employees and partners were selected to receive an award in the following category:

- Black Hills Historic Preservation Trust; the Region 1 Historic Preservation Team; and, the Deadwood Historic Preservation Commission - Regional Partners of the Year (external)
- The Great Plains Interagency Dispatch Center Safety

The awards ceremony will be held March 5 in the Regional Office auditorium. We will notify you later of the details, but we wanted to have you save the date.

We are asking you, as the line officer, to notify your local winner, additionally, we would like for you, or someone on your staff, to serve as the point of contact for the coordination of logistical information for your unit. Coordinating this effort is extremely important and to be kept as confidential as possible until the awards ceremony.

The Regional Office will cover the cost of the meal, hotel and travel for the award recipient and a guest. If the Forest wishes to have additional people attend, it will be at the Forest or individual's expense.

Please send the name of your point of contact to Jeremiah Hyslop, External Affairs Staff by an be reached at (303) 275-5354; jshyslop@fs.fed.us. February19

Regional Forester





"The Historic City of the Black Hills"

Deadwood, South Dakota 57732

KEVIN KUCHENBECKER Historic Preservation Officer Telephone: (605) 578-2082 Fax: (605) 578-2084 kevin@citvoldeadwood.com

# MEMORANDUM

Date: February 6, 2015

To: Deadwood Historic Preservation Commission

From: Kevin Kuchenbecker, Historic Preservation Officer

Carolyn Weber, Executive Director, Deadwood History, Inc.

Re: 2015 Archaeology Camps

The Deadwood Historic Preservation Office and Deadwood History, Inc. are once again planning to conduct two Archaeology Camps during the month of July 2015. The programs will consist of a genuine excavation lead by professional archaeologists and historians; daily educational programming; field trips; and collaborative work in peer groups. Children will come away with a sense of local history, comradery and the archaeological process.

A healthcare professional will be onsite and there will be a designated first aid tent with sufficient supplies. Additionally, campers' guardians must sign a liability waiver; provide medical/allergy information and emergency contact information. Portable bathrooms will be located on site.

The participants will be supervised by Deadwood History, Inc. staff at a ratio of roughly 5-7 participants per staff member. Campers will be broken into five-camper units by age group and will rotate positions throughout the excavation process. Each group will be given color-coded t-shirts and will be referred to as "teams."

The site for Archaeology Camps in 2015 will be on the Pearson Properties, located just outside Deadwood. The area is the site of an old miner's cabin dating back to 1876.

The Deadwood Historic Preservation Commission budgeted \$3,000.00 for the proposed program and staff recommends approving an amount not to exceed \$3,000.00 from the Archaeology line item to help underwrite this program.

#### AGREEMENT FOR USE OF PROPERTY

THIS AGREEMENT is made and entered into on this	day of	, 2015,
by and between Bill Pearson, herein after referred to as	"PEARSON,"	and City of
Deadwood and Deadwood History Inc., herein after refe	rred to as "PE	ERMITEE."

ī

The purpose of this Agreement is to set forth the terms and conditions under which PEARSON grants permission to PERMITEE to use the following premises owned by PEARSON.

11

A description of the premises for which permission is granted is as follows:

 se1/4 nw1/4 and remainder ne1/4 nw1/4 t-005 r-04 Section 20 William H Pearson

III

The purpose for which PERMITEE is using the above-described premises is as follows:

 Archaeology Camps run through PERMITEE's Historic Preservation Office.

IV

PERMITTEE may not, however, build any structures on the abovedescribed premises and any proposed improvements or changes to the abovedescribed premises must be approved by PEARSON.

V

Permission for the above use at the above-described location is permitted for thirty-two (32) days from July 1, 2015, through August 1, 2015, inclusive.

VI

PEARSON has right of first refusal for all artifacts found during Archaeology Camps, July 2015. Artifacts may then be donated to the City of Deadwood and/ or Deadwood History, Inc., decision to be made by PEARSON.

