

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 14, 2015 ~ 4:30 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

Executive Session at 4:30 p.m. for Legal Matters pursuant to SDCL1-25-2 (3)

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 14, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from December 10, 2014
3. Voucher Approval
4. Old or General Business
 - a. CoA – Case#14069 370 Main Street – Optima, LLC – Fountain House Relocation
 - b. Proposal for Engineering Services for the HP Retaining Wall Program – HP Office
 - c. Rodeo Grounds Grandstand Concessions and Restroom Upgrades – HP Office
 - d. 2015 ESRI GIS Software Maintenance – HP Office
 - e. Keene Field (Baseball complex) sound system – HP Office
 - f. SD State Historical Society Press – 2013 Publication fund report - Informational
5. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case #15001 – 435 Williams Street – Windows – Deadwood Carnegie Public Library
 - b. CoA – Case #15002 – 152 Sherman Street – Addition – First Interstate Bank
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - 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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, December 30, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from December 10, 2014
3. Voucher Approval
4. Old or General Business
 - a. NH Alliance for Children – First step childcare Center Loan Update
 - b. Request for Advocacy Funding – Deadwood Chamber of Commerce
 - c. Donations #2014.19 and 2014.20 – Historic Preservation Office
 - d. Deadwood Monument Entrance Signs – Site Improvements – Historic Preservation Office
 - e. DNA Analysis Results – Skeletal Remains from 66 Taylor – Historic Preservation Office
5. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case#14069 370 Main Street – Optima, LLC – Fountain House Relocation
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Tom McNary – 14 Van Buren
 - ii. Dennis Sabo – 152 Charles Street
 - iii. Pete Kirchevel – 316 Williams Street
 - 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.*

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Tuesday, December 30, 2014

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

Absent: None

Mr. Kevin Kuchenbecker, Historic Preservation Officer; Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services; Mr. Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services; and Mr. Quinton Riggins, City Attorney, were all present. Ms. Terri Williams, City Attorney, was also present via phone.

Present City Commission members: Georgeann Silvernail, Jim Van Den Eykel, Gary Todd, Dave Ruth Jr. and Mayor Chuck Turbiville 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 30, 2014 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of December 10, 2014 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the minutes of Wednesday, December 10, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$93,340.14. Aye – All. Motion carried.

Old or General Business:

Northern Hills Alliance for Children – First Step Childcare Center Loan Update

Mrs. Kayla Klein, Executive Director of First Step Childcare Center, informed the Commission they are able to pay off the Historic Preservation loan early and in full due to outstanding fundraising efforts and grant writing. She thanked the Commission for their support and presented the Commission with a check for the amount due in full.

Request for Advocacy Funding – Deadwood Chamber of Commerce

Mr. Lee Harstad, Executive Director for Deadwood Chamber of Commerce, presented to the Commission a request for Advocacy Funding for 2015 to assist in the purchase of tradeshow, sales and display materials in the amount of \$3,460.00; to support their attendance to the "South Dakota's Governor's Conference on Tourism" in amount of \$3,000.00; and to cover costs for the mailing of Deadwood's NEW Visitor Guide to state lawmakers/key staffers. (The memo is attached hereto on Exhibit A and incorporated herein by this reference.)

It was moved by Mr. Blair and seconded by Mr. Berg to recommend to City Commission for approval of expenditure in amount of \$3,460.00 to Deadwood Chamber of Commerce to assist in purchase of tradeshow, sales and display materials, out of the Advocacy budget line item. Aye – All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Toews to recommend to City Commission for approval of expenditure in amount of \$3,000.00 to Deadwood Chamber of Commerce to co-sponsor the "South Dakota's Governor's Conference on Tourism", out of the Advocacy budget line item. Aye – All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Toews to recommend to City Commission for approval of expenditure in amount of \$413.25 to Deadwood Chamber of Commerce to cover expenses of mailing Deadwood's New Visitor Guide to State lawmakers/key staffers, out of the Advocacy budget line item. Aye – All. Motion carried.

Mr. Kuchenbecker informed the Commission the City Archives is requesting permission to formally accept donation items into the City's permanent collection. These donations fall within the City Archives mission statement and were approved by the Archaeology, Archives and Acquisitions (AAA) Committee at the December 17, 2014 meeting. The donations consisted of the following: **Donation 2014.19** The Coburn family of Deadwood, South Dakota donated a substantial collection of photographs, ledgers, posters, Sanborn Fire Insurance Maps and ephemera focusing on Deadwood, the Days of 76 celebration, the Deadwood Volunteer Fire Department, and Tomahawk Country Club. **Donation 2014.20** Bill Walsh of Deadwood, South Dakota donated two boxes of archival documents from the late Vince Coyle of Deadwood. Vince Coyle was very involved in the promotion of Deadwood. Some of his positions included Director of the Lead-Deadwood Chamber of Commerce, reporter for the Lawrence County Centennial, and Master of Ceremonies for the annual Chinese New Year celebration. (The memo is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Toews and seconded by Mr. Johnson to accept donations into the City's permanent collection as recommended by the Archaeology, Archives and Acquisitions Committee. Aye – All. Motion carried.***

Deadwood Monument Entrance Signs – Site Improvements – Historic Preservation Office

Mr. Kuchenbecker informed the Commission since the colorization on the six (6) existing gateway monument signs, an increase in public interest in these monument signs has created a new tourist photo opportunity for Deadwood. He noted due to heavy traffic around the monuments, the idea to make these signs more user-friendly and accessible was discussed. Mr. Kuchenbecker presented to the Commission a request from Ron Green, Public Works Director; Robert Nelson Jr., Planning & Zoning Administrator; and the Historic Preservation Office for permission to engage Tallgrass Landscape Architecture, LLC to provide site analysis/schematic design and Construction Administration Services for the Deadwood Monument Gateway Signs Site Improvements. (The memo is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Mr. Johnson and seconded by Mr. Blair to recommend to the City Commission for approval of expenditure in amount of \$13,972.50 to engage Tallgrass Landscape Architecture, LLC to provide site analysis/schematic design and Construction Administration Services for the Deadwood Monument Gateway Signs Site Improvements, out of 2015 HP Professional Services budget line item. . Aye – All. Motion carried.***

DNA Analysis Results – Skeletal Remains from 66 Taylor – Historic Preservation Office

Mr. Kuchenbecker presented to the Commission the final report on the DNA analysis from the set of remains unearthed in the Presidential neighborhood in 2012; the remains were discovered during a retaining wall replacement at 66 Taylor Street. He stated Dr. Angie Ambers a DNA Analyst and Forensic Geneticist at the Institute of Applied Genetics in Fort Worth, Texas was hired by the City to perform DNA tests on the unidentified human skeletal remains. Mr. Kuchenbecker informed the Commission based on the DNA results, the unknown individual came from a Western European ancestry reaching over 80% of the population in Ireland, the Scottish Highlands, western Wales, the Atlantic fringe of France, the Basque country as well as Catalonia and the unknown individual likely had light red hair and light brown eyes when alive. (The memo and report are attached hereto on Exhibit D and incorporated herein by this reference.)

New Matters before the Deadwood Historic District Commission:

CoA – Case#14069 370 Main Street – Optima, LLC – Fountain House Relocation

Mr. Kuchenbecker informed the Commission the applicant requests permission to allow the Fountain House, a contributing resource in the Deadwood National Historic Landmark District, to be move/relocate to an available lot located on Charles Street in the South Deadwood Planning Unit as submitted. (The application is attached hereto on Exhibit E and incorporated herein by this reference.)

Mr. Kuchenbecker noted the Fountain House was the resource in which on March 12, 2014 the Historic Preservation Commission, though they found it adverse to Deadwood, approved its moving/relocation as all reasonable and prudent alternatives had been explored by the applicant. He informed the Commission his Staff Report for this relocation request as presented tonight was based upon legal counsel's review of previous motions.

Mr. Kuchenbecker stated, based on the understanding the project is for the new location only, the relocating of the Fountain House to the proposed new location is not an adverse effect to this portion of the historic districts in which it is proposed, provided the applicant follows the proposed project plan as submitted with proper landscaping and maintenance of the resource. He continued to note staff's opinion is the project is congruous with the historical, architectural, archaeological and cultural aspects of the district.

Ms. Terri Williams, City Attorney available by telephone, gave an overview of her Opinion Memorandum determining the application request is for proposing a new location and not to discuss the case of whether or not it is allowed to be moved. She stated based upon her review of previous motions, City ordinance, applicable statutes, and Robert's Rules of Order, it is evident the issue to be determined by the Commission at this time is whether or not to approve the relocation of the structure to the proposed location to occur.

Ms. Williams addressed the question of whether or not any Attorney General's opinion should be considered. She stated a body can make a request for the Attorney General's opinion, however it is up to the Attorney General on whether or not to accept the application for opinion and, if accepted, the application can take an essence of 4-6 months. She noted there is a timeframe of a 12 month period in effect due to the resolution adopted on March 12, 2014 to address Optima's application for the relocation of the Fountain House. Mrs. Williams stated her opinion is it is highly unlikely due to the motions made by previous Commission and the Courts ruling the General Attorney would accept the application for opinion.

Mr. Quentin Riggins, City Attorney present at meeting, pointed out in Ms. Williams's unavailability to attend the meeting in person, he took an independent look to bring himself up to speed as to the question at hand. He noted in his review some of the language from the Circuit Court's opinion which specifically noted the "Historic Preservation Commission had three hearings to address the Fountain House on whether or not reasonable and prudent alternatives existed". He continued noting the Court further noted "the HPC acted within its authority in making their decision". Mr. Riggins stated, because that decision was rendered and not appealed, he agrees with Ms. William's assessment the only issue at hand is whether or not the move to the proposed location is appropriate or not.

Chair Floyd elaborated on Ms. Williams's comments regarding the request for the Attorney General's opinion. She explained, due to the concern from the community regarding this difficult and controversial topic, this was the reason she called into question the possibility to obtain an opinion from the Attorney General. Chair Floyd understands the concerns for the applicant's timeframe and confirmed the Commission has the ability to grant an extension to the applicant if needed.

Mr. Riggins stated he believed she was correct. He noted if the Commission was to request the Attorney General's opinion affecting the applicant's timeframe deadline to be missed; the court would not allow that to occur.

Chair Floyd asked the Commission whether or not there was interest in proceeding with a request to the Attorney General for an opinion and allowing the Commission to proceed in making a decision with the full confidence all concerns of the community were met and steered to the main point of discussion.

Mr. Toews asked for clarification on what opinion is being sought from the Attorney General.

Mr. Riggins explained the request would seek the specific opinion as to whether or not the court decision's in light of the motions made, city ordinances, and state statutes, would do anything more than simply allow the Commission to address location. He noted the opinions of both he and Ms. Williams set forth, are limited to location only, and the request would be seeking clarification from the Attorney General that they are correct in their assessment.

Mr. Blair questioned if the previous acts of a Commission is binding on a new Commission.

Mr. Riggins stated "Yes".

Mr. Toews asked if there are factors that have changed in which needs to be taken into account by this Commission.

Chair Floyd stated a concern heard was the Commission had agreed based on consideration the resource was best used as residence not commercial; she noted however the new application proposes moving it into a location where it would more than likely be commercial property.

Mr. Riggins stated, if the Commission elects to request the Attorney General's opinion, it would be something which would need to be clarified in the application to the state.

Chair Floyd stated she felt requesting the Attorney General's Opinion is the best way to absolutely know the Commission is doing their due diligence in addressing the concerns of the community and give confidence in moving forward with their decision.

Mr. Namminga asked if it was possible for the Planning and Zoning Commission to rule on it prior to the Commission's decision.

Mr. Kuchenbecker noted the Zoning Administrator reviewed the proposed location finding it met the setbacks with no known variances needed.

Mr. Roger Tellinghuisen, Attorney representing Optima, LLC. and having been the Attorney General, informed the Commission the likelihood of getting an opinion was not good. He stated the State's Attorney General is not obligated

Tuesday, December 30, 2014

to give an opinion on matters such as this. He pointed out the current location and the proposed location of the Fountain house are both commercial zoned. Mr. Tellinghuisen informed the Commission an investigation was done during the original application process for the Fountain House as to the economic feasibility of converting it to commercial use. He noted there is an interested party wishing to purchase it for vacation rental. Mr. Tellinghuisen pointed out the City's Historic Preservation Officer, Kevin Kuchenbecker agrees it is a suitable site and it would enhance the district to which it would be moved. He encouraged the Commission not to waste the time in requesting the opinion from the Attorney General of which you may be denied or, if accepted, may reflect your own Attorneys' assessments.

Mr. Williams asked if the Attorney General's opinion is binding.

Mr. Tellinghuisen stated "No".

Ms. Francy Foral, resident of deadwood, asked due to the last minute announcing of the meeting for a continuation of a decision to allow for Deadwood residence to provide input into the newly proposed location.

Mr. Blair asked for clarification as to the question being put before the Commission.

Mr. Kuchenbecker explained the decision before the Commission is based upon the guidance found in DCO 17.68.050, as to whether or not the location proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district.

Ms. Kari Ruth, resident of Deadwood, noted that during the original hearings for the resource the Historic Preservation Officer's initial report recommended denying the move the Fountain House. She informed the Commission they are free to make their decision and legal counsel can give their opinion, but she pointed out Mr. Tellinghuisen's opinion should not sway your decision as he is not the Commission's legal counsel.

Mr. Jim Van Den Eykel, City Commissioner, commented Mr. Kuchenbecker's report indicated the location was deemed appropriate.

Mr. Toews asked Ms. Foral what her basis was for requesting the Commission to postpone the decision and indicating other comments that may come in.

Ms. Foral stated, even though the 24 hour public notice requirements were met, not everyone in the community knew the Fountain House was up for discussion at this meeting. She stated it only felt fair to everyone in the community who would like to have their voice heard regarding this matter to continue discussion until the next meeting.

Mr. Toews appreciated Ms. Foral's comment, however he respectfully informed her, the Commission as a whole, sometimes makes decisions without input from the public.

Ms. Foral stated she understood and respected Mr. Toews for his comment.

Sharon Martinisko, resident of Deadwood, advised the Commission of her original comments to put into writing all requirements needed to be met. She pointed the Historic Preservation Commission is in charge of preserving, protecting and keeping Deadwood's historic resources intact.

Chair Floyd asked the Commission whether anyone wished to make a motion to further explore and request the Attorney General's opinion on this matter.

Mr. Toews asked Mr. Riggins what the timeframe would be to receive an Attorney General's opinion.

Mr. Riggins stated there is no definitive timeframe and, if the Attorney General elects not to issue opinion, we will know sooner than if they elect to do so.

Mr. Blair asked if the Commission would get a response either way within then next two weeks.

Mr. Riggins stated it would be highly unlikely a response would be received within two weeks if not the next month.

Mr. Namminga asked what resource historically occupied the lot.

Mr. Kuchenbecker stated it was a residential resource dwelling on the lot according to Sanborn Maps; the resource disappeared after 1948.

Chair Floyd entertained the motion to get an opinion from the Attorney General.

No motion followed.

Chair Floyd asked the Commission for a motion to continue the discussion on relocating the Fountain House to the proposed new location to the next meeting on January 14th, 2015, allowing those within the community who wish the opportunity to comment on the proposed location.

It was moved by Mr. Johnson and seconded by Mr. Berg to continue the discussion on relocating the Fountain House to the proposed new location as submitted by Optima, LLC, to the next meeting on January 14th, 2015.

Mr. Williams requested clarification as to what will be discussed and decided on at the next meeting.

Mr. Kuchenbecker clarified the discussion would only be for the relocating of the Fountain House to the newly proposed location as submitted in the application by Optima, LLC.

Mr. Toews questioned moving it to the next meeting; he expressed concern the public may wish to discuss proposing other locations the resource could go, discuss reasons not to move it at all, or submit other unrelated contributions to the discussion. Mr. Toews asked if the public discussion should be limited.

Chair Floyd noted it would be reasonable and courteous to allow the public to make comments as to either pros or cons for that particular location. She agreed the conversation should be restricted to the proposed location as submitted. Chair Floyd confirmed for the record the discussion would be refined to relocating the Fountain House to the proposed location with the applicant to meet requirements for proper landscaping/maintenance of the resource as proposed.

Mr. Blair asked if Mr. Kuchenbecker had everything he needed to confirm his opinion.

Mr. Kuchenbecker stated he did.

Vote was called with 6 –Yes and 1 –No. Motion carried.

Mrs. Silvernail commented this meeting was originally scheduled for December 23, 2014 and was published. She noted the public was aware the Fountain House was up for discussion. Mrs. Silvernail asked if at the next meeting the plan is to postpone discussion again.

Chair Floyd stated she saw no reason for this application request to be postponed again and a motion would be made as to the application submitted. She felt continuing the discussion will give those within the community sufficient time to digest and decide if they had any input to add at that meeting.

New Matters before the Deadwood Historic Preservation Commission:

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

Chair Floyd abstained from voting on Revolving Loan Disbursement. Vice-Chair Johnson called for motion.

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HP Revolving Loan Fund disbursement in the amount of \$1,700.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency report was reviewed by Commission. Overview of the Revolving Loan Fund was presented.

Tom McNary – 14 Van Buren

It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Window Loan request for Tom McNary, 14 Van Buren, in the amount of \$3,000.00, based on information as presented by Mr. Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Dennis & Brenda Sabo – 152 Charles St

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the 3 month extension request for Dennis & Brenda Sabo, 152 Charles Street, in the amount of \$10,000.00 and taking maturity date to March 21, 2015, based on information as presented by Mr. Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services.. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the 6 month extension request for Dennis & Brenda Sabo, 152 Charles Street, in the amount of \$3,000.00 and taking maturity date to March 21, 2015, based on information as presented by Mr. Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services.. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the reversal of term to the HP Retaining Wall Loan for Pete & Amy Kirchhevel, 316 Williams, taking maturity date back to October 1, 2014, based on information as presented by Mr. Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Blair to forgive the HP Retaining Wall Loan for Pete & Amy Kirchhevel, 316 Williams, in the amount of \$52,875.41, allowing Closing to proceed with an escrow holdback and pending final inspection of siding/roofing repairs by City Building Inspector, based on information as presented by Mr. Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Retaining Wall Program/Disbursements:

It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Retaining Wall Fund disbursement for 2 Dudley in the amount of \$28,228.55, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

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:

- Announced new property owners to buildings located on Sherman Street: Jerry Greer Engineering purchased the Keene Realty building and Bone Daddy's Custom Cycle of Red Lodge, MT, purchased the Adrenaline Junkies building;
- Due to weather and the holidays, progress has been slow on the retaining wall at 2 Dudley;
- Invited the Historic Preservation Commission to attend Keith Umenthum's Retirement Party scheduled for 3pm on January 3, 2015; Keith Umenthum served as the City's Building Inspector for the past 25 years; Mr. Kuchenbecker publicly thanked Mr. Umenthum for this support and dedication not only to the City of Deadwood, but also for his long-time support of Deadwood's Historic Preservation efforts;
- Reminded the Commission the South Dakota's Governor's Tourism Conference is scheduled for January 21-22, 2015 in Pierre; if interested in attending, contact Kate;

Other Business:

- Mr. Toews, Chair for the Minimum Maintenance/Demolition by Neglect Committee, updated the Commission on the discussion of finalizing the Demolition by Neglect process; they discussed ordinance issues and incentives for individuals to complete projects as proposed;
- Mr. Toews met with NeighborWorks and was informed there was \$3.2M available in the Revolving Loan Fund; he questioned the Commission on how they could utilize programs and allow more residents the opportunity to use funds available;
- Mr. Namminga reported he had attended his first NeighborWorks Board Meeting; he noted discussion of
- The next Historic Preservation Commission meeting is scheduled for Wednesday, January 14, 2015 at 5:00 PM.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of December 10, 2014 adjourned at 6:18 PM.

ATTEST:

Laura Floyd
Chairman, Historic Preservation Commission
Kate Storhaug, Historic Preservation Office/ Recording Secretary

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

DEADWOOD

"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@cityofdeadwood.com

MEMORANDUM

Date: January 8, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Additional information for Case No. 14069 – Optima, LLC

At the Historic Preservation Commission meeting on December 30, 2014, members of the commission requested additional documentation of the location of the proposed site. Attached to this memorandum is a three (3) page photographic documentation providing evidence of the residential style of neighborhood in this vicinity through the 1930s. The third page shows a body shop which was razed in the late 1980s early 1990s for the then new Pizza Hut (today housing The Real Estate Center / Geo's restaurant).

Also included with this memorandum is a nine-panel representation of the area from the various Sanborn Fire Insurance maps overlaid on the proposed site through our Geographic Information System (GIS). This exhibit shows additional evidence of the residential scale and feel of the area.