PERMITEE specifically acknowledges and agrees that it shall be solely responsible for any damage to personal property located or stored in or upon PEARSON property pursuant to this Agreement and that PEARSON shall not be responsible for any damage or loss to or of PERMITEE'S property which results from any cause or reason with regard to personal property owned by PERMITEE stored or located on PEARSON property pursuant to this Agreement. Further, PERMITEE agrees to hold PEARSON harmless and indemnify PEARSON from any sums of money, which PEARSON might have to pay to any person as a result of property damage, personal injury, or death resulting from PERMITEE'S use of PEARSON property pursuant to this Agreement.

VIII

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

Dated this	day of _	, 2015.
		City of Deadwood, PERMITEE
		By: Kevin Kuchenbecker, Historic Preservation
		By: Charles Turbiville, Mayor
ATTEST:		By: Carolyn Weber, DHI Executive Director
Mary Jo Nelson, Fin	ance Office	r.
Dated this	day of N	lay, 2014.
	Bv:	

Bill Pearson



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

Mike Runge Archivist Telephone (605) 578-2082

#### MEMORANDUM

Date: February 19, 2015

To: Deadwood Historic Preservation Commission

From: Mike Runge, City Archivist

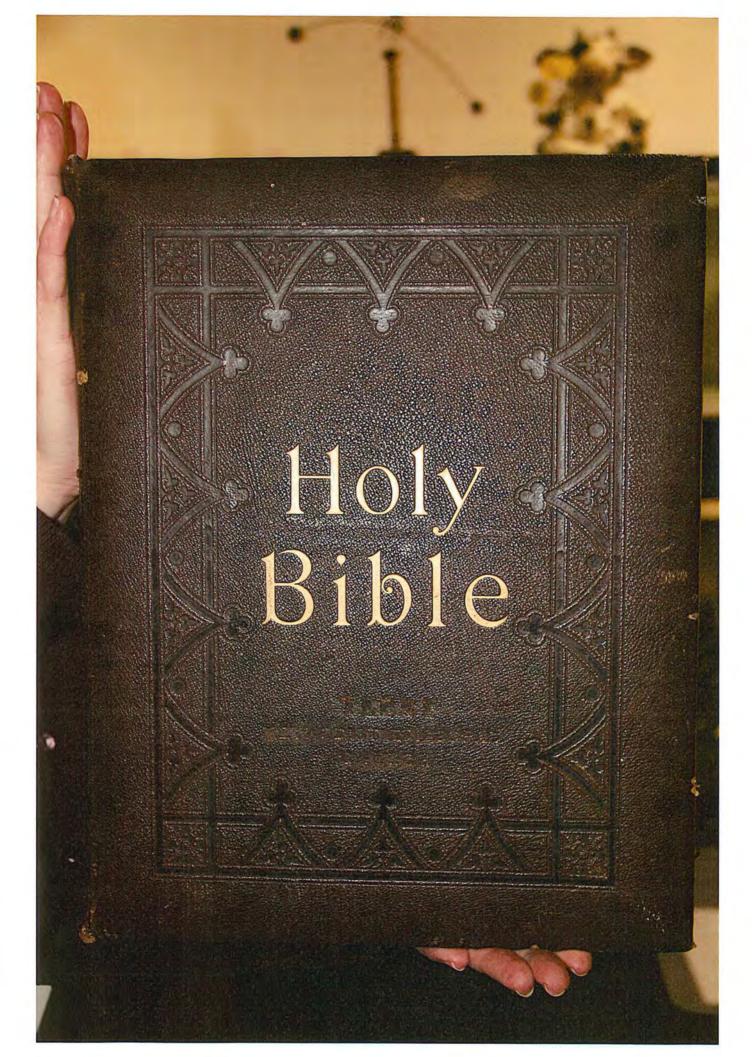
Re: Donation #2015.01 and Acquisition

The City of Deadwood – Archives is requesting permission to formally accept the following items into the City's permanent collection. The donation and acquisition falls within the City Archives Mission Statement and were approved by the Archaeology, Archives, and Acquisitions (AAA) Committee at the February 18, 2015 meeting.