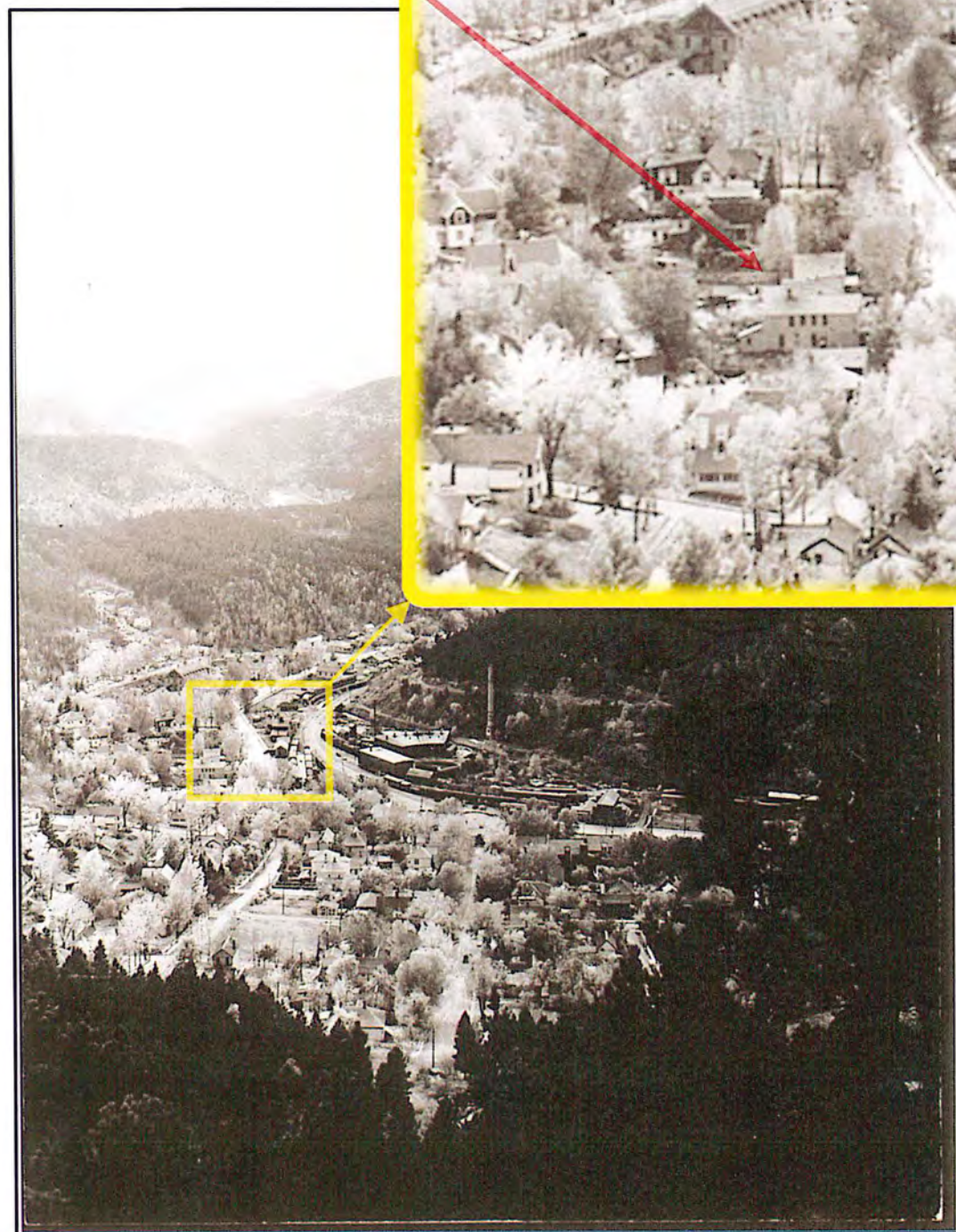
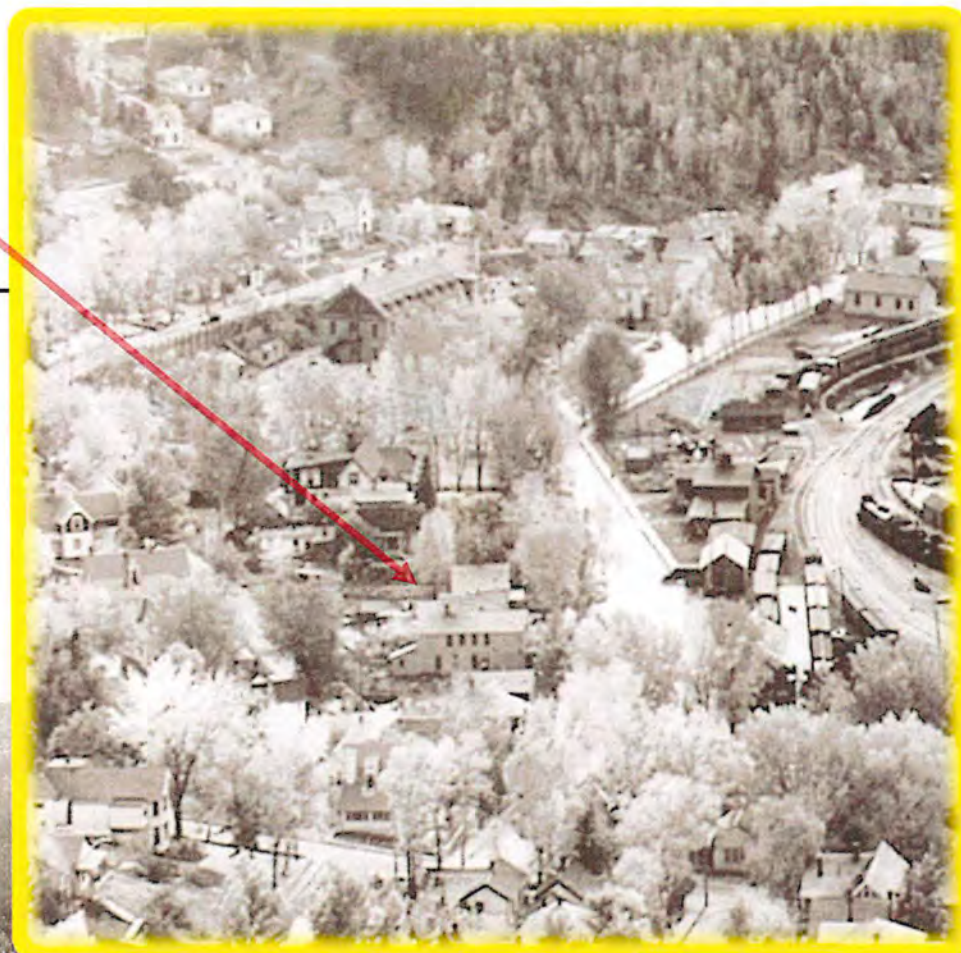
Thank you for reviewing this additional information. There have been no changes to the original staff report and staff's opinion remains that the new proposed location and the project is congruous with the historical, architectural, archaeological, and cultural aspects of the district; however, the commission should also consider staff's recommendation for contingencies.

Clarification Note:

In the past, there was a misunderstanding and breakdown of communications from the parties involved of the responsibilities from previous approvals regarding the interpretative panel for the Fountain House. Optima LLC agreed to pay for the interpretive panel at the current location; however, the applicant was apparently waiting for information and development of said panel by the Deadwood Historic Preservation Office. This office did not develop documentation or layout for the interpretive panel. To clarify, the strong majority of the interpretive panels have been outsourced for development and layout with final review and approval by this office. It is staff's recommend if this is a contingency of the project approval; we outsource this panel as well at the expense of Optima, LLC.

Photographic documentation
of South Deadwood & Cleveland
Planning Units showing area of
proposed relocation of the
Fountain House (ca. 1930)

Location of proposed site today



Photographic documentation of the approximate site of the proposed relocation of the Fountain House in South Deadwood Planning Unit based on the historic photograph of the area. (ca. 1899)

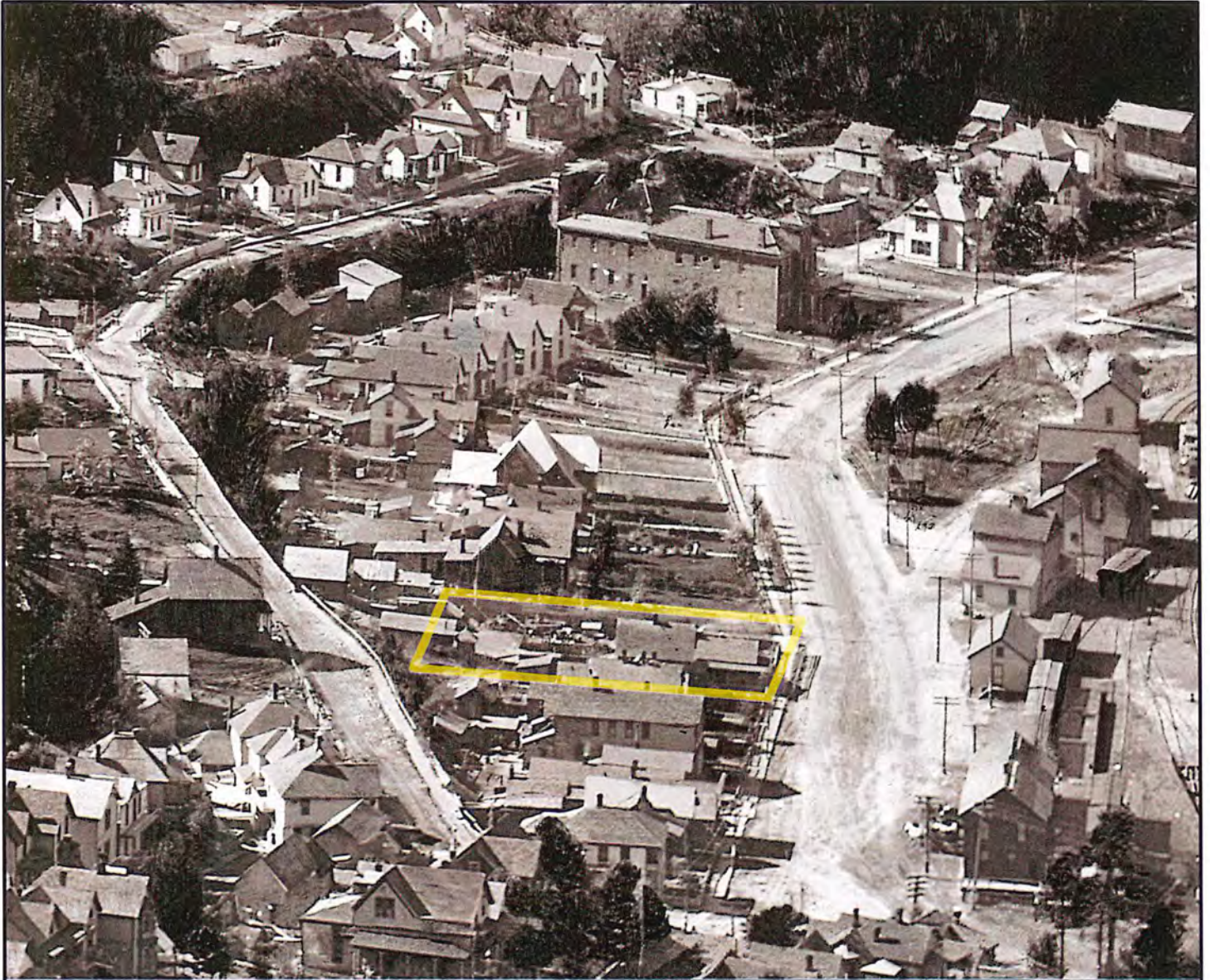


Photo of Tom & Gary's Body Shop adjacent to proposed location. (ca. 1988). Note appearance of the white picket fence on right hand side of photo evident of residential style property on or very near current proposed site.



Date: December 19, 2014

Case No. 14069
Address: 370 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for moving 370 Main Street structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Optima LLC
Owner: Same
Constructed: ca. 1890

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:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission for consideration of a new location for the historic structure (aka the Fountain House) currently located at 370 Main Street to an available lot located on Charles Street in the South Deadwood Planning Unit as submitted.

Attachments: Yes

Plans: Site plan and rendering

Photos: Yes

Staff Opinion:

Optima, LLC, the owner of 370 Main Street, Deadwood, South Dakota, submitted an application for Project Approval in January 2014 to allow the Fountain House, a contributing resource in the Deadwood National Historic Landmark District, to be moved and relocated. Optima, LLC proposed the Fountain House be relocated at 33 Lincoln Avenue in the Ingleside Planning Unit. The Deadwood Historic Preservation Commission considered the application during the span of several weeks.

In particular, the Commission was provided with several staff reports detailing the adversity to the district and the resource along with applicant's information on cost estimates for relocating the property, financial information concerning the ability to

use the property commercially and information from Neighbor Works regarding the relocation.

On March 12, 2014, based upon the information presented, the Historic Preservation Commission determined the moving of the Fountain House did encroach upon, damage, or destroy a historical property included in the National Register of Historic Places or the State Register of Historic Places. However, the Deadwood Historic Preservation Commission further found, all reasonable and prudent alternatives had been explored to keep the resource in situ and all possible planning to minimize the harm to the historic property had been explored thus allowing the relocation or the move of the resource within the National Historic Landmark District to an available lot at 33 Lincoln Avenue.

The Historic Preservation Commission found the project to be adverse to Deadwood, but based upon all evidence presented the Commission found the applicant had explored all reasonable and prudent alternatives and so moved to approve the project contingent upon the NeighborWorks Board of Directors approval; that it be moved and completed within a reasonable timeframe of one year; and the approval of necessary actions by the Planning and Zoning Commission.

This past summer the Board of Directors for NeighborWorks – Dakota Home Services approved the acceptance of the resource as a donation thus meeting the first contingency.

On October 21, 2014, the Planning and Zoning Commission recommended approval of the request for a 10'-11" variance needed to locate the resource on the proposed site at 33 Lincoln Avenue; however, the Board of Adjustment lacked a two-thirds majority vote to approve said variance request. Thus the variance was denied and the resource was unable to be located on proposed site.

Because of the denial for the variance by the Board of Adjustment, the applicant is now requesting consideration by the Deadwood Historic District Commission of a new location on Charles Street in the South Deadwood Planning Unit. It is the City Attorney's legal opinion the Historic District Commission is required to only consider the new location rather than allowing for the move itself due to the previous decision of the Historic Preservation Commission to allow the resource to be moved. (See attached legal memo – Exhibit A)

Historic significance of the area and historic property involved:

The new location proposed for the project clearly is located in the Deadwood National Historic Landmark District, the Deadwood National Register District, the Deadwood State Historic Register District and the Deadwood local historic district. This proposed location traditionally consisted of residential properties interspersed with small commercial enterprises. This is documented in the Sanborn Insurance maps of the area. (See Exhibit B)

Guidelines for consideration:

During the previous review of this project which allowed for the move, staff was and continues to be concerned that moving the Fountain House from the Fountain City Planning Unit adds to the cumulative damage and loss of historic fabric to the lower Main Street area which is the adverse effect of the original review of this project. The review of this application for Certificate of Appropriateness is based only on the new proposed location

Staff has reviewed the project based on the Guidelines for Undertakings in the City of Deadwood National Historic Landmark District as adopted by the City of Deadwood's Historic Preservation and Historic District Commissions.

The Secretary Of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

This part of the historic district has had intrusions and loss of features, spaces and spatial relationships from its historic past. The proposed move of the resource to this part of the historic district will reinforce the residential style environment and scale of the adjacent properties. The resource is considered a contributing structure within the historic districts; and more than likely, the resource will continue to be contributing resource to the districts. The residential nature of the resource will reinforce the space and spatial relationships of this part of the historic districts by reintroducing additional residential style resources and replacing the open space currently occupied by a parking lot. The landscaping and front yard become an important component to ensuring the resource fits into the relationship of the districts.

Furthermore, the proposed project will replace part of the loss of the fabric which made up the character of the district. The fabric of both the contributing and non-contributing resources defines the spaces and spatial relationships of the district. The addition of this resource to this section of the district will improve said relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The addition of this property will improve and hopefully preserve the historic character of this portion of the districts. The removal of the structures decades ago which created the parking lot which this resource is proposed to be located altered the spaces and spatial relationship that characterize this portion of the districts. The addition of this resource does not damage or destroy this portion of the district and therefore does not have an adverse effect on this portion of the district or the districts as a whole. This last statement is again made upon the previous decision which allowed for the move of the resource from the Fountain City planning unit which was previously found to be adverse by the Deadwood Historic Preservation Commission.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The structure located at 370 Main Street is a physical record of its time, place and use. While it has stood in its current location since 1890 or nearly a hundred and twenty five (125) years, the Deadwood Historic Preservation Commission ruled in March 2014 that it can be moved. The resource in its proposed new location does not drastically alter the district or damage or destroy this portion of the district; therefore, it does not create an adverse effect.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. It is part of the fabric which makes up the historic districts. The proposed location is within the districts and the resource is able to still assist in defining the area with the relationship of the resources to the district. The applicant agreed to interpret the Fountain House in a previous Project Approval but has not fulfilled this previous agreement. The new location should clearly identify the history of the house including its original location. It is staff's opinion, interpretation should be a contingency considered in this decision.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

By moving the property it preserves the distinctive features or craftsmanship of the property; however, the landscaping and yard become important features in ensuring the character of the property is preserved and distinctive in its proposed new location.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

This guideline is not applicable to this application.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

This guideline is not applicable to this application.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Prior to any new construction, archaeological investigation will be needed. Archaeological investigation is a requirement and it is staff's opinion that it should be a contingency considered in this decision.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed location of this resource improves the spatial relationships that used to characterize this portion of the historic districts; therefore it does not damage and destroy this portion of the districts. The current parking lot does not portray the size, scale, proportions and massing which historically made up this district.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The addition of the Fountain House improves the integrity of this portion of the historic districts.

Additional considerations:

The Zoning Administrator has reviewed the site plan for the proposed new location and has made a determination the site plan presented for the resource meets the Deadwood Zoning Code and no known variances exist for setback requirements.

Understanding the review of the project is for the new location only; it is staff's opinion, relocating this resource to the proposed new location is not an adverse effect to this portion of the historic districts in which it is proposed to be located provided the applicant follows the proposed project plan as submitted with proper landscaping and maintenance of the resource. Furthermore, it is staff's opinion the project is congruous with the historical, architectural, archaeological or cultural aspects of the district.

It is also staff's opinion, if the project is approved for the new proposed location and to ensure the project is congruous with the historical, architectural, archaeological, and cultural aspects of the district, it should be contingent upon the following:

- Receipt of a detailed archaeological report filed with this office by a qualified archaeologist for the new location and that no building permit should be issued for the move or readiness of the move of the resource until such time the report is completed and accepted by the Deadwood Historic District Commission.
- Execution of a written agreement for proper interpretation which clearly identifies the history of the Fountain House along with an appropriate timeframe for implementation.
- Agreement and/or commitment for landscaping and green space in the front of the resource.

It is also suggested that the Deadwood Historic District Commission may desire the consideration of a conservation easement to ensure the long-term protection of the resource to safeguard its ongoing maintenance, location and setting.

Motions available for commission action:

Based upon the guidance found in DCO 17.68.050, I find that the proposed project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness (contingent upon...).

OR

Based upon the guidance found in DCO 17.68.050, I find that the proposed project 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

DEADWOOD

"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

PROPERTY INFORMATION

Property Address: 370 Main Street, Deadwood, South Dakota 57732

Historic Name of Property (if known): Fountain House

APPLICANT INFORMATION

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

Owner's Name: Optima, LLC
Address: 927 Main Street
City: Rapid City State: SD Zip: 57701
Telephone: 605-431-3160 Fax: 605-342-8504
E-mail: pbradsky@aol.com

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

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

Agent's Name: Roger A. Tellinghuisen
Address: PO Box 1820
City: Rapid City State: SD Zip: 57709
Telephone: 605-342-2814 Fax: 605-342-0732
E-mail: roger@demjen.com

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 | Other _____ | |
| <input checked="" type="checkbox"/> Other <u>Move/Relocate House</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

Estimated Cost of Work: \$ _____

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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 checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments Move/Relocate House	

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 move/relocate the house currently located at 370 Main, Deadwood, South Dakota per the attached (and to the lots adjacent to 11 Charles St, DEADWOOD SD)

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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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: [Signature] 12/11/14
SIGNATURE OF OWNER(S) DATE

[Signature] 12/18/14
SIGNATURE OF AGENT(S) DATE

By: [Signature]
SIGNATURE OF OWNER(S) DATE

[Signature]
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 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:

- | | | |
|--|---|--|
| <input type="checkbox"/> 1. Pluma | <input type="checkbox"/> 5. McGovern Hill | <input type="checkbox"/> 9A. Large's Gulch |
| <input type="checkbox"/> 2. Peck's Garden | <input type="checkbox"/> 6. Ingleside | <input type="checkbox"/> 9B. Spruce Gulch |
| <input type="checkbox"/> 3. Cleveland | <input type="checkbox"/> 7. Upper Main Street | <input type="checkbox"/> 10. Fountain City |
| <input type="checkbox"/> 4. Deadwood | <input type="checkbox"/> 8A. City Creek | <input type="checkbox"/> 11. 1 st Ward - Industrial |
| <input type="checkbox"/> A. Deadwood City | <input type="checkbox"/> 8B. Forest Hill | <input type="checkbox"/> 12. Pinecrest |
| <input type="checkbox"/> B. South Deadwood | <input type="checkbox"/> 8C. Highland Park | <input type="checkbox"/> 13. Hillside Environs |
| <input type="checkbox"/> C. Chinatown | Addition | |
| <input type="checkbox"/> 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 |
|---|----------|--|
| <input type="checkbox"/> Site Visit | _____ | ____/____/____ |
| <input type="checkbox"/> Project visible from right-of-way? | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Logged into HPC Agenda | _____ | ____/____/____ |
| <input type="checkbox"/> Staff Report (research) | _____ | ____/____/____ |
| <input type="checkbox"/> Packet to HPC Members | _____ | ____/____/____ |

Post Meeting Documentation

- | | Initials | Date below |
|---|----------|----------------|
| <input type="checkbox"/> Approval <input type="checkbox"/> Denial | _____ | ____/____/____ |
| <input type="checkbox"/> Property owner notification | _____ | ____/____/____ |

Building & Zoning Department (if applicable)

- | | Initials | Date below |
|--|----------|----------------|
| <input type="checkbox"/> Building Permit Application | _____ | ____/____/____ |
| <input type="checkbox"/> Setback(s) checked by P & Z | _____ | ____/____/____ |
| <input type="checkbox"/> Detailed plans reviewed | _____ | ____/____/____ |
| <input type="checkbox"/> Building Permit Issued | _____ | ____/____/____ |
| <input type="checkbox"/> Fee collected (if applicable) | _____ | ____/____/____ |
| <input type="checkbox"/> Setback(s) reviewed | _____ | ____/____/____ |

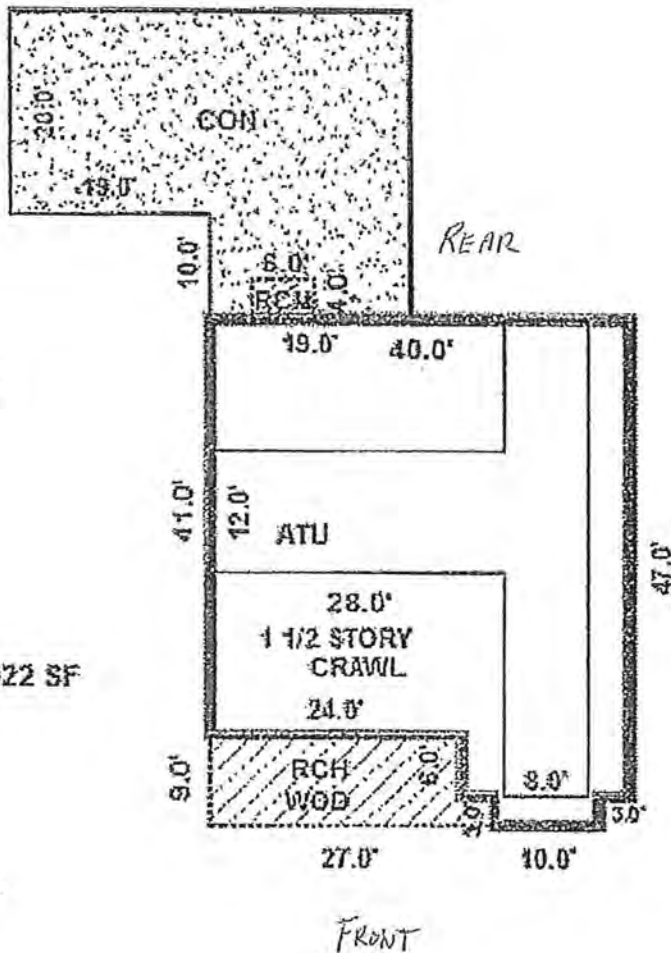
Filed on ____/____/____

Fountain House Dimensions

370 MAIN ST, DEADWOOD

30350-00300-220-00
370 MAIN

ASD-5022 SF



catch by Apex IV™

30350-00300-220-00FP.JPG





GUNDERSON, PALMER, NELSON & ASHMORE, LLP



MEMORANDUM

TO: Kevin Kuchenbecker
Deadwood Historic Preservation Commission

FROM: Terri Lee Williams

DATE: December 19, 2014

RE: 366 Main Street, Deadwood, SD

GPNA FILE NO. 07857.0003

Optima, LLC put forth an application to allow it to move/relocate the historic structure located at 370 Main Street on January 10, 2014. Thereafter, Optima, LLC modified its application to allow for the relocation/move to an alternative site.