- Donation 2015.01 Alice McNall of Lead, South Dakota donated the Terry, South Dakota Methodist Episcopal Church Bible. This Bible will be included into the Preacher Smith Heritage Center Collection and placed on display at the Trinity United Methodist Church Christian Ministry Center located at 7 South Main Street in Lead, South Dakota.
- Acquisition Photographic Scrapbook In January, City staff acquired a
  photographic scrapbook that originated from Deadwood, South Dakota. This
  scrapbook contains railroad photographs, photographic postcards, and
  ephemera as related to Victor Bates and Deadwood, South Dakota. Based on
  the 1933 Deadwood Residential Directory, Bates worked for the Chicago &
  Northwestern Railroad and lives at 382 Main Street. Copies of the scrapbook are
  attached to this memorandum.

#### RECOMMENDATION

Formally accept the abovementioned donation and acquisition into the City's permanent collection as recommended by the AAA Committee on February 18, 2015.





"The Historic City of the Black Hills"

Deadwood, South Dakota 57732

KEVIN KUCHENBECKER Historic Preservation Officer Telephone: (605) 578-2082 Fax: (605) 578-2084 kevin@citvofdeadwood.com

# MEMORANDUM

Date: February 20, 2015

To: Deadwood Historic Preservation Commission

From: Kevin Kuchenbecker, Historic Preservation Officer

**Re:** Social Media Outreach update

Mike Runge, City Archivist, along with our contracted media firm under the leadership of Grant Welford, will provide a presentation in the form of an overview and update of the efforts of the Deadwood Historic Preservation Office to utilize social media to further educate the general public of the projects, activities and history of Deadwood's rich and unique history.

Prior to the meeting, staff encourages you to check out some of our electronic sites listed below:

#### **Facebook Page**

https://www.facebook.com/deadwoodhistoricpreservation

#### YouTube Channel

https://www.youtube.com/user/deadwoodhp

#### Century Awards and Wall of Fame Website

http://www.deadwoodcenturyawards.com/

#### Mt. Moriah Map Webpage

http://maps.cityofdeadwood.com/cemeteries/

#### **City Website**

http://www.cityofdeadwood.com/



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# MEMORANDUM

Date: February 20, 2015

To: Deadwood Historic Preservation Commission

From: Kevin Kuchenbecker, Historic Preservation Officer

Re: Lower Main Visitor Information Center update

Staff will provide a presentation in the form of an overview and update of the efforts of the City of Deadwood's status in the design and development of a new visitor center in the Lower Main Parking lot. This project includes a new visitor information center, chamber of commerce office, trolley station, public restrooms, outdoor interpretive areas, parking lot improvements and creek enhancements.

The City has contracted with Chamberlain Architects who have assembled a team of additional design professions to develop a master plan for this area including conceptual plans. The leadership for this project has been the City of Deadwood's Parking & Transportation Committee along with City Commissioner Jim Van Den Eykel and Chamber Director Lee Harstad.

It is anticipated the project could begin as early as the fall of 2015 with a substantial completion in the spring of 2016.

Conceptual site plans, renderings and landscape plans will be available at the meeting.



"The Historic City of the Black Hills"

Deadwood, South Dakota 57732

KEVIN KUCHENBECKER
Historic Preservation Officer
Telephone: (605) 578-2082
Fax: (605) 578-2084
kevin@citvoldeadwood.com

# MEMORANDUM

Date: February 20, 2015

To: Deadwood Historic Preservation Commission

From: Kevin Kuchenbecker, Historic Preservation Officer

Re: Rodeo Grounds Concession and Restroom Project - Bid Results

Staff will provide the results of the bid opening scheduled for 2:00 p.m. on Tuesday, February 24, 2015 for the Rodeo Grounds Concession and Restroom Project. This project was identified as part of the City's overall Capital Improvement Plan for both 2014 and 2015 and included in the Historic Preservation budget.

Dave Stafford Architecture was hired to provide Architectural and Engineering (A/E) design services including construction drawings, specifications and bid documents for this project. City staff along with members of the Days of 76 Rodeo Committee developed the extensive scope of work for the reconstruction of the mens and ladies restrooms as well as new concessions under the grandstands at the Rodeo Grounds – landmark structure in Deadwood's historic district.

Renovations are scheduled as follows: Demolition of the existing Concessions, Women's Restroom, and Men's Restroom, removal of designated log angle braces, refurbishment of the log structure as needed after removal of the above items/structures, removal and replacement of designated concrete flatwork, construction of a new retaining wall along Crescent Street and Construction of new Concessions and Restroom facilities and all associated foundations, electrical and mechanical as shown on Plans and Specifications.