The application was brought before the Historic Preservation Commission on three separate occasions: January 29, 2014; February 12, 2014, and March 12, 2014. After lengthy discussions, the Commission determined that the property located at 370 Main Street is a contributing resource, it does contribute to the character of the historic district and the move/relocation does encroach upon, damage or destroy a historic property included in the National Register of Historic Places, or the State Register of Historic Places.

The Commission further determined that, based upon the evidence presented, and considering the Deadwood codified ordinances and the standards of historic preservation, restoration and rehabilitation projects adopted pursuant to SDCL 1-19A and 1-19B, that all reasonable and prudent alternatives had been explored. Based upon the same, the Commission approved the relocation/move of the structure located at 370 Main Street. However, the anticipated move/relocation to Lincoln Street was contingent upon the move/relocation occurring within a period of one year, as well as approval by the Planning and Zoning Commission.

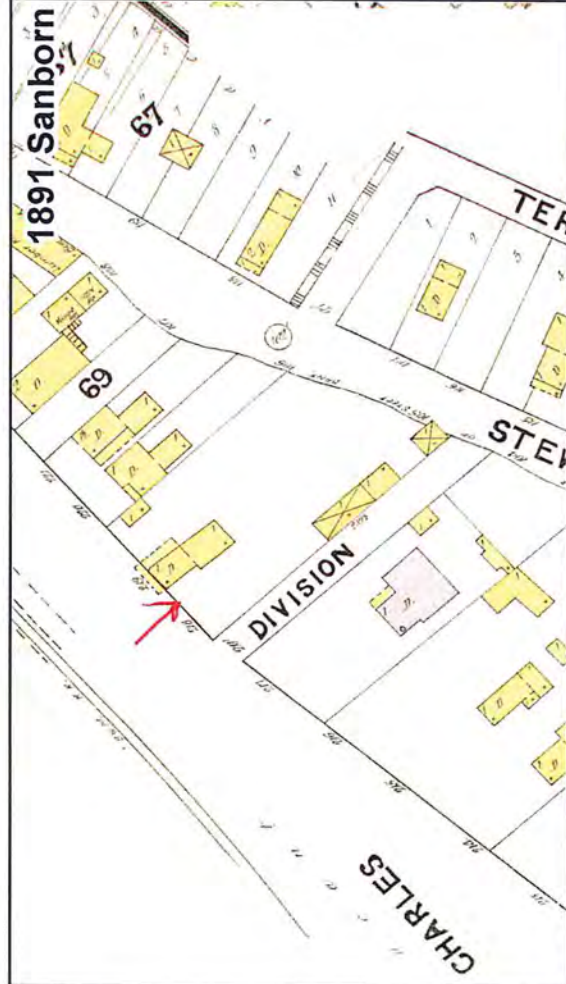
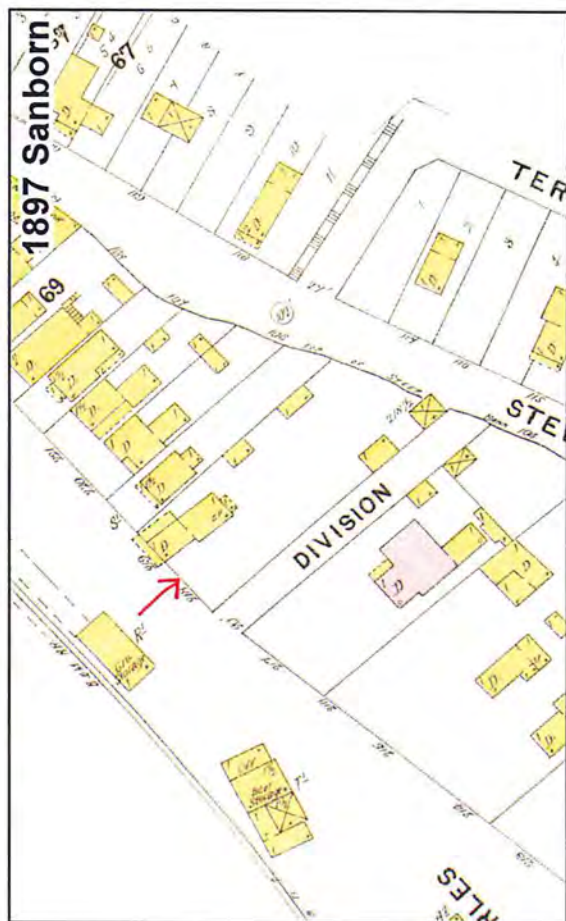
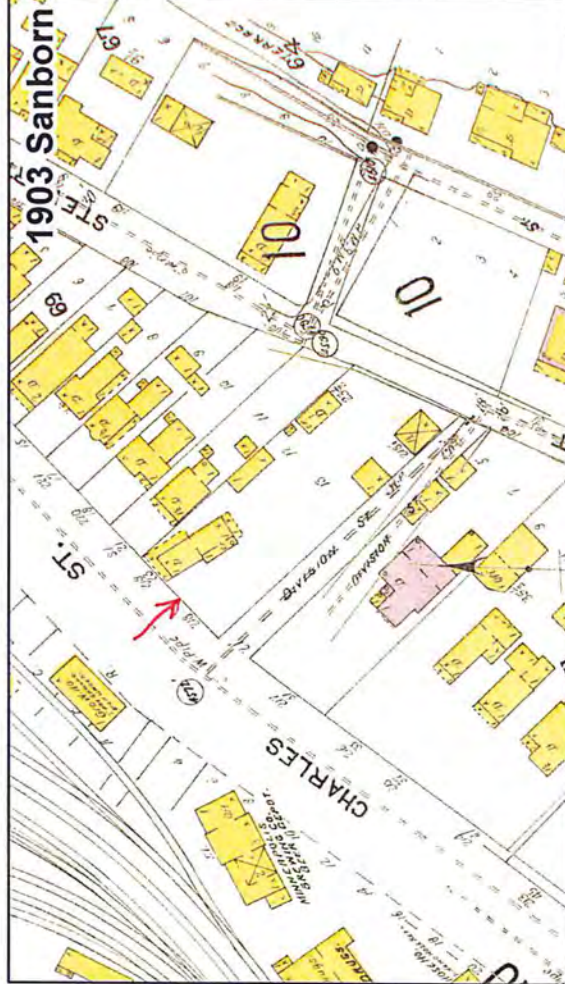
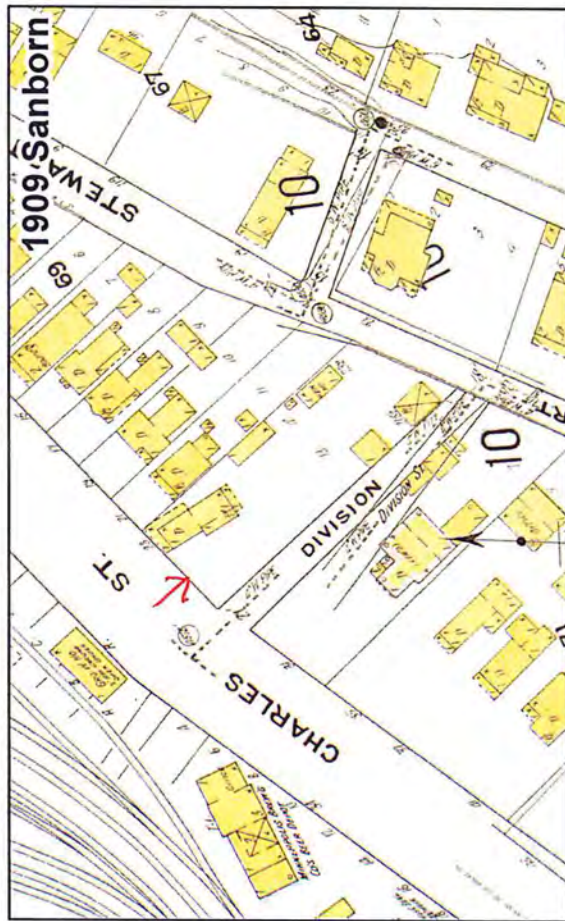
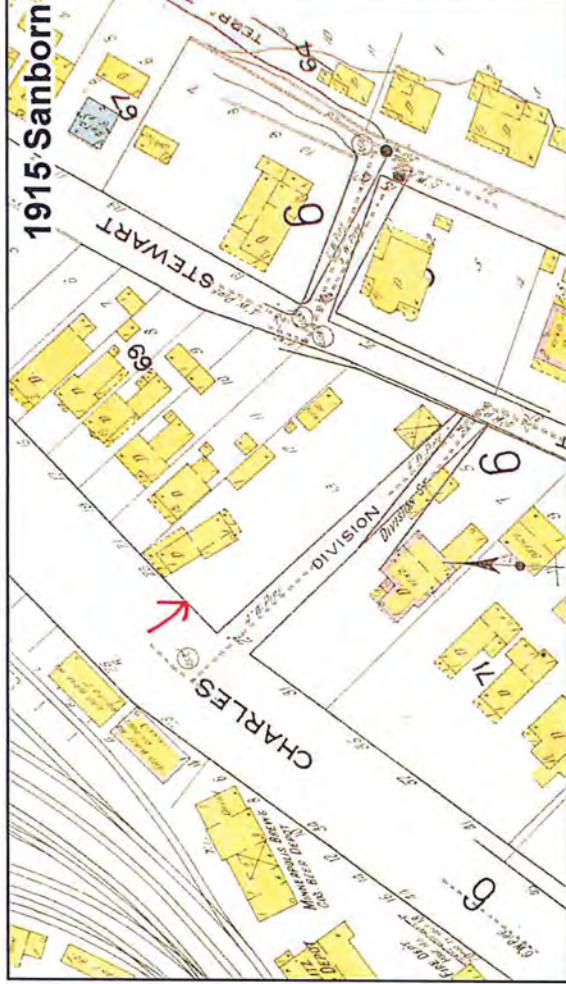
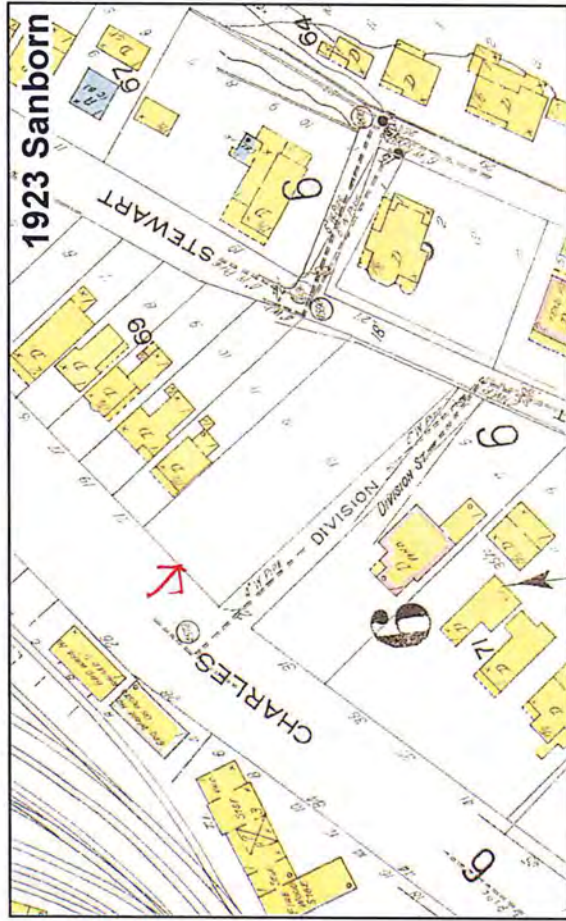
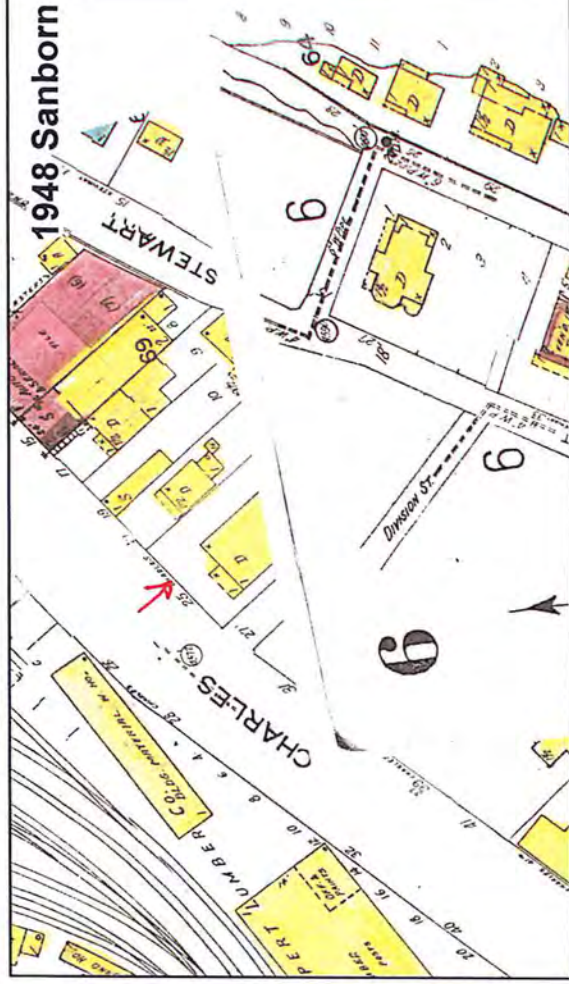
The Planning and Zoning Commission as well as the Board of Adjustment heard the application for a variance on October 21, 2014. Upon hearing from counsel, review of the application, review of staff report and comment from the public, the Planning and Zoning Commission recommended that the variance be approved. However, the Board of Adjustment failed to approve the application for variance.

Now, this matter is before the Historic Preservation Commission to address a different location for the move for the structure located at 370 Main Street. Question has arisen as to whether the Historic Preservation Commission once again addresses the issue of whether Optima, LLC has pursued all reasonable and prudent alternatives and thus, allow the Commission to once again

consider whether the move/relocation of the structure at 370 Main Street should be allowed or not.

Upon review of City ordinance, applicable statutes, and Robert's Rules of Order, it is evident the issue of whether Optima, LLC has pursued all reasonable and prudent alternatives has been determined by the previous Commission. Upon considering the evidence presented at the time, the Commission approved the move/relocation of the structure. However, the relocation to 33 Lincoln was contingent upon obtaining approval from the Planning and Zoning Commission. Thus, the issue to be determined by the Commission this time is whether or not to approve the relocation of the structure to the specified location.

TLW:ath



Charles Street

By Kevin Kuchenbecker
Deadwood Historic Preservation Officer
December 19, 2014

0 70 140 280 Feet

1:1,250

North

Building Foot Print
Sanborn Fire Insurance Map

Charles Street

1885 Sanborn

No Coverage

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

MEMORANDUM

Date: January 5, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation's Retaining Wall Program for Engineering Services

Over the past several years the City of Deadwood, through the Historic Preservation Office, has used the professional services of Albertson Engineering of Rapid City for structural engineering of the public-private program of repairing and/or reconstructing the historic retaining walls within the city of Deadwood as well as other public projects which meet the preservation efforts.

These services provide tremendous assistance and direction to the program. Last year the City Commission approved a contract with Albertson Engineering for the necessary engineering services to protect the City of Deadwood, the Deadwood Historic Preservation Office and Albertson Engineering.

This office is once again recommending approval of a contract for 2015 with Albertson Engineering for professional services for the retaining wall program in an amount not to exceed \$45,000.00. This would also include other professional services necessary to reconstruct the walls such as geotechnical engineering or civil engineering. The engineering and associated design costs are part of the annual line-item budget for the retaining wall program.

Recommend Motion: *Recommend the City Commission enter into a contract for 2015 with Albertson Engineering for professional services for the retaining wall program in an amount not to exceed \$45,000.00.*



Albertson Engineering Inc.

3202 W. Main Street, Suite C
Rapid City, SD 57702

**An Agreement Between Owner
and Structural Engineer of Record
for Professional Services**

Date: December 31, 2014

Structural Engineer (SER):

Albertson Engineering, Inc.
3202 West Main, Suite C
Rapid City, SD 57702

Client:

City of Deadwood
108 Sherman Street
Deadwood, SD 57735
Attn: Kevin Kuchenbecker

Project Name: Retaining Wall Replacement/Repair
Project Location: Deadwood, South Dakota
SER Project #: 2015-002

PROJECT DESCRIPTION

Design of retaining wall replacements and/or repairs at several locations to be determined by Historic Preservation Officer and Building Official for the City of Deadwood.

SCOPE OF SERVICES

The Structural Engineering Services to be provided are described in the Summary of Services (Exhibit A) and Terms and Conditions (Exhibit B). Included Additional Services (Exhibit B, Paragraph 3.1.1 and 3.1.2) are specifically noted in Exhibit A. This agreement does not include services for Project Peer Review, Special Inspections, or Fast Track Design and Construction.

ENGINEERING CHARGES

Compensation for our services shall be:

Services are to be billed at the SER's current standard hourly rate not to exceed Forty- Five Thousand dollars (\$45,000.00).

The SER's current standard hourly rate schedule is:

Principal Engineer:	\$145/hour
Project Engineer II:	\$120/hour
EIT:	\$90/hour
Drafting:	\$60/hour
Clerical:	\$50/hour

The engineering charges stated above shall be subject to renegotiation if the project becomes a Fast Track Project.

REIMBURSABLE EXPENSES

Reimbursable expenses (e.g., mileage, postage, copying) as described in the Terms and Conditions shall be billed as a multiple of 1.0 times the cost incurred plus any applicable taxes. Subconsultant expenses shall be billed as a multiple of 1.15 times the cost incurred plus any applicable taxes.

ADDITIONAL PROVISIONS

This Agreement, and Exhibits A & B hereto, constitute the entire agreement between the parties. The SER will begin services upon receipt of a signed contract.

This agreement will expire if not signed within 1 month of the agreement date.

AUTHORIZED ACCEPTANCE

by Structural Engineer
of Record (SER)



Signature

Mike Albertson, President

Print Name and Title

12/31/14

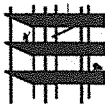
Date

by Owner

Signature

Print Name and Title

Date



Albertson Engineering Inc.

3202 W. Main Street, Suite C
Rapid City, SD 57702

An Agreement Between Owner and Structural Engineer of Record for Professional Services©

Prepared by the Council of American Structural Engineers (CASE Document 2-1996)



Albertson Engineering Inc.

EXHIBIT A — Summary of Services

This is an exhibit attached to and made a part of the letter of agreement dated January 9, 2012 between the Structural Engineer of Record (SER), Albertson Engineering Inc., and City of Deadwood (Owner).

The services of the Structural Engineer of Record for this proposal may include those summarized below. See Exhibit B - Terms and Conditions - for further details.

Basic Services	Included	Not Included	Remarks
PROJECT DEVELOPMENT PHASE	X		
1. Define Scope of Structural Services	X		
2. Assist in Development of Schedule	X		
3. Assist in Determining Channels of Communication	X		
4. Assist in Determining Number of Meetings and Number of Site Visits			
CONTRACT DOCUMENTS PHASE	X		
1. Prepare Structural Design of Primary Structural System	X		
2. Designate Elements to be designed by Specialty Engineers, and Specify Structural Criteria for Specialty Engineers Design of Pre-Engineered Structural Elements.	X		
3. Review Effect of Secondary or Non-Structural Elements Attached to Primary Structural System	X		
4. Attend Meetings	X		
5. Assist in Coordination with Building Code Officials	X		
Basic Services (continued)	Included	Not Included	Remarks
6. Complete Structural Calculations	X		

7. Complete Structural Drawings	X		
8. Prepare or Edit Specifications for the Primary Structural System (on drawings)	X		
9. Assist in Establishing Testing and Inspection Requirements	X		
10. Perform Checking and Coordination of the Structural Documents	X		
CONSTRUCTION ADMINISTRATION PHASE	X		
1. Bidding and Award			
a. Assist Evaluating Bidder's Qualifications			
b. Provide Structural Addenda and Clarifications	X		
c. Assist in Bid Evaluation	X		
2. Pre-Construction Services	X		
a. Attend Meetings			
b. Assist in Establishing Communications Procedures	X		
c. Assist in Establishing Procedures for Testing and Inspections	X		
d. Assist in Confirming Submittal Procedures	X		
e. Assist in Selection of Testing Agency	X		
f. Advise Client and Contractor Which Structural Elements Require Construction Observation by SER	X		
Basic Services (continued)	Included	Not Included	Remarks
g. Respond to Building Department and Peer Reviewer Comments	X		
3. Submittal Review	X		

a. Review Specified Submittals for Items Designed by SER			
b. Review Submittals for Pre-Engineered Structural Elements			
4. Site Visits			
a. Make Site Visits at Intervals Appropriate to the Stage of Construction	X		
b. Prepare Site Visit Reports			
5. Materials Testing and Inspection			
a. Review Testing and Inspection Reports	X		
b. Initiate Appropriate Action to Those Reports, if required			

ADDITIONAL SERVICES

I. Prepare and/or process typical construction administration items such as pay requests, requests for information, change orders, substantial completion.



Albertson Engineering Inc.

An Agreement Between Owner and Structural Engineer of Record for Professional Services©

Prepared by the Council of American Structural Engineers (CASE Document 2-1996)

EXHIBIT B - Terms and Conditions

This is an exhibit attached to and made a part of the agreement dated January 11, 2013 between the Structural Engineer of Record (SER), Albertson Engineering Inc., and City of Deadwood (Owner).