# Anticipated Time Frame of Project:

Bid Opening: February 24, 2015

Projected Award Date: March 2, 2015

Substantial Completion Date: July 13, 2015

Estimated Amount: \$825,000 -- \$1,200,000

Staff will be presenting the results of the bid opening along with a necessary funds required to supplement the 2015 budget should the recommendation be made to proceed with the project and award the bid.

Date: February 19, 2015

Case No. 15006

Address: 376 Main Street

#### Staff Report

The applicant has submitted an application for Project Approval for work at 376 Main Street, a noncontributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant:

**OPTIMA LLC** 

Owner:

Same

Constructed: 1978

#### 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: Because this house is currently less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time.
- 2. Architectural design of the resource and proposed alterations: The applicant requests permission to either move or demolish the structure.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: While this property is located in the National Historic Landmark District and within the Fountain City planning unit of the City of Deadwood, it does not contribute to the historic district due to the age of the resource. Furthermore, because a large number of contributing as well as non-contributing resources have been allowed to either be moved or demolished within the immediate vicinity of this property, it is staff's opinion the moving or demolition of this resource is no more or less of an adverse effect to this portion of the historic districts.

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:

<u>Option 1:</u> 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.



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

DEADWOOD CITY HALL 102 Sherman Street Telephone (605) 578-2600

# 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 that is 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 108 Sherman Street Deadwood, SD 57732

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

PROPERT	Y INFORMATION	
Property Address: 376 MAIN	ST DEADLOOD SD 57732	
Historic Name of Property (if known): NA		
APPLICANT I	NFORMATION	
Applicant is Nowner □ contractor □ architect □ consu	ltant 🗆 other	
Owner's Name:	Architect's Name:	
Contractor's Name: <u>GARDNER CONSTRUCTION</u> Address: <u>PO Box 742</u> City: <u>LEAO</u> State: <u>SD Zip: 57754</u> Telephone: <u>605-920-8719</u> Fax: <u>605-573-393</u> 3	Agent's Name: <u>CARDNER CONSTRUCTION</u> Address: <u>PO Box 742</u> City: <u>LEAO</u> State: <u>SD Zip: 577.54</u> Telephone: <u>65-920-6419</u> Fax: <u>65-578-393</u>	
E-mail: KENC GARDNER @ gmail. Lom	E-mail: KENCGARDNER @ gmail. Lam	
TYPE OF IM	PROVEMENT	
Alteration (change to exterior)  New Construction  General Maintenance  Re-Roofing Siding Siding Awning  MOVE  Estimated Cost of Work	□ Wood Repair □ Exterior Painting Other □ Sign □ Fencing	



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

DEADWOOD CITY HALL 102 Sherman Street Telephone (605) 578-2600

	r = 20 (A) = 2				S APPLICABI	
Pro	ject Start Date:		Project Cor	npletion Da	te (anticipated	):
	ALTERATION	☐ Front	☐ Side(s)	□ Rear		
	ADDITION	□ Front	☐ Side(s)	□ Rear		
	NEW CONSTRUC	CTION	□ Resident	tial	□ Other _	
	ROOF	□ New	☐ Re-roofing			
		□ Front	☐ Side(s)	□ Rear		
	GARAGE	□ New	□ Rehabili	tation		
		□ Front	☐ Side(s)	□ Rear		
	FENCE/GATE	□ New	☐ Replace	ment		
		☐ Front	☐ Side(s)	□ Rear		
	Material		_Style/type _		_ Dimensions _	
	WINDOWS DST	ORM WIND	ows 🗆 Do	ORS	□ STORM	DOORS
☐ Restoration		tion	□ Replac	ement	□ New	
		□ Front	☐ Side(s)	□ Rear		
	Material		_Style/type _			
	SIGN/AWNING	□ New	□ Restoration		□ Replace:	ment
	Material		Style/type_		_ Dimensions	

#### 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.

Applicant requests permission to either demolish on move	
the structure located at 376 MAIN ST, at its discretion	
Applicant has offered the structure to CAMONER CONSTRUCT	
in hopes that it can from a suitable lot to move/no	
the structure to. This is the privarity however, in the every GARDNER does NOT GIAD a location by April 1, 2015, the Str. Page 2 of 5 is proposed to be demolished.  Adopted June 14, 2006	Longe
Page 2 of 5 is proposed to be lemolisted, Adopted June 14, 2006	

Fax (605) 578-2084

DEADWOOD

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Deadwood, South Dakota 57732

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#### SUBMITTAL CRITERIA CHECKLIST

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

#### ALL WORK:

Photograph of house and	existing conditions	from all relevant sides.

#### RENOVATIONS AND ADDITIONS:

	Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
	Exterior material description.
	Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
	Photograph of existing conditions from all elevations.
	Color samples and placement on the structure.
	Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)
MATE	RIAL CHANGES:
	Written description of area involved.
	Color photographs or slides of areas involved and surrounding structures if applicable.
	Sample or photo of materials involved.
PAIN'	ring, siding:
	Color photographs of all areas involved and surrounding structures if applicable.
	Samples of colors and/or materials to be used.
	Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.
NEW	CONSTRUCTION:
	Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
	Photograph of proposed site and adjacent buildings on adjoining properties.
0	Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
	Material list including door and window styles, colors and texture samples.
	Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
	Color photographs of proposed site and structures within vicinity of new building.

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#### SIGNATURES

I HEREBY CERTIFY that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that 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 that 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 that approval is issued for proposed work that is 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.

By James Of Owner(S) Date Signature of Agent(S) Date

Signature of Owner(S) Date Signature of Agent(S) Date

Signature of Owner(S) Date Signature of Agent(S) Date

#### APPLICATION DEADLINE

This form and all supporting documentation MUST arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office and the City Clerk. 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 enclosed 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.

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FOR	OFFICE USE	ONLY:

Please check and initial items as they are completed. Case No.: Date of Filing: Certificate of Appropriateness Project Approval Sign Application Property Designation: □ Contributing ☐ Non-contributing Historic Overlay District: □ 1. Pluma 5. McGovern Hill 9A. Large's Gulch ☐ 2. Peck's Garden 6. Ingleside 9B. Spruce Gulch 7. Upper Main Street 10. Fountain City ☐ 3. Cleveland 8A. City Creek □ 11. 1st Ward - Industrial ☐ 4. Deadwood 8B. Forest Hill ☐ 12. Pinecrest ☐ A. Deadwood City 8C. Highland Park ☐ B. South Deadwood □ 13. Hillside Environs C. Chinatown Addition D. Elizabeth Town Application complete Project Documents submitted (check all that apply) ☐ Photographs of property and/or adjacent properties Drawings and/or architectural renderings Materials and/or color samples Other **Staff Preparation** Initials Date below ☐ Site Visit ☐ Project visible from right-of-way? ☐ Yes □ No ☐ Logged into HPC Agenda Staff Report (research) ☐ Packet to HPC Members Post Meeting Documentation Initials Date below ☐ Approval ☐ Denial ☐ Property owner notification Building & ZoningDepartment (if applicable) Initials Date below ☐ Building Permit Application ☐ Setback(s) checked by P & Z ☐ Detailed plans reviewed **Building Permit Issued** Fee collected (if applicable) Setback(s) reviewed

Filed on

# January 2015 City Archives Monthly Report

These are the items I worked on during the month of January 2015.

#### RESEARCH REQUESTS

During the month of January, I received and answered eighteen (18) research requests which took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