Section I - General

1.1 This Agreement

- 1.1.1 These Terms and Conditions, along with the Agreement, and Exhibit A - Summary of Services, form the Agreement as if they were part of one and the same document. Unless otherwise specified, this Agreement shall be governed by the laws of the principal place of business of the Structural Engineer of Record (SER).
- 1.1.2 The Agreement and Exhibit A may limit or negate the applicability of these Terms and Conditions. Such limitation shall take precedence over provisions of this Exhibit.

1.2 General Obligations of the SER and the Owner

- 1.2.1 Albertson Engineering Inc., hereinafter referred to as the Structural Engineer of Record (SER), shall perform those professional structural engineering services as specified in Exhibit A and detailed in these Terms and Conditions. In rendering these services, the SER shall apply the skill and care ordinarily exercised by structural engineers at the time and place the services are rendered.
- 1.2.2 The Owner shall verify that the contemplated project will be financed adequately, including provisions for contingencies, to accomplish the stated and desired goals and commitments.
- 1.2.3 The Owner shall provide all criteria and full information with regard to his or her requirements for the Project and shall designate a person to act with authority on his or her behalf with respect to all aspects of the Project. This shall include, but not be limited to, review and approval of design issues in the contract documents phase.
- 1.2.4 The SER shall recommend that the Owner obtain those geotechnical investigations, property surveys, reports and other data necessary for performance of the SER's services. Those services may be provided under this contract if requested by owner.

- 1.2.5 The SER shall designate a person to act with authority on his or her behalf with respect to all aspects of the Project.
- 1.2.6 The Owner shall provide to the SER reports of geotechnical investigations, property surveys, and other reports and data requested, if available, as well as any previous reports or other data relative to the Project.

1.3 Definitions

- 1.3.1 Primary Structural System is the completed combination of elements, which serve to support the self weight, the applicable live load (which is based upon the occupancy and use of the spaces), the environmental loads such as wind and thermal, plus the seismic loading.
- 1.3.2 Pre-Engineered Structural Elements are structural elements, which are specified by the SER but may be designed by a Specialty Engineer. These elements are normally fabricated off-site, may require specialized equipment not usually available at the job site or could require a proprietary process. The SER shall specify the design criteria including the incorporation of the Pre-Engineered Structural Elements into the structure.

Examples of Pre-Engineered Structural Elements may include but are not limited to:

- a. Open web steel joists and joist girders.
- b. Wood trusses.
- c. Combination wood and metal, and plywood joists.
- d. Precast concrete elements.
- e. Prefabricated wood or metal buildings.
- f. Tilt-up concrete panel reinforcement and hardware required for lifting to position.

- 1.3.3 Specialty Engineer is an engineer who is legally responsible for sealing plans and designs for Pre-Engineered Structural Elements, which become part of the building. The Specialty Engineer is usually retained by a supplier or subcontractor who is responsible for the design, fabrication and (sometimes) installation of engineered elements.
- 1.3.4 Secondary Structural Elements are elements that are structurally significant for the function they serve but do not contribute to the strength or stability of the primary structure designed.
- 1.3.5 Reimbursable Expenses are expenses incurred directly or indirectly in connection with the project such as, but not limited to, transportation, meals and lodging for travel, long distance telephone calls and facsimile transmissions, overnight deliveries, courier services, professional services sales taxes, and the cost of reproductions beyond those normally required for coordination and information purposes.
- 1.3.6 Fast Track Projects are projects in which any portion of the contract drawings are released for pricing/

bid/fabrication, or are submitted for building permit prior to such issuance of full design team documents.

Prepare construction observation reports.

Section 3 - Additional Services

Section 2 - Basic Services

2.1 General

- 2.1.1 The Basic Services of the SER shall include the analysis of, design of, preparation of drawings and specifications for; review of structural submittals related to; and construction observation of the Primary Structural System, as designated in Exhibit A.

- 2.1.2 Provide Structural criteria for Pre-Engineered Structural Elements, if required by Exhibit A. This includes the type of element, position within the structure, connection to the Primary Structural System, the loading and deflection criteria, and the required shop drawing and calculation submittal requirements

- 2.1.3 Review the effect of Secondary elements on the Primary Structural System and design the Primary Structural System to accept and support such items. The contract documents shall provide information regarding the supporting capability and physical attachment limitations of the Primary Structural System.

- 2.1.4 Submittal Review:

Review specified Submittals pertaining to items designed by the SER. Determine whether Submittals have received prior approvals as required by the Contract Documents. Review of Submittals shall be for general conformance with the information given and design concept expressed in the Structural Contract Documents.

Review submittals pertaining to Pre-Engineered Structural Elements specified by the SER and designed by Specialty Engineers. Determine whether Submittals have received prior approvals as required by the Contract Documents. Determine whether Submittals bear the signature and professional seal of the Specialty Engineer responsible for the design as required by the Contract Documents. Review of Pre-Engineered Structural Elements shall be for type, position, and connection to other elements within the Primary Structural System, and for criteria and loads used for their design. Review shall include determination that structural elements necessary for a stable structure will be provided.

- 2.1.5 Construction Observation:

Make site visits at intervals appropriate to the stage of construction and as defined by the Contract to observe and become generally familiar with the quality and the progress of the construction work relative to the Primary Structural System.

3.1 General

- 3.1.1 Services beyond those outlined under Basic Services may be requested. These services may be provided by the SER under terms mutually agreed upon by the Client and the SER.

- 3.1.2 Special Services are services that may or may not be foreseen at the beginning of design stages, and are not normally included as Basic Services. Examples include, but are not limited to:

- 1) Tenant-related design services.
- 2) Services related to special dynamic analyses such as spectrum or time-history response to seismic forces, or floor-response analysis for footfall or vibratory equipment.
- 3) Services related to special wind analyses, such as wind-tunnel tests, etc.
- 4) Services related to "seismic risk" analysis.
- 5) Studies of various schemes to accommodate special energy requirements.
- 6) Services connected with the preparation of documents for alternate bids or for segregated contracts for phased or fast track construction.
- 7) Continuous and/or detailed inspections of construction.
- 8) Design or field observations of shoring and bracing for excavations and buildings, or underpinning of adjacent structures.
- 9) Design or review related to contractor's construction related equipment, e.g., cranes, hoists, etc.
- 10) Design of swimming pools.
- 11) Design for future expansion.
- 12) Filing application for and obtaining a building permit.
- 13) Preparation of "as-built" or record set of drawings.
- 14) Preparation of shop or fabrication drawings, for example, tilt-up wall panel drawings, reinforcing and structural steel detailing, etc.
- 15) Review and determination of structural fire resistance requirements.
- 16) Providing construction observations in excess of those required determining if construction is in general conformance with the structural portions of the construction documents.

- 3.1.3 Extra Services - These are services that arise as a result of unforeseen circumstances during the design or construction process.

Examples include, but are not limited to:

- 1) Services resulting from changes in scope or magnitude of the project as described and agreed to under the Basic Services Agreement.
- 2) Services resulting from changes necessary because of a construction cost over-run, which is outside the control of the SER.
- 3) Services resulting from revisions, which are inconsistent with approvals or instructions previously given by the Client.
- 4) Services resulting from revisions due to the enactment or revision of codes, laws, or regulations subsequent to the start of preparation of construction documents.
- 5) Services resulting from Change Orders.
- 6) Services resulting from corrections or revisions required because of errors or omissions in construction by the building contractor or in design by consultants other than the SER.
- 7) Services resulting from construction procedures over which the SER has no control.
- 8) Services due to extended design or construction time schedules.
- 9) Services, including assisting in preparation for litigation or arbitration as witnesses or consultants, in connection with any public hearing, arbitration, or legal proceedings with respect to the project.
- 10) Services resulting from damage, as the result of fires, man made disasters, or acts of God.
- 11) Review and design of alternate or substitute systems.
- 12) Review of additional shop drawing submittals when occasioned by improper or incomplete submittals.
- 13) Attendance at construction progress meetings.
- 14) Overtime work required by the Contractor.
- 15) Services rendered for special foundations when the discovery of poor soil conditions is made after execution of this Agreement. Examples include, but are not limited to: deep foundations, mat footings, structural grade slabs, and grade beams.

Section 4 - Fees and Payments

4.1 Fees and Other Compensation

- 4.1.1 Fees for Basic Services, Additional Services and Compensation for Reimbursable Expenses are set forth in the Letter Agreement.

4.2 Payments on Account

- 4.2.1 Invoices for the SER's services shall be submitted, at the SER's option, either upon completion of any phase of service or on a monthly basis. Invoices shall be payable when rendered and shall be considered PAST DUE if not paid within 30 days after the invoice date.
- 4.2.2 Retainers, if applicable to this Project, shall be credited to the final invoice(s).
- 4.2.3 Any inquiry or questions concerning the substance or content of an invoice shall be made to the SER in writing within 10 days of receipt of the invoice. A failure to notify the SER within this period shall constitute acknowledgement that the service has been provided.

4.3 Late Payments

- 4.3.1 A service charge will be charged at the rate of 1.5% (18% true annual rate) per month or the maximum allowable by law on the then outstanding balance of PAST DUE accounts. In the event any portion of an account remains unpaid 90 days after billing, the Owner shall pay all costs of collection, including reasonable attorney's fees.
- 4.3.2 In the event that any portion of an account remains unpaid 30 days after billing, the SER may, without waiving any claim or right against the Owner, and without liability whatsoever to the Owner, suspend or terminate the performance of all services.

Section 5 - Insurance, Indemnifications & Risk Allocation

5.1 Insurance

- 5.1.1 The SER shall secure and endeavor to maintain professional liability insurance, commercial general liability insurance and automobile liability insurance to protect the SER from claims for negligence, bodily injury, death, or property damage which may arise out of the performance of the SER's services under this Agreement, and from claims under the Workers' Compensation Acts. The SER shall, if requested in writing, issue certificate confirming such insurance to the Owner.

5.2 Indemnifications

- 5.2.1 The Owner shall indemnify and hold harmless the SER and all of its personnel, from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense are caused in whole or in part by the

negligent act or omission and/or strict liability of the Owner, anyone directly or indirectly employed by the Owner (except the SER) or anyone for whose acts any of them may be liable.

- 5.2.2 The SER shall indemnify and hold harmless the Owner and its personnel from and against any and all claims, damages, losses, and expenses (including reasonable attorney's fees) to the extent they are caused by the negligent act, error, or omission by the SER in performance of its services under this Agreement.

Section 6 - Miscellaneous Provisions

6.1 Reuse of Documents

- 6.1.1 All documents including calculations, computer files, drawings, and specifications prepared by the SER pursuant to this Agreement are instruments of professional service intended for the one-time use in construction of this project. They are and shall remain the property of the SER. Any reuse without written approval or adaptation by the SER is prohibited.

6.2 Opinion of Probable Construction Costs

- 6.2.1 The SER's opinion of probable construction costs, if rendered as a service under this Agreement, is based on assumed labor costs and approximates quantities of material and equipment, and therefore is of a conditional character. The SER cannot guarantee the cost of work to be performed by others since market or bidding conditions can change at any time and changes in the scope or quality of the Project may affect estimates.

6.3 Hidden Conditions

- 6.3.1 A structural condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If the SER has reason to believe that such a condition may exist, the SER shall notify the client who shall authorize and pay for all costs associated with the investigation of such a condition and if necessary, all costs necessary to correct said condition. If (1) the client fails to authorize such investigation or correction after due notification, or (2) the SER has no reason to believe that such a condition exists, the client is responsible for all risks associated with this condition, and the SER shall not be responsible for the existing condition nor any resulting damages to persons or property.

6.4 Termination, Successors and Assigns

- 6.4.1 This agreement may be terminated upon 10 days written notice by either party should the other fail to

perform its obligations hereunder. In the event of termination, the Owner shall pay the Engineer for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

- 6.4.2 The Owner and the SER each binds himself or herself, partners, successors, executors, administrators, assigns and legal representative to the other party of this Agreement and to the partners, successors, executors, administrators, assigns, and legal representative of such other party in respect to all covenants, agreements, and obligations of this Agreement.

- 6.4.3 Neither the Owner nor the SER shall assign, sublet or transfer any rights under or interest in (including but without limitations, monies that may be due or monies that are due) this Agreement, without the written consent of the other, except as stated in the paragraph above, and except to the extent that the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assigner from any duty or responsibility under this Agreement. Nothing contained in this paragraph shall prevent the SER from employing such independent consultants, associates and subcontractors, as he or she may deem appropriate to assist in the performance of services hereunder.

6.5 Disputes Resolution

- 6.5.1 All claims, counterclaims, disputes and other matters in question between the parties hereto arising out of or relating to this Agreement or the breach thereof will be presented to non-binding mediation, subject to the parties agreeing to a mediator(s).

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

DEADWOOD

"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@cityofdeadwood.com

MEMORANDUM

Date: January 5, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Rodeo Grounds Grandstand Concessions and Restroom Upgrades

Dave Stafford Architecture has provided Architectural and Engineering (A/E) design services for upgrade/rehabilitation of the concessions and public restroom facilities incorporated under the grandstands at the Rodeo Grounds. (See conceptual design attached). This design work also included the necessary repairs of the roof which has been already been awarded.

These design services has allowed the City to properly address the necessary upgrades of the bathrooms and the concessions/kitchen rehab to bring them up to code and improve the physical conditions of this world class facility. This project was identified as part of the City's overall Capital Improvement Plan for both 2014 and 2015. The project would begin in the spring of 2015 with substantial completion prior to the 2015 Days of 76 Rodeo and Celebration.

Dave Stafford Architecture will be ready to issue the necessary plans and specifications by January 26, 2015 which will ensures the City of Deadwood gets competitive bids using appropriate construction and preservation measures.

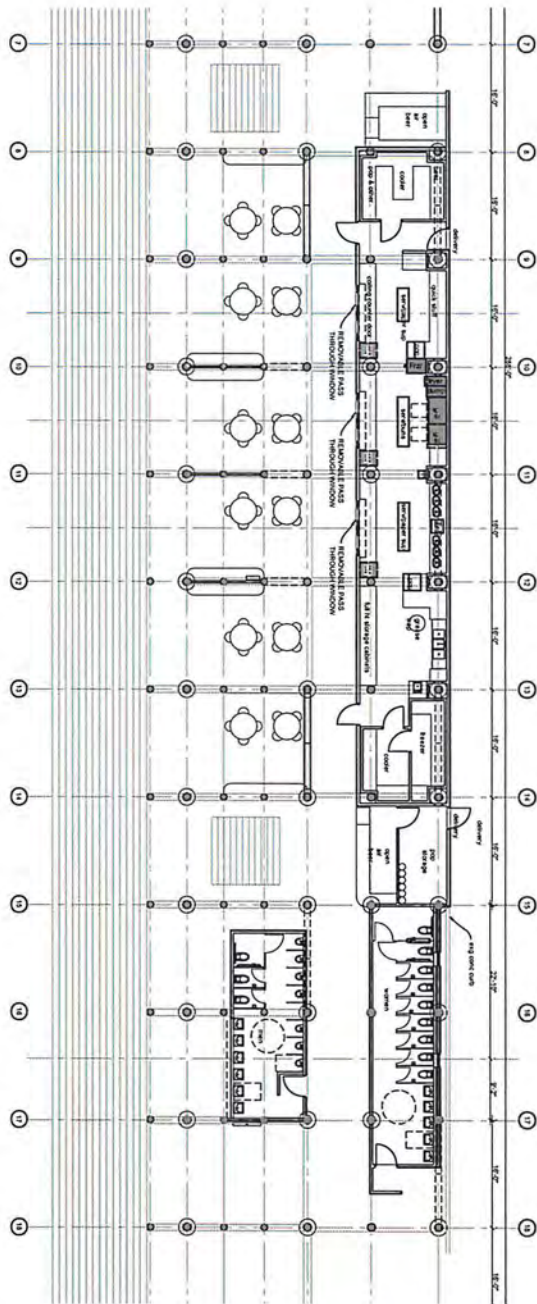
Below is the proposed timeframe for the project:

01-20-15	Obtain permission to advertise for bids
01-26-15	Architectural Plans and Specifications available
02-04-15	Pre-bid conference for potential contractors
02-17-15	Open bids at 2:00 pm with results to City Commission
03-16-15	Anticipated awarding of bid and signing of contract
03-17-15	Notice to proceed (with appropriate paperwork in place)
07-13-15	Substantial completion date set for the project

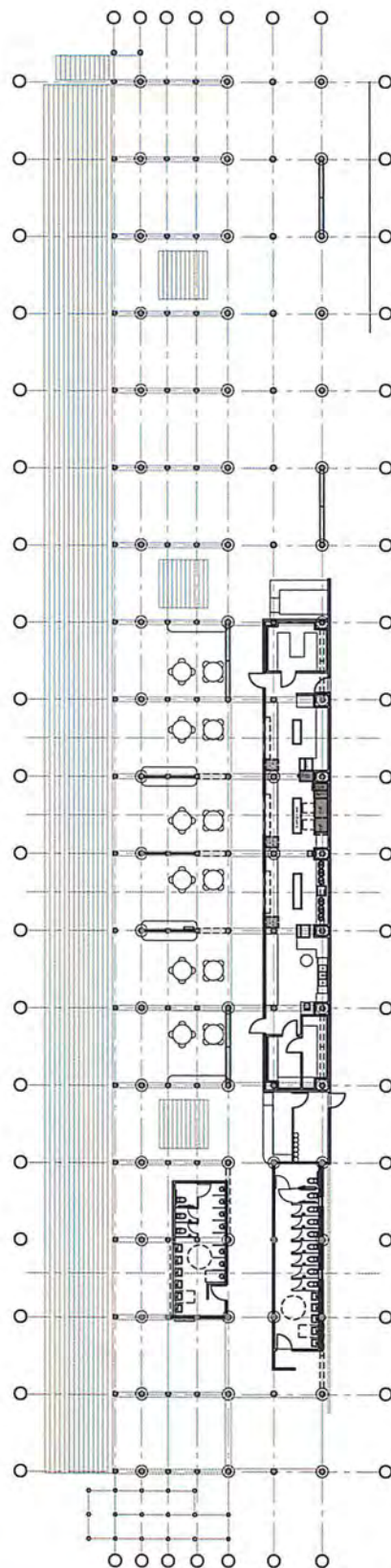
Recommended Action:

Recommend to the City Commission to approve advertising for the Restroom and Concession project at the Days of 76 Rodeo Grounds and set the bid opening for 2:00 pm on February 17, 2015 with results to the City Commission that evening.

B ENLARGED FLOOR PLAN



A FLOOR PLAN



A1.0

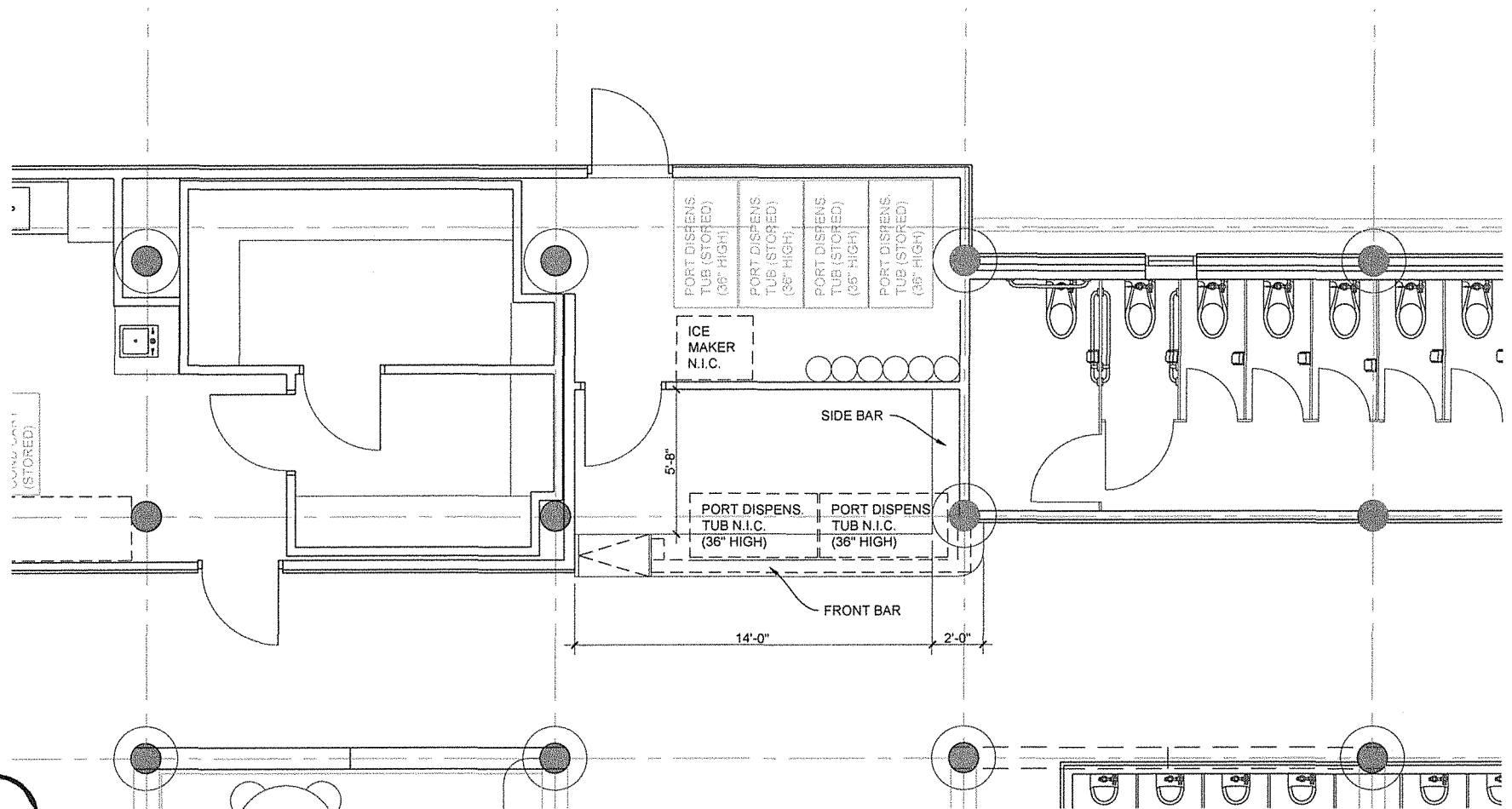
PROJECT: DAYS OF 76 GRANDSTAND
DEADWOOD, SOUTH DAKOTA

SHEET: CONCESSIONS PLAN

DATE: DEC 2, 2014

DRN. BY: JR

REVISED:
DATE: Dave Stafford
Architecture
809 South Street, Ste 203
Rapid City, SD 57701
P: 605.712.2665 F: 605.712.2667
www.davestaffordarchitecture.com



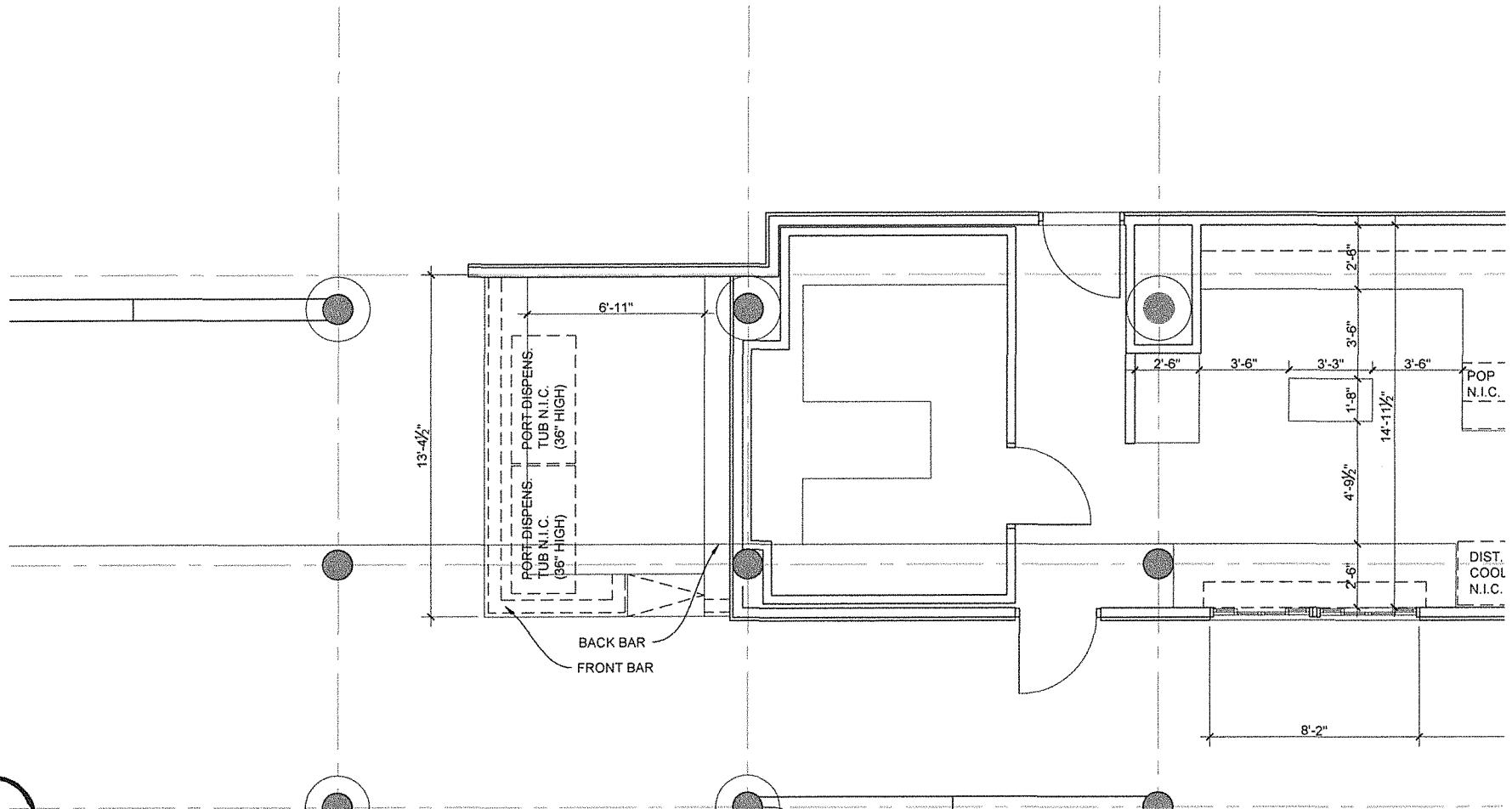
**Dave Stafford
Architecture**
809 South Street, Ste 203
Rapid City, SD 57701
p: 605.791.5001 e: 605.390.2687
e: davestafford@midconetwork.com

RODEO GROUNDS
DAYS 76

NORTH BEER GARDEN

DRN BY:
DAVE
DATE:
DEC 10, 2014

A-1



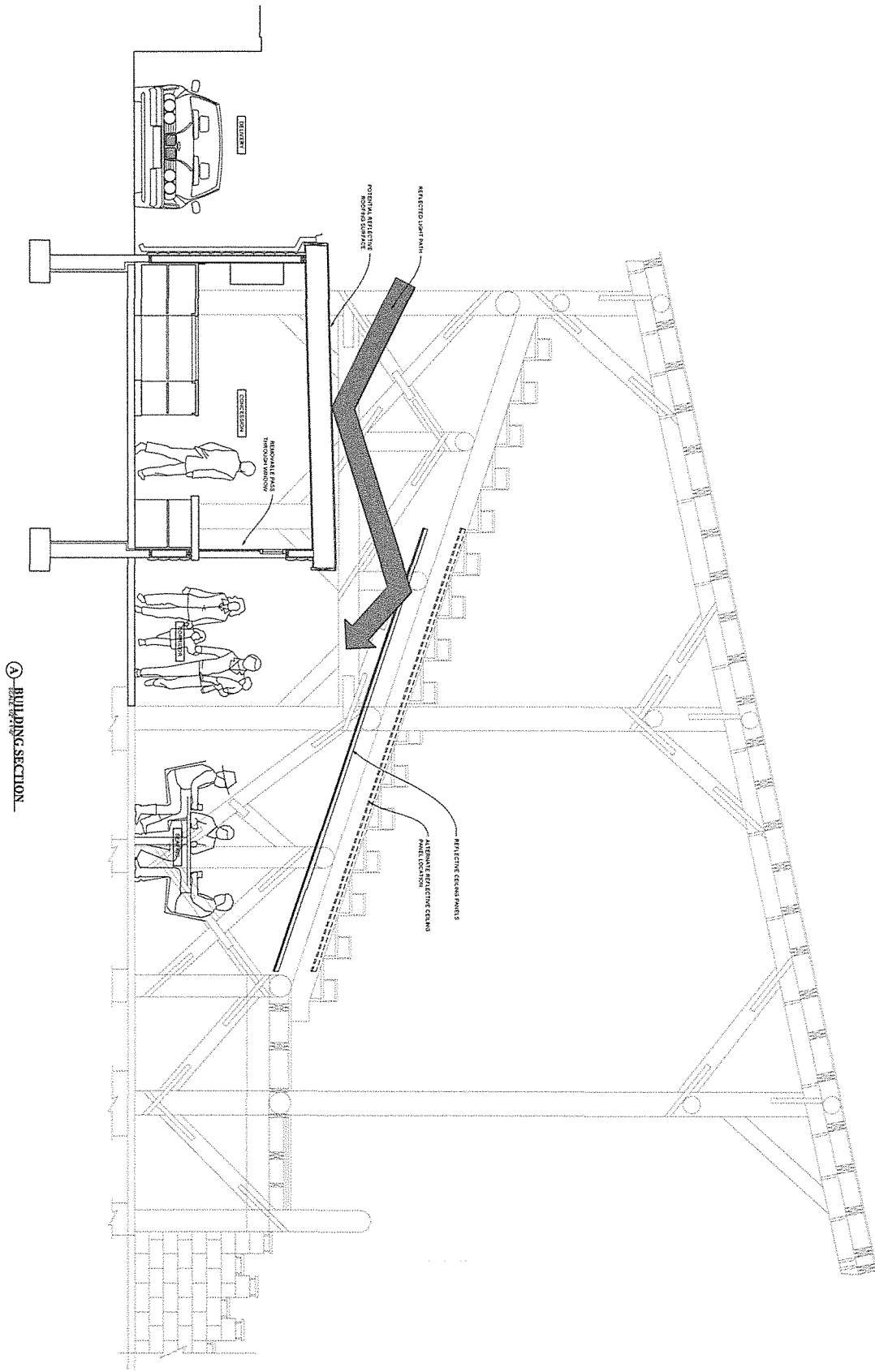
**Dave Stafford
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Rapid City, SD 57701
p: 605.791.5001 e: 605.390.2687
c: davestafford@midconetwork.com