#### COLLECTIONS MANAGEMENT

- Archaeology Receiving Room Shelving Installation: In January, one of my student interns and I disassembled the wood shelving located in the Archeology Lab receiving room. Upon completion, we installed the new Penco stationary shelves. These new shelves are adjustable and can hold up to 150 cubic feet of archaeological collections. I then ordered and installed a small wire shelving unit that fits under the duct work in the receiving room. This room is now ready for the Deadwood Recreational Center archaeological collections.
- 2015 Budgeted Archival Projects: In January, I began to organize and develop contracts for the 2015 City Archives projects. These projects included the oral history project, the Lawrence County ledger project, the conservation treatments of the archaeological objects, especially the metal buttons, opium cans and pipe bowls, and archaeological fabric. Also included in the archival projects are the digitization and geo-rectifying of the 1930 Sanborn Fire Insurance Map from the Coburn Collection.
- Collections 2014.19 and 2014.20: In January, my volunteer and I began to inventory the contents of Collection 2014.19. This included developing an itemized list of the objects within the collection and providing a brief description and temporary catalog number on the object. Upon completion, this list was then mailed to the Coburn family. Also in January, I began to inventory the contents of Collection 2014.20. This also included developing an itemized list of the objects within the collection. These materials originated from the late Vince Coyle and include a complete set of Deadwood Gaming newspapers.
- Archaeological Collection Assn: 2014.02 US Highway 85 Project: In
  January, my intern and I washed, cataloged, and boxed the 112 archaeological
  objects unearthed during the US Highway 85 Utility Project that occurred from
  July to August along the Charles Street corridor. The associated paperwork, maps,
  site form and artifacts have been incorporated into the City's archaeological
  repository.

#### PROJECTS

Opium Can and Pipe Bowl Project: On January 21-22, 2015, Richard Carlson
of the Fassbender Collection photographed 34 opium can lids and 74 opium pipe
bowl fragments from the Deadwood Chinatown Collection. The digital files and
printed copies of the images will be mailed to the Asian American Comparative

Collection at the University of Idaho, Moscow for identification in February. Based on the results, we will learn the date of manufacture of the pipes, the brand of opium in the cans, and possibly where these objects originated from in China.

- HP Moment Deadwood Century Awards: In January, I began to work on the next Historic Preservation Moment focusing on the Deadwood Century Awards. This included locating photographs, developing the narrative for the video, and lining up an interview with Vicki Strickland of Lead, South Dakota. The final video will air in February of 2015.
- Baseball Traveling Exhibit: As time permitted, I continued to work on the six traveling baseball panels slated for completion in February 2015. This included reviewing and editing two of the panels focusing on mining camp baseball and the locations of Deadwood's baseball fields.
- 2015 Firewise Grant: On January 29, 2015, the Deadwood Firewise grant was submitted and approved by Grants.gov. This grant would help fund the next five years of Firewise treatments with the city limits. Prior to the due date, I met with BLM representatives on January 27, 2015 to discuss the grant and funding opportunities. As of February 2015, I have not heard if we received the grant. On a side note, South Dakota Department of Corrections inmates and the DOC Firewise Crew Boss burned slash piles along the southern edge of the Deadwood city limits the first part of January.

#### MISCELLANEOUS ITEMS & MEETINGS

- Site Visit with Dr. Mark Gabel, BHSU Herbarium: On January 23, 2015, I
  met with Dr. Mark Gabel the curator of the Herbarium at Black Hills State
  University to discuss potential projects for the 2016 Archives budget. Potential
  projects include stabilizing the collection of botanical specimens from the
  Deadwood Chinatown Archaeological excavations and helping with designing an
  interpretive exhibit at the Deadwood Visitor Center.
- KOTA News Report: On January 6, 2015, KOTA News ran a short story on the arrival of the Deadwood Chinese coins from the Maryland Archaeological Conservation Laboratory.

If you have any questions or would like to see what I have been working on, feel free to stop in and see me at your convenience.

Mike Runge - City Archives



Image #1 Richard Carlson photographing one of thirty-four Chinese opium can lids.

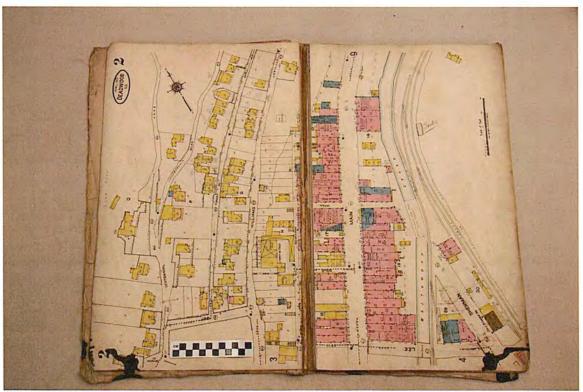


Image #2 Overview of the 1930 Sanborn Fire Insurance Map. This booklet will be digitized and geo-rectified in 2015. This is part of Collection 2014.19 - Coburn Family Collection.