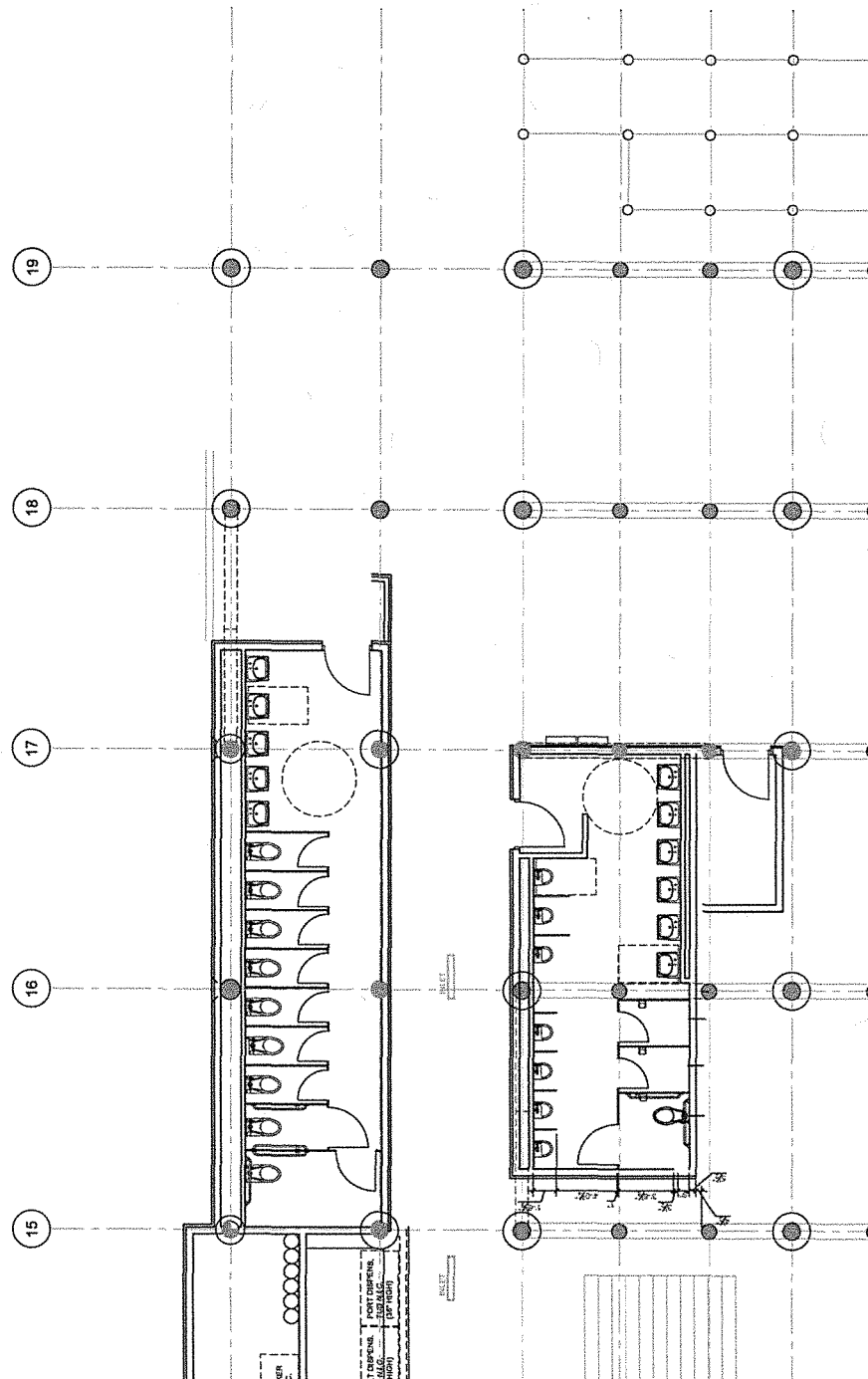
RODEO GROUNDS
DAYS 76

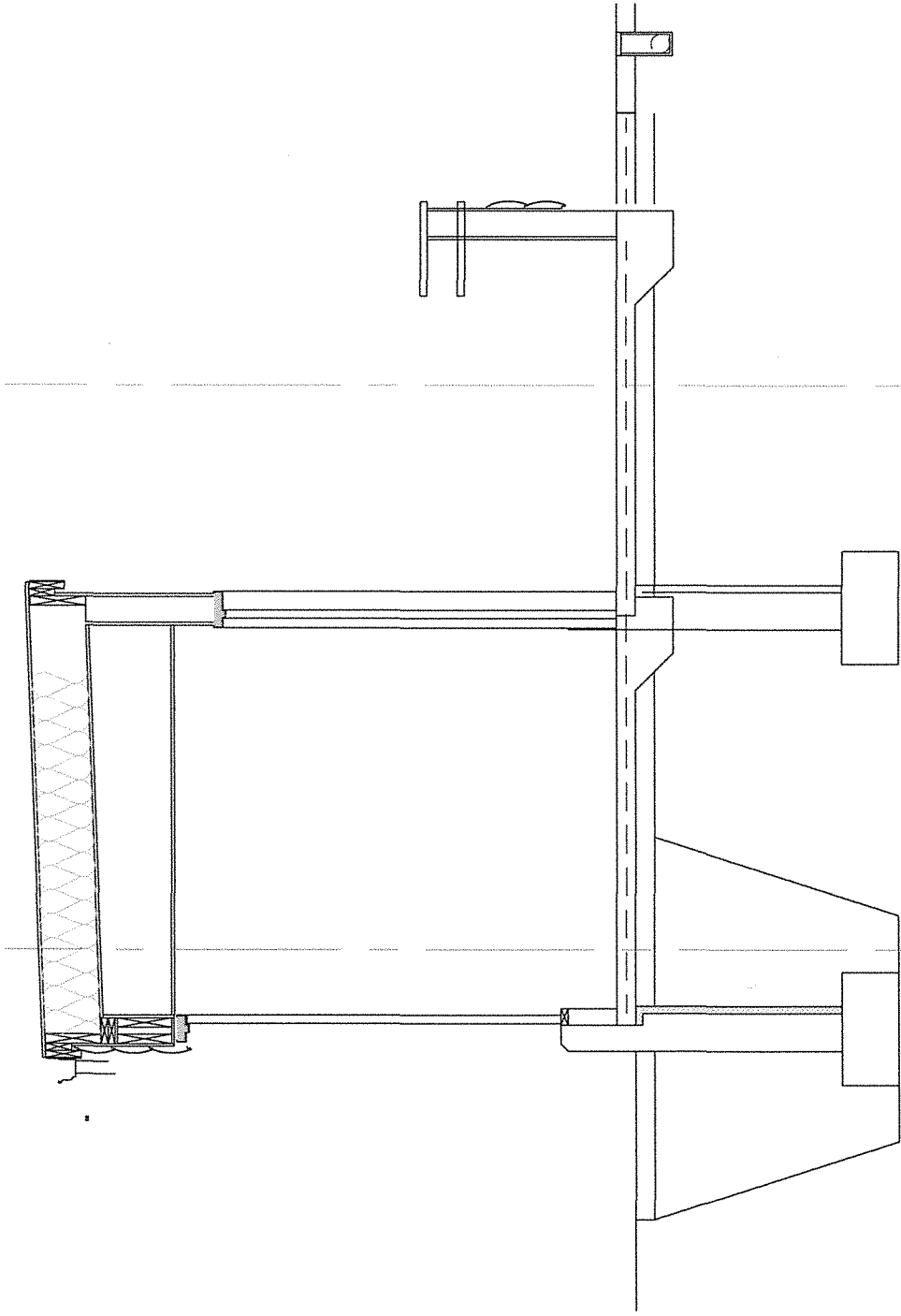
SOUTH BEER GARDEN

DRN. BY:
DAVE
DATE:
DEC 10, 2014

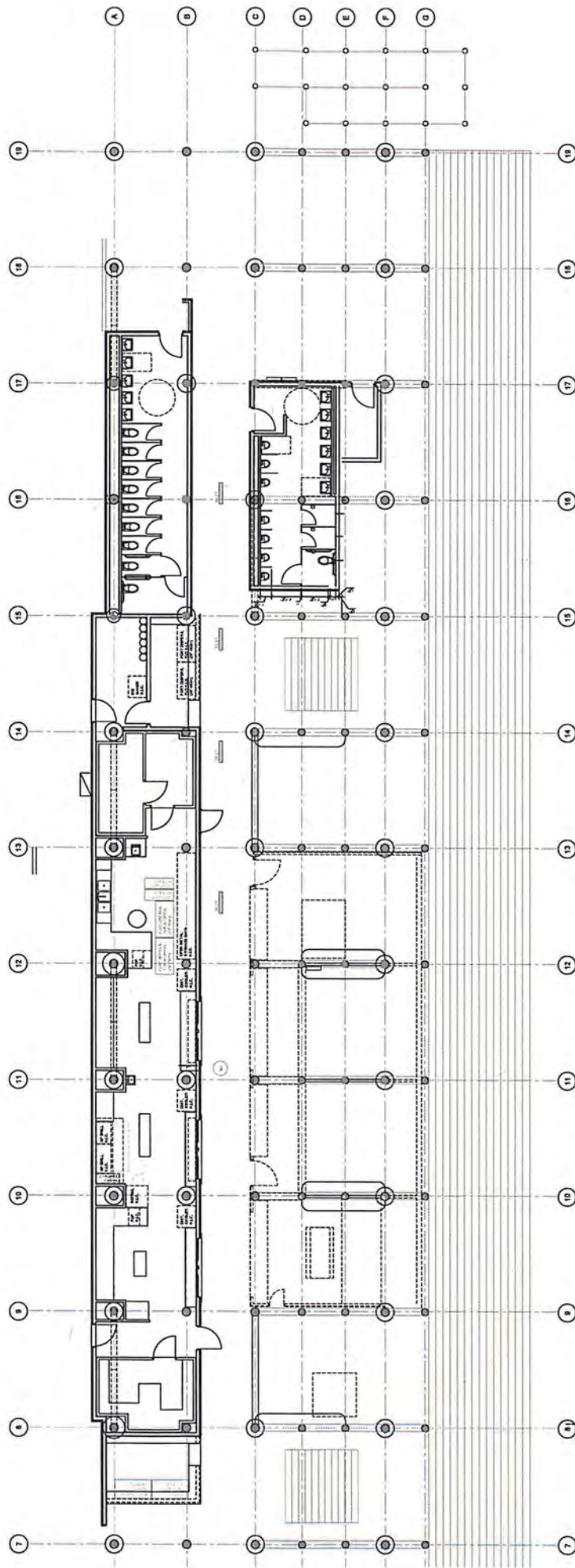
A-2

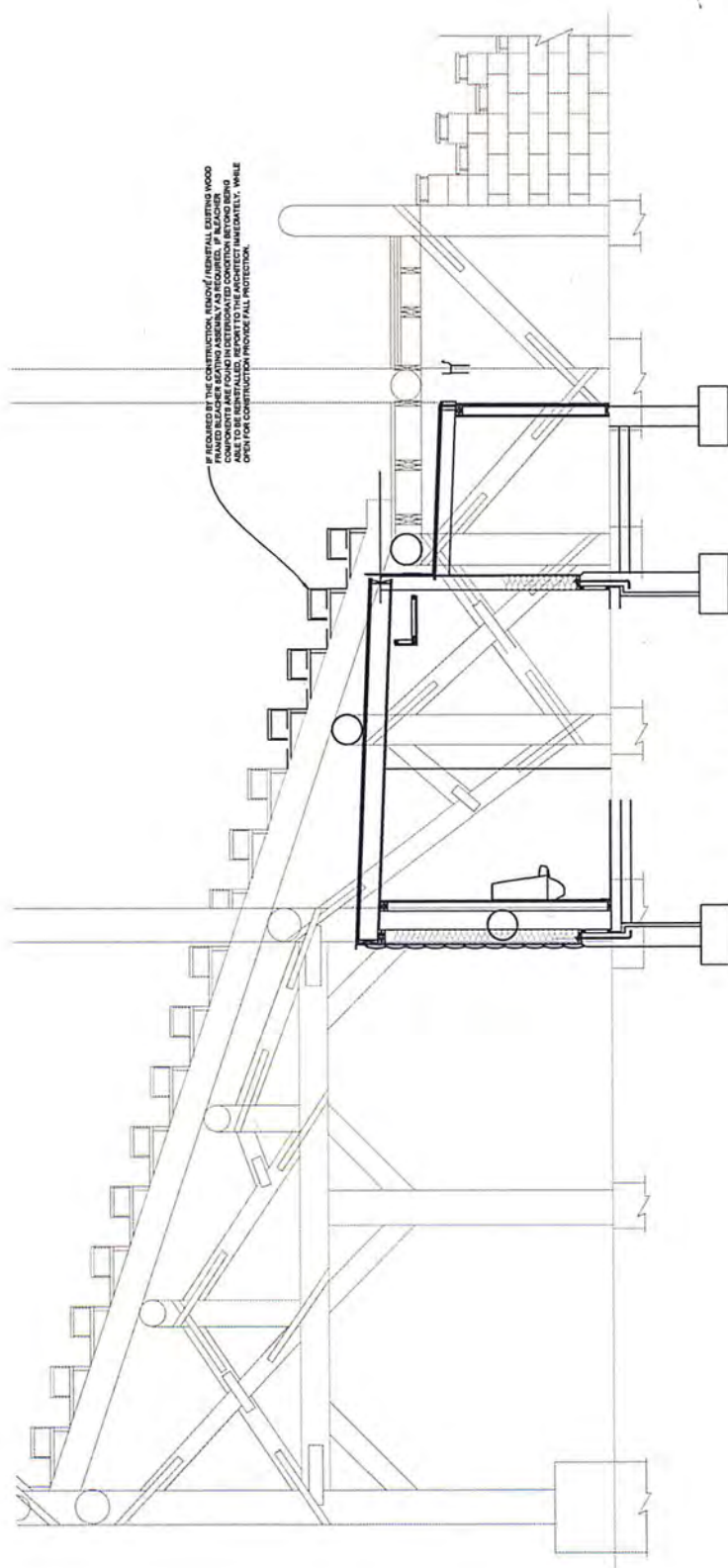






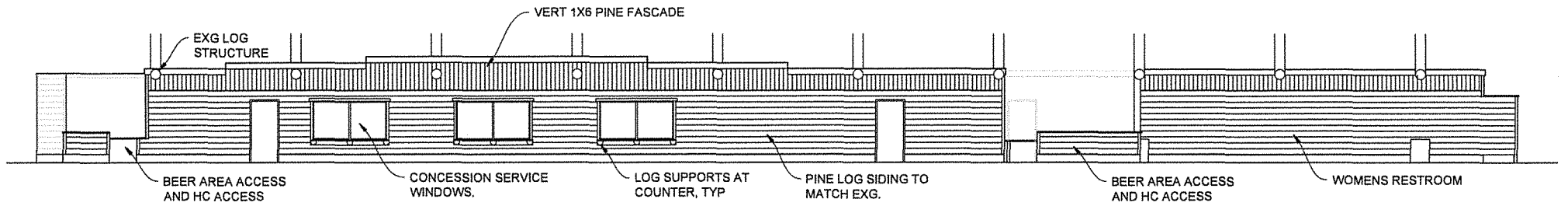
SECTION AT 14.2



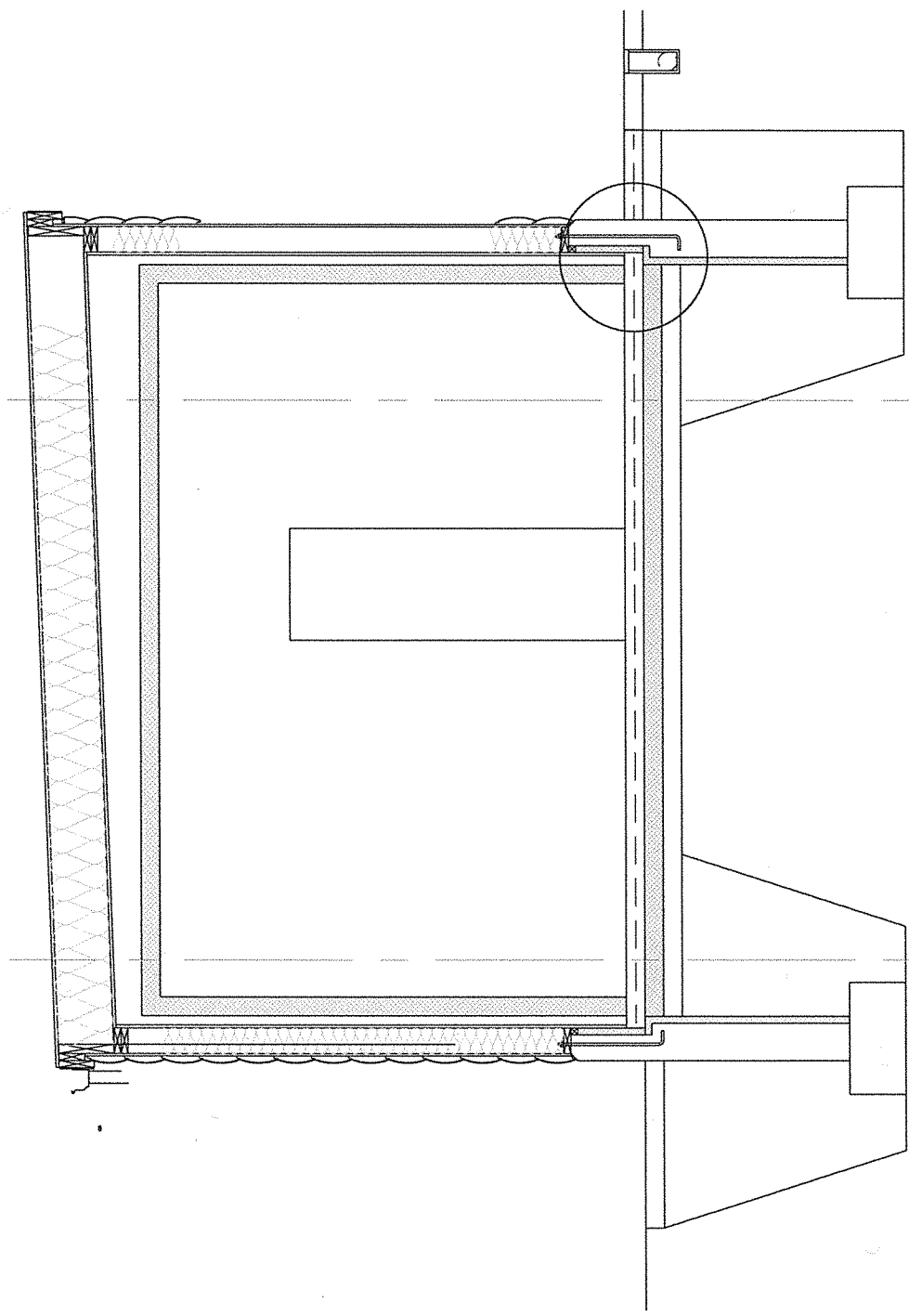


IF REQUIRED BY THE CONTRACTOR, KNOCK / REMOVE ALL EXISTING WOOD
WORK AND REPAIR OR REPLACE WITH NEW WOOD. IF ANY EXISTING WOOD
COMPONENTS ARE FOUND IN DEGRADED CONDITION BEYOND BEING
REPAIRED, THEY SHALL BE REMOVED IMMEDIATELY. WHILE
OPEN FOR CONSTRUCTION PROVIDE FALL PROTECTION.

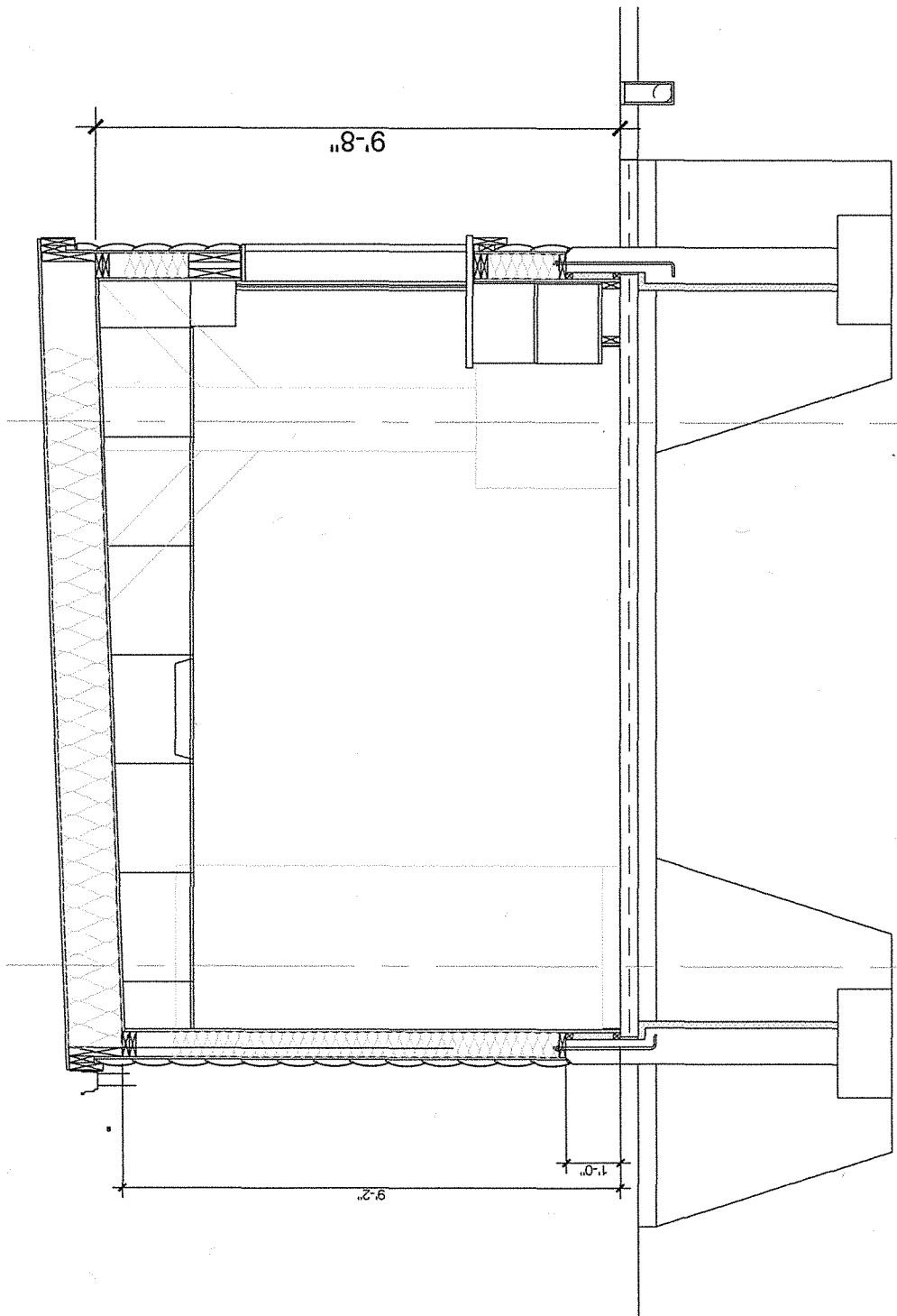
SECTION AT 16.2



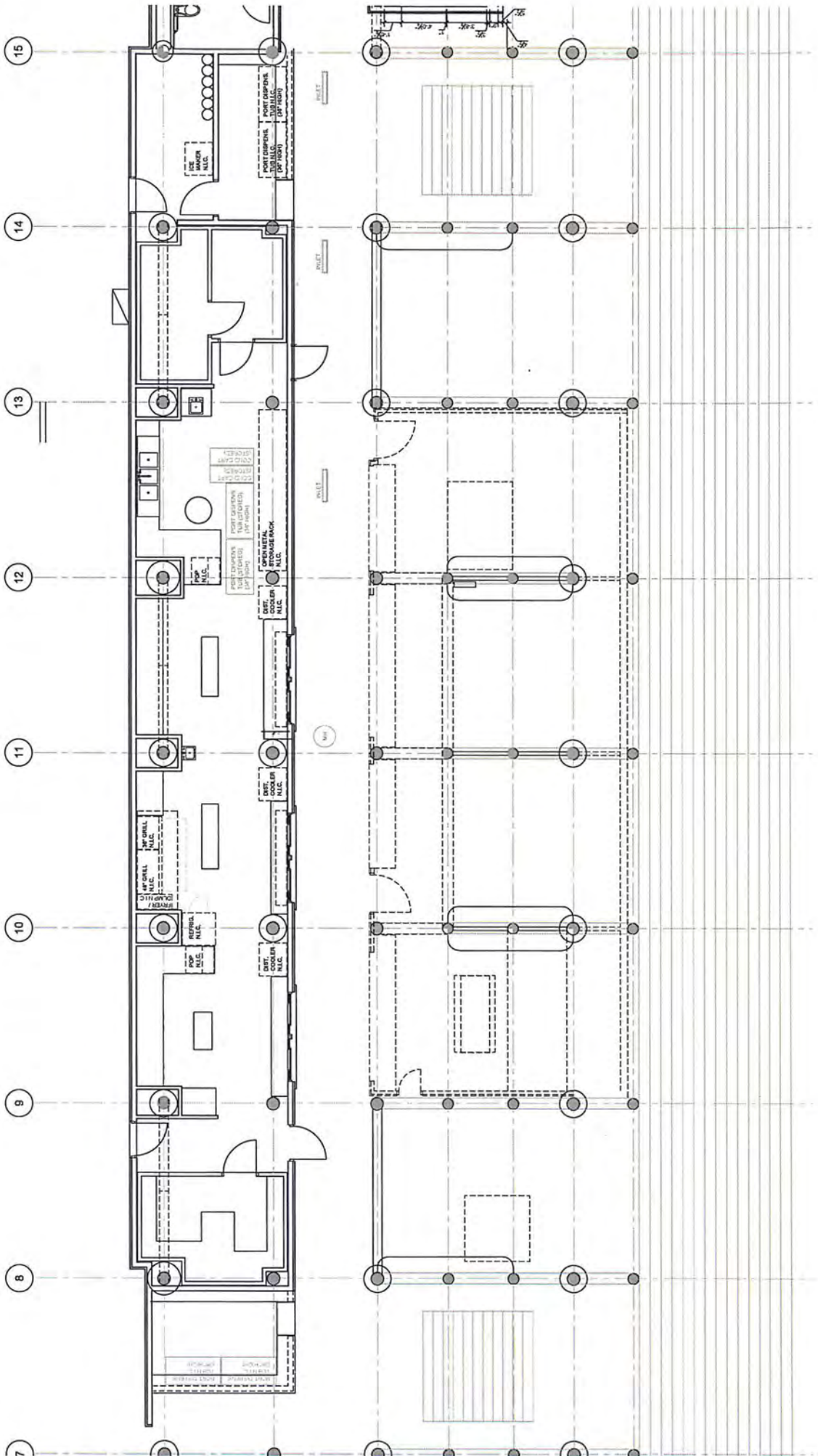
EAST EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

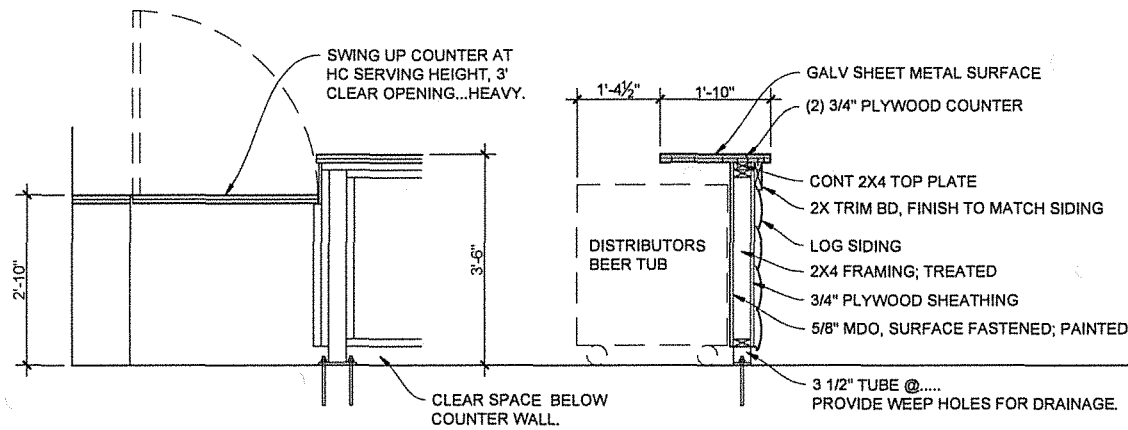


SECTION AT 8.5



SECTION AT 10.5





MEMORANDUM

Date: January 5, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2015 ESRI GIS Software Maintenance Schedule

The maintenance for the ESRI GIS software is due for 2015 (attached). The maintenance agreement runs from April 5, 2015 through April 4, 2016. 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)	<u>\$2,000.00</u>
Subtotal		\$9,500.00

Public Works

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

Planning & Zoning

Single	Zoning Administrator	\$400.00
Concurrent	Administrative Assistant	<u>\$500.00</u>
Subtotal		\$900.00

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

Recommend 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: 01/02/2015
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 #25667166
Document Date: 01/02/2015

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: 888-377-4575/2857
Fax #: 909-793-4801

Quotation

Date: 01/02/2015

Quotation Number: 25667166

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: 04/05/2015 End Date: 04/04/2016	3,000.00	3,000.00
1010	1	87194 ArcGIS for Desktop Basic Concurrent Use Primary Maintenance Start Date: 04/05/2015 End Date: 04/04/2016	700.00	700.00
2010	3	87195 ArcGIS for Desktop Basic Concurrent Use Secondary Maintenance Start Date: 04/05/2015 End Date: 04/04/2016	500.00	1,500.00
3010	1	87198 ArcGIS 3D Analyst for Desktop Concurrent Use Primary Maintenance Start Date: 04/05/2015 End Date: 04/04/2016	500.00	500.00
4010	2	87192	400.00	800.00

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

[CHRESTA]

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

**esri**[®]

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

Quotation

Page 2

Date: 01/02/2015

Quotation Number: 25667166

Item	Qty	Material#		Unit Price	Extended Price
			ArcGIS for Desktop Basic Single Use Primary Maintenance Start Date: 04/05/2015 End Date: 04/04/2016		
5010	1	100571	ArcGIS Network Analyst for Desktop Concurrent Use Primary Maintenance Start Date: 04/05/2015 End Date: 04/04/2016	500.00	500.00
6010	1	109217	ArcGIS for Server Enterprise Basic Up to Four Cores Maintenance Start Date: 04/05/2015 End Date: 04/04/2016	3,000.00	3,000.00
7010	2	109842	ArcGIS for Server Workgroup Standard One Core Additional Migrated Maintenance Start Date: 04/05/2015 End Date: 04/04/2016	500.00	1,000.00
8010	1	109845	ArcGIS for Server Workgroup Standard Up to Two Cores Migrated Maintenance Start Date: 04/05/2015 End Date: 04/04/2016	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

[CHRESTA]



esri[®]

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

Quotation

Page 3

Date: 01/02/2015

Quotation No: 25667166

Customer No: 272559

Item Qty Material#

Unit Price

Extended Price

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

[CHRESTA]

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

DEADWOOD

"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@cityofdeadwood.com

MEMORANDUM

Date: January 8, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Keene Field –PA Sound System

During the 2015 Budget meetings, the Deadwood Historic Preservation Commission allocated funding to replace the dated and inadequate sound system for the baseball and softball fields at the Keene Field located at the Days of 76 Rodeo complex. Attached is the quote and specifications from AthleticSound.

This AthleticSound AS-2CS Turnkey PA Sound system is one of the top public announcement systems for high school baseball and softball fields. The system will provide flexibility to simultaneously announce games on both fields 1 and 2 as well as both fields at once for specific events such as opening day ceremonies.

The system includes the following: two full range loudspeakers with mounting brackets, amplifier, two six channel mixers, power surge, two handheld microphones, component rack, and a wireless microphone.

Total cost of the system with the wireless microphone component is \$3,116.00. This proposal has been reviewed by City staff and we are requesting approval from the Historic Preservation Commission to recommend to the City Commission purchase of the new sound system from AthleticSound in the amount of \$3,116.00 from the HP Capital Assets line item.



01/06/2015

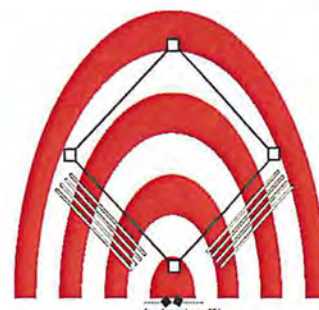
P.O Box 128
Montesano, Washington 98563
1-877-449-8590
www.AthleticSound.com

Proposal For:

CITY OF DEADWOOD
KEVIN KUCHENBECKER
605-578-2082



AthleticSound AS-2CS Turnkey PA Sound System



Ideal Loudspeaker Placement

- Two Community 2-way Full Range Loudspeakers w/ Two Yoke Mounting Brackets
- Crown 2 x 550 Watts Power Amplifier *installed* (3 Years Parts & Labor Warranty! 11.0 lbs)
- Two Six Channel Mixers *installed* (2 Mic/4-line input w/ Front iPod/mp3/Laptop/Smartphone/Audio Music Input)
- Power Surge Distribution *installed*
- Two Shure Dynamic Handheld Microphones w/ 15' XLR Cable (Mic 1 for both mixers)
- Two 40' 14-2 Outdoor Speaker Cables w/ Speak-on Connectors attached
- Two 3.5mm-3.5mm iPod/mp3/Laptop Audio Cables
- 6U Durable Transportable Component Rack with handles for easy mobility and setup
- Optional Shure UHF Wireless Handheld Microphone System, Add-on \$449.00 (Mic 2, up to 300' of coverage!)
- Amplifier, Mixer 1, Mixer 2 and Power Surge installed, connected and tested for proper operation
- System can handle Six Community Full Range Loudspeakers for larger stadiums and venues.
- *Pictures are for illustration only. iPod not included.



For references, go to: www.AthleticSound.com

"Our #1 PA System for HS Baseball/Softball Fields"

Price	\$ 2,477.00
Sales Tax	\$ 0.00
Shipping to 57732	\$ 140.00
Installation / Set-up	\$ 0.00
Total Price	\$ 2,617.00

Terms: Visa / MasterCard / Check

Proposal valid for: 30 days, AS-2CS Turnkey System is 10-14 days out from the date of order.

Prepared by: Mark Abbott

Accepted by: _____ Date: _____

SOUTH DAKOTA
STATE HISTORICAL
SOCIETY



Nancy Tystad Koupal
Director
p: 605 773 4371
f: 605 773 6041
nancy.koupal@state.sd.us
www.sdshspress.com

24 December 2014

Kevin Kuchenbecker
Deadwood Historic Preservation Officer
City Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

Dear Kevin:


Enclosed you will find the 2013 Deadwood Publications Fund report. I apologize for its tardiness. The past year has been challenging for a number of reasons, but principally because of the publication of Laura Ingalls Wilder's *Pioneer Girl: The Annotated Autobiography*.

The year 2013 was a good one for the Deadwood Publications Fund. Both the endowment and revolving funds grew in a year in which reprints constituted the largest costs, with Cathie Draine's *Cowboy Life: The Letters of George Philip* going into paperback for the first time. When Merlyn Magner was invited to the 2013 South Dakota Festival of Books in Deadwood, we also found it necessary to reprint her book *Come into Water* for the occasion. And Bob Lee's *Gold, Gals, Guns, Guts* remains a perennial favorite.

All additional costs related to earlier Deadwood titles are grouped into three categories: royalties/backlist maintenance, marketing, and fees. There are also some small costs related to Richard Cerasani's *Love Letters from Mount Rushmore*, which was published in April 2014. The main costs for that book will appear in the next report.

We continue to be grateful and proud that our partnership with the City of Deadwood makes it possible to offer excellent publications to the reading public. We look forward to working with you in the years to come.

Sincerely,



Nancy Tystad Koupal
Director

South Dakota State Historical Society Press 900 Governors Drive, Pierre, SD 57501



SOUTH DAKOTA HERITAGE FUND

Deadwood Publications Fund Report, 2013

Established Oct. 2000

Endowment (\$100,000)	31 Dec. 2011	31 Dec. 2012	31 Dec. 2013
Balance	\$110,085	\$120,590	\$ 132,942

Revolving (\$150,000)	31 Dec. 2011	31 Dec. 2012	31 Dec. 2013
Balance	\$82,425	\$72,477	\$ 83,132

Deadwood Revolving Itemization

Beginning Balance	\$ 72,477
-------------------	-----------

Expenses 1 Jan. 2013–31 Dec. 2013

Ho! For the Black Hills 7/12 \$ 1,812

Printing/ebook \$ 713

Marketing \$ 1,099

\$ 1,812

Reprints \$ 9,758

Gold, Gals, Guns, Guts \$ 3,395

Cowboy Life \$ 4,542

Come Into the Water \$ 1,821

\$ 9,758

Future titles (readings, research, advances) \$ 1,178

Letters from Mt. Rushmore \$ 500

ISBNs \$ 382

Misc. \$ 296

\$ 1,178

Royalties and backlist maintenance \$ 2,202

Marketing—general (catalog/website prorated) \$ 2,086

Finance charges and credit card fees \$ 1,205

TOTAL EXPENSES \$ 18,241

\$ 54,236

Income 1 Jan 2013 - 31 Dec 2013

Interest and Endowment Distribution \$ 2,681

Sales of Deadwood Publications Fund titles \$ 23,388

Market Valuation Adjustments \$ 2,827

TOTAL INCOME \$ 28,896

Revolving Account Balance, 31 Dec. 2013 \$ 83,132

Casey Derflinger

From: Ruthie <ruthie.weiers@st-bh.com>
Sent: Wednesday, November 19, 2014 11:33 AM
To: Casey Derflinger
Subject: RE: Adobe Scan To Email - commitment
Attachments: 93-3541.pdf

A resolution by the City of Deadwood and Deadwood Economic Development and a document vacating the easement will need to be recorded. The vacation of easement would need to be signed by City, Dwd Economic and FIB. The plat of the Bank Lot clearly shows the right of way so a copy of the plat could be attached to the resolution and vacation to property identify the part being vacated.

Ruthie Weiers
Lawrence County Title Company
PO Box 459 245 N Main
Spearfish, SD 57783
605-642-7304

-----Original Message-----

From: Casey Derflinger [mailto:Casey.Derflinger@fib.com]
Sent: Wednesday, November 19, 2014 10:10 AM
To: ruthie.weiers@st-bh.com
Subject: FW: Adobe Scan To Email - commitment

Ruth, attached is the commitment. Thanks for your help.

-----Original Message-----

From: do-not-reply@fib.com [mailto:do-not-reply@fib.com]
Sent: Wednesday, November 19, 2014 10:09 AM
To: Casey Derflinger
Subject: Adobe Scan To Email - commitment

Attached is your PDF that you scanned.

Case No. 15001
Address: 435 Williams Street

January 8, 2015

STAFF REPORT

The applicant has submitted an application for a Certificate of Appropriateness at 435 Williams Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: City of Deadwood
Owner: same
Constructed: Circa 1905

CRITERIA FOR THE ISSUANCE OF CERIFICATE OF APPROPRIATENESS

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

General Factors:

1. **Historic significance of the resource:** The Deadwood Carnegie Library located on 435 Williams Street (behind the Franklin Hotel) was built in 1905 through a grant from the Andrew Carnegie Foundation in New York City. The Round Table Club, a women's literary organization that began in 1887 organized and created Deadwood's library of today.
2. **Architectural design of the resource and proposed alterations:** The applicant proposes to remove paint on exterior windows and doors, repair and/or replace decayed wood window components, prime and paint windows and doors and varnish top coat interior windows, doors and trim.

Attachments: Yes

Plans: Yes

Photos: No

Recommended Decision: The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

OR

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

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

DEADWOOD

"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

PROPERTY INFORMATION

Property Address: 435 Williams Street

Historic Name of Property (if known): Deadwood Carnegie Public Library

APPLICANT INFORMATION

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

Owner's Name: City of Deadwood
Address: 102 Sherman Street
City: Deadwood State: SD Zip: 57732
Telephone: 578-3082 Fax: 578-2084
E-mail: ron.green@cityofdeadwood.com

Architect's Name: Dave Stafford Architecture
Address: 809 South Street, Ste 203
City: Rapid City State: SD Zip: 57701
Telephone: 791-5001 Fax: _____
E-mail: davestafford@midconetwork.com

Contractor's Name: Berendese Brothers
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 Construction | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input checked="" type="checkbox"/> General Maintenance | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input checked="" type="checkbox"/> Exterior Painting |
| <input checked="" type="checkbox"/> Other Windows/Paint | <input type="checkbox"/> Siding | Other _____ | |
| | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

Estimated Cost of Work: \$ 110,820.00

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>January 15</u>		Project Completion Date (anticipated): <u>June 15</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>Wood restoration</u> Style/type <u>matching</u>			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY
<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> <p>The Work consists of the following:</p> <ol style="list-style-type: none"> 1. Paint removal at scheduled exterior windows and doors 2. Repair/replacement of decayed wood window components 3. Prime and paint all scheduled windows and doors 4. Varnish top coat of scheduled interior windows, doors, and trim.

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

OFFICE OF
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108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

DEADWOOD

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

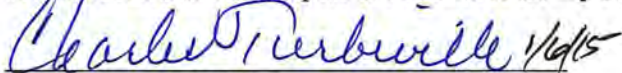
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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.



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 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.

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:

- | | | |
|--|---|--|
| <input type="checkbox"/> 1. Pluma | <input type="checkbox"/> 5. McGovern Hill | <input type="checkbox"/> 9A. Large's Gulch |
| <input type="checkbox"/> 2. Peck's Garden | <input type="checkbox"/> 6. Ingleside | <input type="checkbox"/> 9B. Spruce Gulch |
| <input type="checkbox"/> 3. Cleveland | <input type="checkbox"/> 7. Upper Main Street | <input type="checkbox"/> 10. Fountain City |
| <input type="checkbox"/> 4. Deadwood | <input type="checkbox"/> 8A. City Creek | <input type="checkbox"/> 11. 1 st Ward – Industrial |
| <input type="checkbox"/> A. Deadwood City | <input type="checkbox"/> 8B. Forest Hill | <input type="checkbox"/> 12. Pinecrest |
| <input type="checkbox"/> B. South Deadwood | <input type="checkbox"/> 8C. Highland Park | <input type="checkbox"/> 13. Hillside Environs |
| <input type="checkbox"/> C. Chinatown | Addition | |
| <input type="checkbox"/> 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

- | | | |
|---|-------|--|
| <input type="checkbox"/> Site Visit | _____ | ____/____/____ |
| <input type="checkbox"/> Project visible from right-of-way? | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Logged into HPC Agenda | _____ | ____/____/____ |
| <input type="checkbox"/> Staff Report (research) | _____ | ____/____/____ |
| <input type="checkbox"/> Packet to HPC Members | _____ | ____/____/____ |

Post Meeting Documentation Initials Date below

- | | | | |
|--|---------------------------------|-------|----------------|
| <input type="checkbox"/> Approval | <input type="checkbox"/> Denial | _____ | ____/____/____ |
| <input type="checkbox"/> Property owner notification | | _____ | ____/____/____ |

Building & Zoning Department (if applicable) Initials Date below

- | | | |
|--|-------|----------------|
| <input type="checkbox"/> Building Permit Application | _____ | ____/____/____ |
| <input type="checkbox"/> Setback(s) checked by P & Z | _____ | ____/____/____ |
| <input type="checkbox"/> Detailed plans reviewed | _____ | ____/____/____ |
| <input type="checkbox"/> Building Permit Issued | _____ | ____/____/____ |
| <input type="checkbox"/> Fee collected (if applicable) | _____ | ____/____/____ |
| <input type="checkbox"/> Setback(s) reviewed | _____ | ____/____/____ |

Filed on ____/____/____

DEADWOOD LIBRARY WINDOW RESTORATION

DEADWOOD, SOUTH DAKOTA



PROJECT SHEET INDEX:

- A-0 TITLE SHEET
- A-1 LOWER LEVEL FLOOR PLAN
- A-2 MAIN LEVEL FLOOR PLAN
- A-3 CLERESTORY LVL FLOOR PLAN
- A-4 WORK MATRIX
- A-5 ENLARGED FOYER PLAN /
PROJECT PHOTOS
- A-6 PROJECT PHOTOS
- A-7 PROJECT PHOTOS
- A-8 PROJECT PHOTOS
- A-9 PROJECT PHOTOS

PRELIMINARY
NOT FOR
CONSTRUCTION



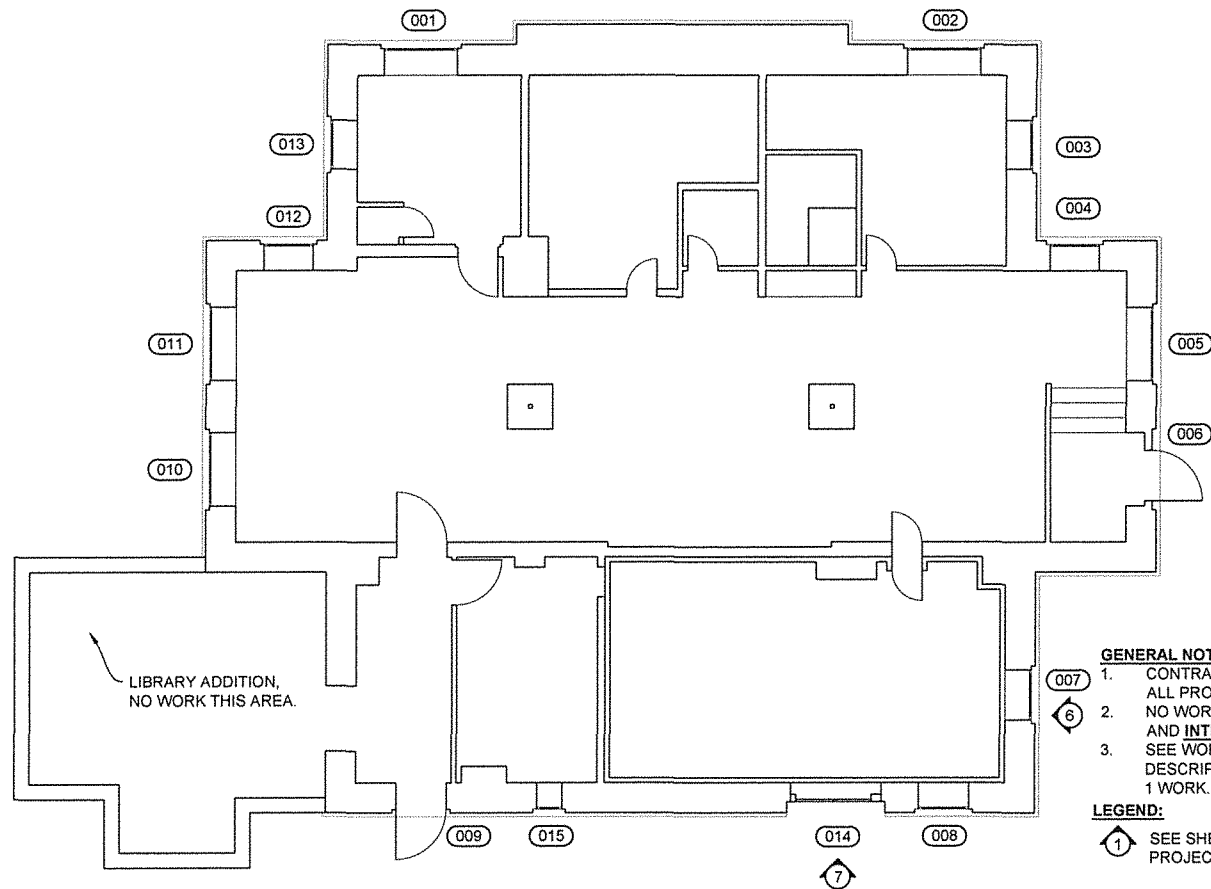
**Dave Stafford
Architecture**
809 South Street, Ste 203
Rapid City, SD 57701
p: 605.791.5001 e: 605.390.2687
e: davestafford@midconetwork.com

DEADWOOD LIBRARY WINDOW RESTORATION
DEADWOOD, SOUTH DAKOTA

TITLE SHEET

DRN. BY:
JR
DATE:
NOV 4, 2014

A-0



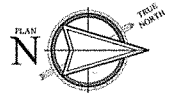
GENERAL NOTES:

1. CONTRACTORS WILL VISIT SITE TO VERIFY ALL PROJECT CONDITIONS AND QUANTITIES.
2. NO WORK IS SCHEDULED FOR **INTERIOR** DOORS, AND **INTERIOR** WINDOW FINISHES, THIS LEVEL.
3. SEE WORK MATRIX ON SHEET A-4 FOR FURTHER DESCRIPTIONS OF THE BASE BID AND ALTERNATE 1 WORK.

LEGEND:

- 1 SEE SHEET A-5, 6, 7, AND 8 FOR REFERENCED PROJECT PHOTOS.

1
A1 **LOWER LEVEL FLOOR PLAN**
SCALE: 1/8" = 1'-0"



**Dave Stafford
Architecture**
809 South Street, Ste 203
Rapid City, SD 57701
p: 605.791.5001 e: 605.390.2687
e: davestafford@midconetwork.com

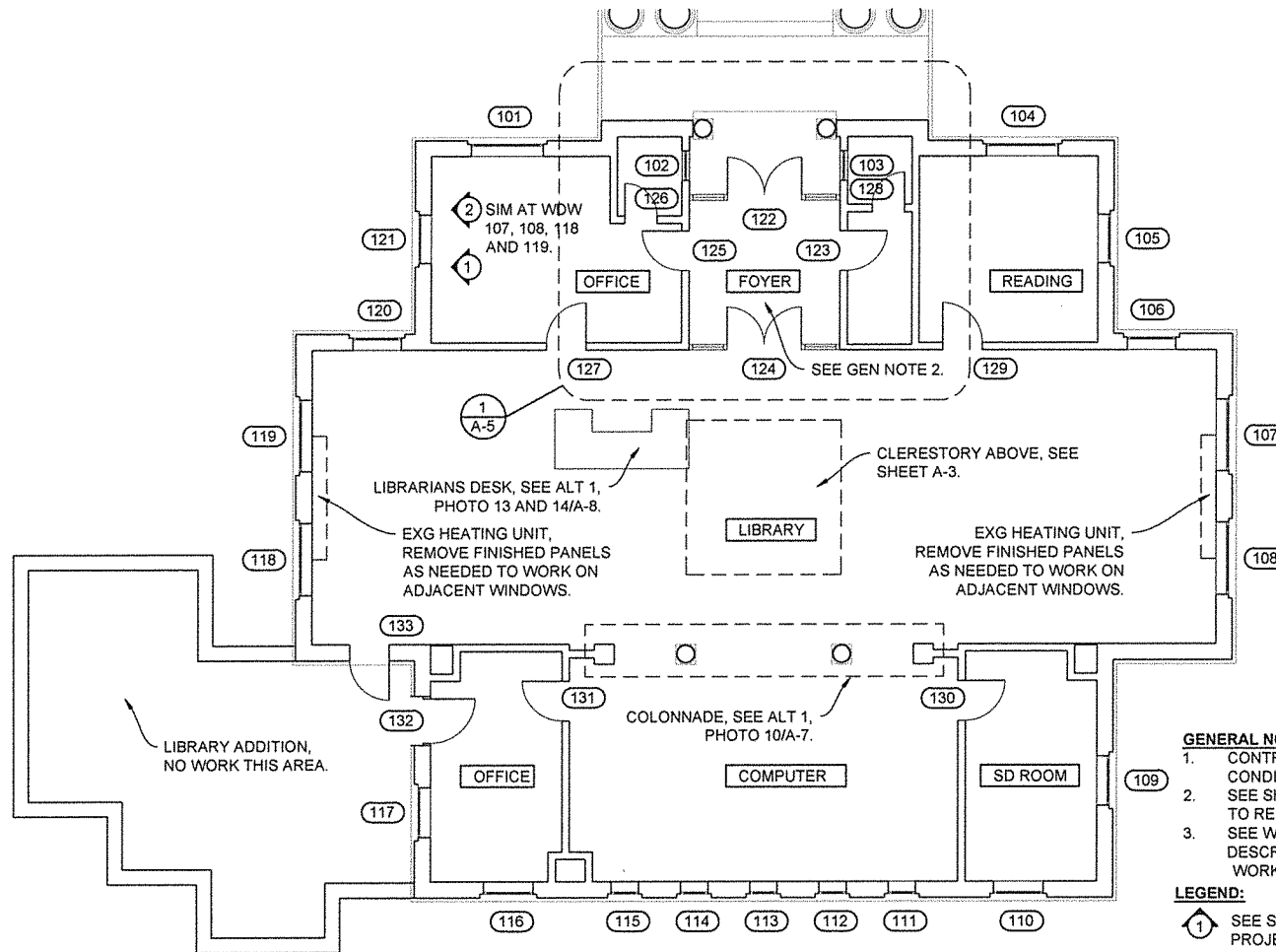
DEADWOOD LIBRARY WINDOW RESTORATION
DEADWOOD, SOUTH DAKOTA

LOWER LEVEL FLOOR PLAN

DRN. BY:
JR
DATE:
NOV 4, 2014

A-1

PRELIMINARY
NOT FOR
CONSTRUCTION



GENERAL NOTES:

1. CONTRACTORS WILL VISIT SITE TO VERIFY ALL PROJECT CONDITIONS AND QUANTITIES.
2. SEE SHEETS A-6 AND A-7, PROJECT PHOTOS FOR NOTES TO TO REFINISH FOYER TRIM.
3. SEE WORK MATRIX ON SHEET A-4 FOR FURTHER DESCRIPTIONS OF THE BASE BID AND ALTERNATE WORK.

LEGEND:

- 1 SEE SHEET A-5, 6, 7, AND 8 FOR REFERENCED PROJECT PHOTOS.



1 MAIN LEVEL FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

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Architecture**
809 South Street, Ste 203
Rapid City, SD 57701
p: 605.791.5001 c: 605.390.2687
e: davestafford@midconetwork.com

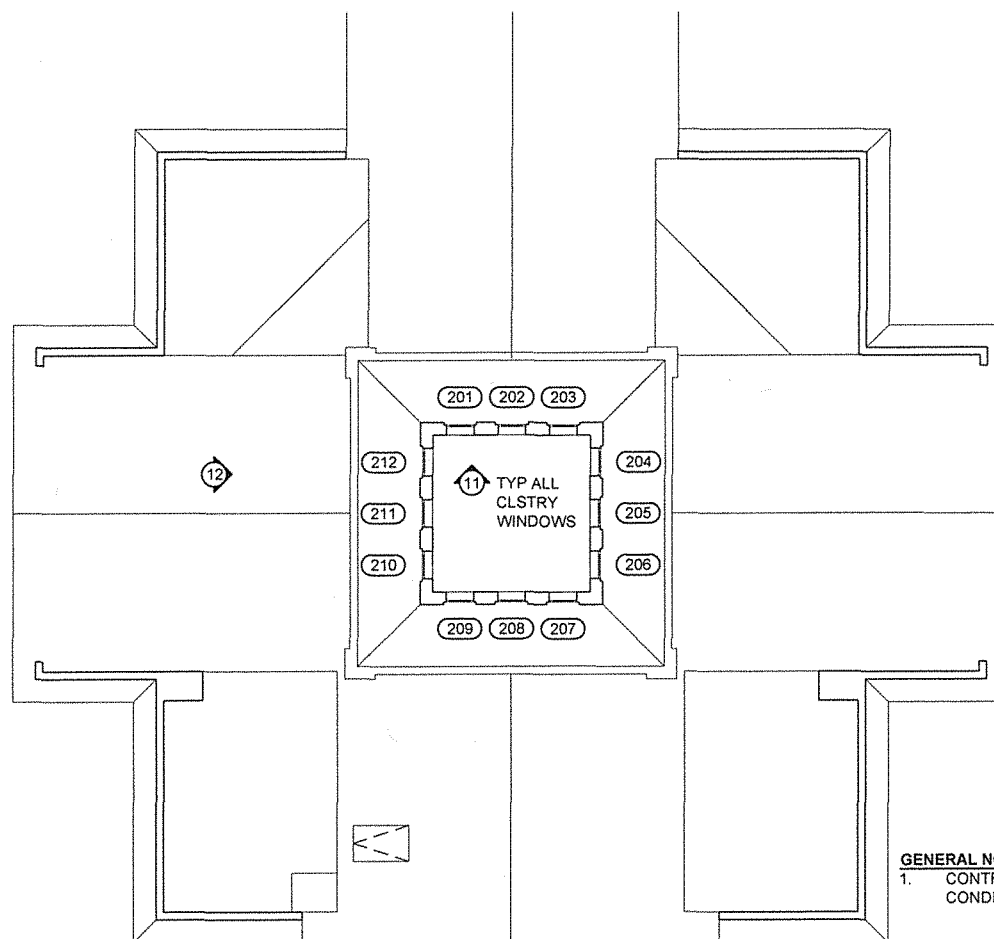
DEADWOOD LIBRARY WINDOW RESTORATION
DEADWOOD, SOUTH DAKOTA

MAIN LEVEL FLOOR PLAN

DRN. BY:
JR
DATE:
NOV 4, 2014

A-2

PRELIMINARY
NOT FOR
CONSTRUCTION



GENERAL NOTES:

1. CONTRACTORS WILL VISIT SITE TO VERIFY ALL PROJECT CONDITIONS AND QUANTITIES.

1 CLERESTORY LEVEL FLOOR PLAN
A4 SCALE: 1/8" = 1'-0"



**Dave Stafford
Architecture**
809 South Street, Ste 203
Rapid City, SD 57701
p: 605.791.5001 e: 605.390.2687
e: davestafford@midconetwork.com

DEADWOOD LIBRARY WINDOW RESTORATION
DEADWOOD, SOUTH DAKOTA

CLERESTORY LEVEL PLAN

DRN. BY:
JR
DATE:
OCT 10, 2014

A-3

WORK MATRIX

		BASEMENT LEVEL - NO INTERIOR WORK SCHEDULED															MAIN LEVEL															CLERESTORY LEVEL																						
		201	202	203	204	205	206 (DOOR)	207	208	209 (DOOR)	210	211	212	213	214 (DOOR)	215 (EXIT)	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122 (DOOR)	123 (DOOR)	124 (DOOR)	125 (DOOR)	301	302	303	304	305	306	307	308	309	310	311	312	313
BASE BID - INTERIOR TASK DESIGNATIONS:																																																						
	1	SCRAPE OR SAND WEATHERED SPOTS, SCRAPES AND SCRATCHES. TOUCH UP STAIN AND VARNISH, PREP AND TOP COAT VARNISH ENTIRE WINDOW (OR DOOR).																																																				
	2	WINDOW SILL: SAND SMOOTH AND PROVIDE NEW, SINGLE COAT PRIME FINISH TO MATCH.																																																				
	3	WINDOW SILL: SAND SMOOTH, SPOT PRIME AND PROVIDE NEW 2 COAT PAINT FINISH TO MATCH.																																																				
	4	REFURBISH/REPLACE TRANSOM WINDOW WEATHERSTRIP, HINGES, LATCH. REPLACE IF NECESSARY. ADJUST TRANSOM SO IT OPERATES, CLOSES AND LATCHES. PROVIDE WEATHERSTRIP.																																																				
	5	RESET TOP AND BOTTOM PANELS OF WINDOW TRANSOM, SEE PHOTO 2/A-5.																																																				
	6	REMOVE SHADE HARDWARE AS FOUND, PATCH HOLES PRIOR TO REFINISHING.																																																				
	7	SAND SCRAPES AND SCRATCHES, PROVIDE TOUCH UP PAINT ON FACE AT BUILDING ADDITION SIDE.																																																				
	8	REMOVE AND REINSTALL TINTED ROLLER SHADES.																																																				
	9	REPLACE INTERIOR BOTTOM GLAZING STOP TO MATCH ORIGINAL STAIN AND VARNISH TO MATCH ORIGINAL.																																																				
	10	BALANCE AND REINSTALL HANDED MOUNTED TRANSOM OPERATOR. CUT IN "TUTCHMAN" REPAIR AT SASH LIFT LOCATION, FINISH TO MATCH.																																																				
	11	ADJUST DOUBLE HUNG WINDOW ASSEMBLY SO IT OPERATES, CLOSES AND LATCHES, PROVIDE WEATHERSTRIP.																																																				
	12	SAND SMOOTH, STAIN AND VARNISH SILLS AND PAINT 3 COATS; AT AREAS OF EXPOSURE, DAMAGE AT JAMBS SAND SMOOTH, STAIN AND VARNISH TO MATCH ORIGINAL. WHERE SASH REPLACEMENT IS SCHEDULED, PROVIDE NEW FINISH TO MATCH.																																																				
	13																																																					
BASE BID - EXTERIOR TASK DESIGNATIONS:																																																						
	A	STRIP TO BARE WOOD, PRIME AND PAINT 2 COLOR SYSTEM.																																																				
	B	EXAMINE GLAZING PUTTY, REPLACE ANY (DOSE OR DAMAGED).																																																				
	C	SAND, PREP DOOR AND FRAME FOR NEW PAINT COAT TO MATCH EXG.																																																				
	D	FILL HOLES IN HEAD FRAME PRIOR TO REFINISHING.																																																				
	E	STRIP TO BARE WOOD, RESET DOOR PANELS, PRIME AND PAINT 2 COLOR SYSTEM.																																																				
	F	STRIP TO BARE WOOD, STAIN AND VARNISH FINISH.																																																				
	G	REPLACE BOTTOM GLAZING STOP TO MATCH.																																																				
	H	REFURBISH AND EPOXY FILL WOOD SILL.																																																				
	I	REMOVE UPPER BROKEN SASH, REBUILD TO MATCH, PRIME AND PAINT 2 COLOR SYSTEM; PROVIDE NEW STAIN AND VARNISH SYSTEM TO MATCH EXG AT INTERIOR.																																																				
	J	REBUILD THE LOWER RAIL AND BOTH STILES, REMOVE DETERIORATED WOOD FROM BRICK MOLD AND SILL, REPAIR WITH EPOXY FILL, PRIME, PAINT 2 COLOR SYSTEM. SEE GEN NOTE 4.																																																				
	K	REMOVE DETERIORATED WOOD FROM BRICK MOLD AND SILL, REPAIR WITH EPOXY FILL, PRIME, PAINT 2 COLOR SYSTEM.																																																				
PROJECT PHOTOGRAPHS (SEE SHEETS A5, A6, A7 AND A8):																																																						
* USE DESIGNATED PHOTOS FOR ADDITIONAL WORK NOTATIONS:																																																						

GENERAL NOTES:

1. CONTRACTORS WILL VISIT SITE TO VERIFY ALL CONDITIONS AND QUANTITIES.
2. PROJECT WORK NOT LISTED IN WORK MATRIX ABOVE:
- A. SEE SHEETS A4 AND A7 FOR PROJECT PHOTOS AND NOTES TO REFINISH FLOOR TRIM UNDER THE BASE BID. INCLUDE EXTERIOR BASE BELOW WINDOWS 102 AND 103.
 - B. ALL DOOR AND WINDOW LOCATIONS, REPLACE EXTERIOR CASINGS WHERE DAMAGED, DETERIORATED OR MISSING WITH LATER SEALANT. CUT OUT DAMAGED WHERE REPLACED PRIOR TO TOUCH UP.
 - C. SEE WORK TO BE INCLUDED IN BID ALTERNATE NUMBER 1 AS LISTED BELOW.
3. PROJECT WORK SPECIFICALLY NOT SCHEDULED:
- A. NO WORK IS SCHEDULED FOR DOOR 113.
 - B. NO WORK IS SCHEDULED FOR THE PICTURE RAIL, COAT RAILS, THE DEVIL CORNICE AT THE CLOSETTORY SHAFT ENTRY, BOOK CASES OR FREE STANDING STACKS.
 - C. IT IS PRESUMED THAT THE SASH CONSTRUCTION AT THE CLOSETTORY WINDOWS MAY BE A 2 PART LAMINATE CONSTRUCTION. IF THE DETERIORATION EXTENDS ONLY TO THE DEPTHS OF THE EXTERIOR LAYER, LEAVING THE INTERIOR LAYER SOUND, REPLACE THE EXTERIOR COMPONENT. IF THE DETERIORATION EXTENDS INTO THE INTERIOR LAYER REPLACE ALL COMPONENTS.

BID ALTERNATE NUMBER 1:

4. WORK UNDER BID ALTERNATE NUMBER 1 WILL BE AS FOLLOWS:
- A. TOUCH UP STAIN AND VARNISH, PREP AND TOP COAT VARNISH THE ENTIRE INTERIOR FACE AND TRIM AT DOORS 123, 125 AND 132 (SEE ITEM C BELOW).
 - B. TOUCH UP STAIN AND VARNISH, PREP AND TOP COAT VARNISH THE ENTIRE DOOR AND TRIM AT DOORS 126, 128, 129, 130 AND 131.
 - C. EXTERIOR FACE (BUILDING ADDITION SIDE) AND TRIM OF DOOR 132: STRIP TO BARE WOOD, PRIME AND PAINT 2 COAT SYSTEM.
 - D. TOUCH UP STAIN AND VARNISH, PREP AND TOP COAT VARNISH THE BASE AND CHAIR RAIL TRIM THROUGHOUT MAIN LEVEL.
 - E. TOUCH UP STAIN AND VARNISH, PREP AND TOP COAT VARNISH THE LIBRARIES DESK, SEE PHOTO 13A AND 14A-8.
 - F. TOUCH UP STAIN AND VARNISH, PREP AND TOP COAT THE COLUMNS AND ASSOCIATED TRIM, NO WORK SCHEDULED FOR THE LINTEL STRUCTURE. SEE PHOTO 13B.

DEADWOOD LIBRARY WINDOW RESTORATION
DEADWOOD, SOUTH DAKOTA

Dave Stafford
Architecture
809 South St., Ste. 203
Rapid City, SD 57701
p: 605.791.5001
e: davestafford@midconetwo

A-4

November 4, 2014



PHOTO 1 - WINDOW 121

WOOD PLUG OLD SCREW HOLES TO DEPTH OF EXISTING HOLE.

ROUTE OUT APPROX. 1/4" DEEP AND INLAY A WOOD PATCH. MATCH WOOD SPECIES AND GRAIN DIRECTION. MATCH PROFILE. SAND FLUSH AND FINISH TO MATCH.

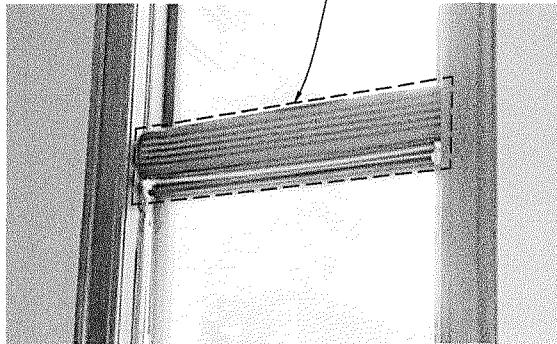
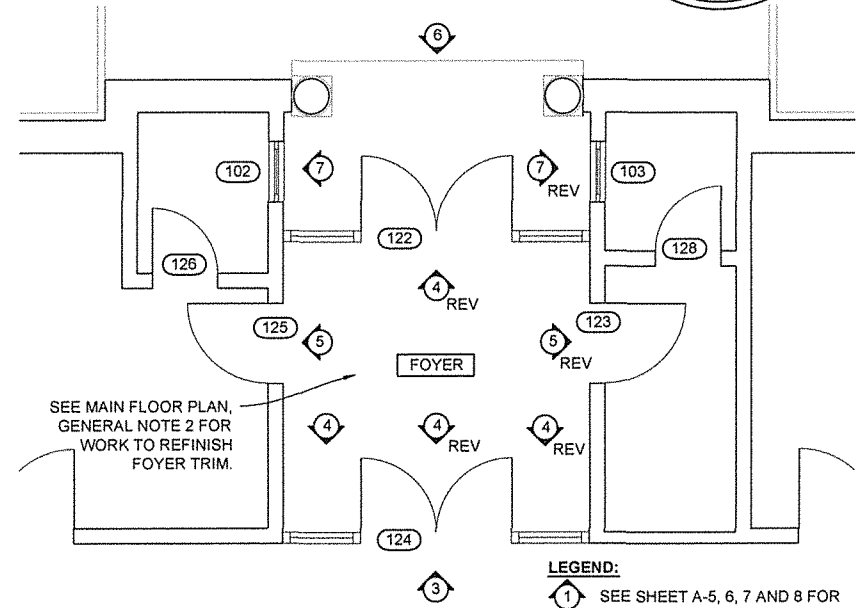


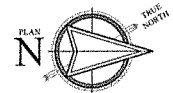
PHOTO 2 - WINDOW 121 (SIM WINDOWS 107 108 118 AND 119)

REFASTEN LOOSE WOOD STOP AT TOP AND BOTTOM OF TRANSOM.

PRELIMINARY
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1
A5 ENLARGED FOYER FLOOR PLAN
SCALE: 1/4" = 1'-0"



**Dave Stafford
Architecture**
809 South Street, Ste 203
Rapid City, SD 57701
p: 605.791.5001 c: 605.390.2687
e: davestafford@midconetwork.com

DEADWOOD LIBRARY WINDOW RESTORATION
DEADWOOD, SOUTH DAKOTA

ENLARGED FOYER PLAN

DRN. BY:
JR
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A-5

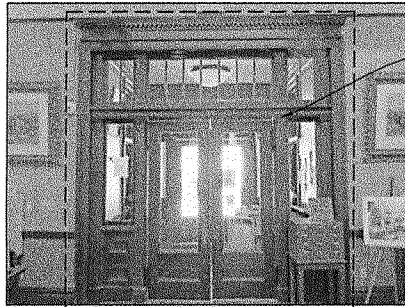


PHOTO 3 - OPENING 124

PREP AND TOP COAT ENTIRE DOOR AND FRAME ASSEMBLIES BOTH SIDES. SEE FINISHING NOTES ON WORK MATRIX SHEET.



PHOTO 5 - OPENING 125 (123 SIM)

PREP AND TOP COAT ENTIRE DOOR AND FRAME ASSEMBLY, FOYER SIDE ONLY.

PREP AND TOP COAT BASE, FOYER ROOM ONLY.

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CONSTRUCTION



PHOTO 4 - OPENING 124

PREP AND TOP COAT ENTIRE CORNICE ASSEMBLY FULL PERIMETER OF FOYER.

PREP AND TOP COAT ENTIRE DOOR AND FRAME ASSEMBLY, BOTH SIDES.

SEE PHOTO 1 (REVERSED)

SEE PHOTO 3.

PREP AND TOP COAT ENTIRE DOOR AND FRAME ASSEMBLY, FOYER SIDE ONLY.

COAT RAIL, NO WORK SCHEDULED FOR LOWER AND UPPER STRIP.

PREP AND TOP COAT BASE FOYER ROOM ONLY.

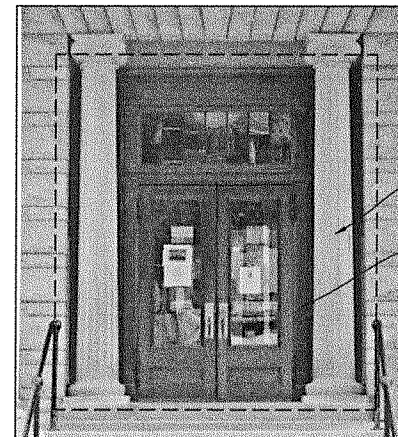


PHOTO 6 - OPENING 122

STRIP AND REFINISH SIDE WINDOWS (BEHIND COLUMNS - SEE PHOTO 5)

STRIP AND REFINISH (STAIN AND VARNISH) ENTIRE DOOR AND FRAME ASSEMBLIES. SEE NOTES ON WORK MATRIX SHEET.



**Dave Stafford
Architecture**
809 South Street, Ste 203
Rapid City, SD 57701
p: 605.791.5001 e: 605.390.2687
e: davestafford@midconetwork.com

DEADWOOD LIBRARY WINDOW RESTORATION
DEADWOOD, SOUTH DAKOTA

PROJECT PHOTOS

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JR
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A-6

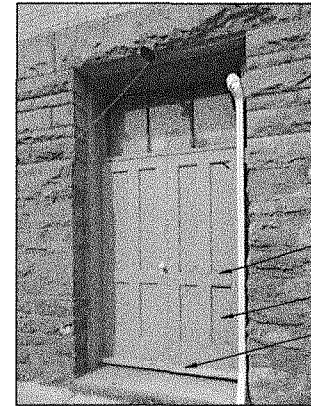


STRIP AND REFINISH (STAIN AND VARNISH)
SEE NOTES IN WORK MATRIX SHEET.

NOTE:
STRIP AND REFINISH (STAIN AND VARNISH)
BASE TRIM BELOW WINDOWS 102 AND 103
UNDER THE BASE BID WORK.

SEE PHOTO 4.

PHOTO 7 - WINDOW 102 (103 SIM)



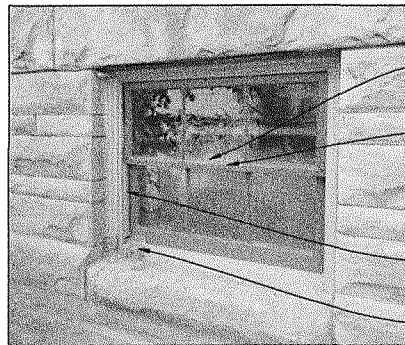
NOTE:
STRIP BARE AND REPAINT ALL
EXPOSED DOOR
COMPONENTS. DOOR IS NOT
OPERABLE AND IS NOT
INTENDED TO BECOME
OPERABLE.

REPLACE ALL DETERIORATED
STOPS.

RESET ALL LOOSE PANELS.

STRIP SILL BARE AND REPAINT.

PHOTO 9 - OPENING 014



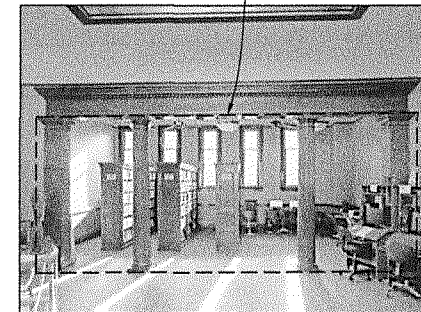
REPLACE EXG GLAZING PUTTY
WHERE MISSING OR DETERIORATED.

PATCH AND FILL AS NEEDED,
STRIP BARE AND REPAINT.

REPLACE JAMB STOP.

REMOVE AND PROPERLY DISPOSE
OF EXISTING BARWARE.

PHOTO 8 - WINDOW 007



SCRAPE OR SAND WEATHERED SPOTS,
SCRAPES AND SCRATCHES. TOUCH UP
STAIN AND VARNISH, PREP AND TOP
COAT VARNISH ALL EXPOSED FACES OF
COLONNADE COLUMNS; NO WORK
SCHEDULED FOR LINTEL STRUCTURE.

PHOTO 10 - COLONNADE

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**Dave Stafford
Architecture**
809 South Street, Ste 203
Rapid City, SD 57701
p: 605.791.5001 e: 605.390.2687
e: davestafford@midconetwork.com

DEADWOOD LIBRARY WINDOW RESTORATION
DEADWOOD, SOUTH DAKOTA

PROJECT PHOTOS

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OCT 10, 2014

A-7



PHOTO 11 - CLERESTORY

INTERIOR WORK (TYP ALL WDS):
 WINDOW SILLS; SAND SMOOTH, PRIMER
 AND PAINT NEW 2 COAT PAINT FINISH.
 INTERIOR JAMB & SASH; SAND
 SMOOTH AND REFINISH TO MATCH
 WHERE FADED FROM EXPOSURE. WHERE
 SASH IS REPLACED PROVIDE NEW FINISH
 TO MATCH, TYP ALL CLERESTORY WINDOWS.

DENTIL CORNICE AT CLERESTORY
 SHAFT ENTRY - NO WORK UNDER
 BASE BID, OR ALTERNATE.



PHOTO 13 - LIBRARIANS DESK

SCRAPE OR SAND WEATHERED SPOTS,
 SCRAPES AND SCRATCHES. TOUCH UP
 STAIN AND VARNISH, PREP AND TOP
 COAT VARNISH ALL EXPOSED FACES
 INCLUDING THE DESK TOP SURFACE.



PHOTO 12 - CLERESTORY, SOUTH ELEVATION

REMOVE LOWER RAIL AND BOTH STILES,
 REBUILD TO MATCH. REUSE EXISTING
 GLAZING. REMOVE DETERIORATED
 WOOD AT BRICK MOLDS AND SILL; REPAIR
 WITH EPOXY FILL. PRIME AND PAINT
 2 COLOR SYSTEM, SEE PHOTOS 15, 16
 AND 18. SEE PHOTO 11, AND WORK
 MATRIX FOR INTERIOR WORK NOTES.

NOTE:
 IT IS PRESUMED THAT THE SASH
 CONSTRUCTION MAY BE A 2 LAYER
 LAMINATE CONSTRUCTION. IF THE
 DETERIORATION ONLY EXTENDS TO THE
 DEPTHS OF THE EXTERIOR LAYER,
 LEAVING THE INTERIOR LAYER SOUND,
 ONLY REPLACE THE EXTERIOR
 COMPONENT. IF THE DETERIORATION
 EXTENDS TO THE INTERIOR LAYER
 REPLACE ALL COMPONENTS.



PHOTO 14 - LIBRARIANS DESK

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**Dave Stafford
 Architecture**
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 Rapid City, SD 57701
 p: 605.791.5001 e: 605.390.2687
 e: davestafford@midconetwork.com

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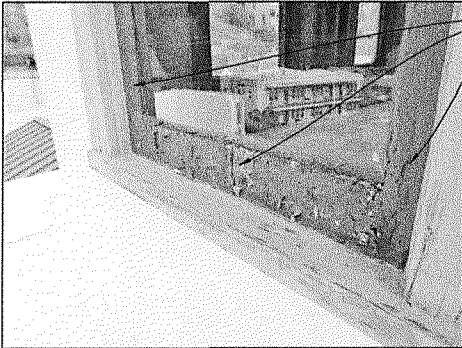


PHOTO 15 - WINDOW 212

REMOVE LOWER RAIL AND BOTH STILES, REBUILD TO MATCH. REUSE EXISTING GLAZING. REMOVE DETERIORATED WOOD AT BRICK MOLDS AND SILL; REPAIR WITH EPOXY FILL. PRIME AND PAINT 2 COLOR SYSTEM, SEE PHOTOS 15, 16 AND 18. SEE PHOTO 11, AND WORK MATRIX FOR INTERIOR WORK NOTES.

NOTE:
IT IS PRESUMED THAT THE SASH CONSTRUCTION MAY BE A 2 LAYER LAMINATE CONSTRUCTION. IF THE DETERIORATION ONLY EXTENDS TO THE DEPTHS OF THE EXTERIOR LAYER, LEAVING THE INTERIOR LAYER SOUND, ONLY REPLACE THE EXTERIOR COMPONENT. IF THE DETERIORATION EXTENDS TO THE INTERIOR LAYER REPLACE ALL COMPONENTS.



PHOTO 17 - WINDOW 118

REMOVE DETERIORATED WOOD AT LOWER SILL AND JAMBS, REPAIR WITH EPOXY FILL.

PRELIMINARY
NOT FOR
CONSTRUCTION

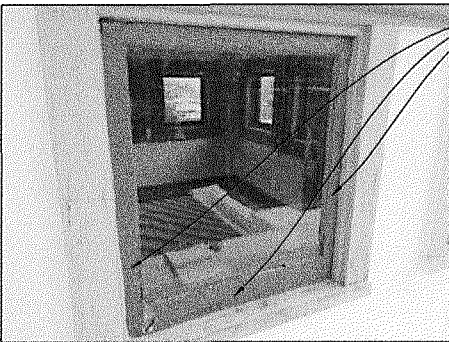


PHOTO 16 - WINDOW 211

REMOVE LOWER RAIL AND BOTH STILES, REBUILD TO MATCH. REUSE EXISTING GLAZING. REMOVE DETERIORATED WOOD AT BRICK MOLDS AND SILL; REPAIR WITH EPOXY FILL. PRIME AND PAINT 2 COLOR SYSTEM, SEE PHOTOS 15, 16 AND 18. SEE PHOTO 11, AND WORK MATRIX FOR INTERIOR WORK NOTES.

NOTE:
IT IS PRESUMED THAT THE SASH CONSTRUCTION MAY BE A 2 LAYER LAMINATE CONSTRUCTION. IF THE DETERIORATION ONLY EXTENDS TO THE DEPTHS OF THE EXTERIOR LAYER, LEAVING THE INTERIOR LAYER SOUND, ONLY REPLACE THE EXTERIOR COMPONENT. IF THE DETERIORATION EXTENDS TO THE INTERIOR LAYER REPLACE ALL COMPONENTS.



PHOTO 18 - WINDOW 210

REMOVE LOWER RAIL AND BOTH STILES, REBUILD TO MATCH. REUSE EXISTING GLAZING. REMOVE DETERIORATED WOOD AT BRICK MOLDS AND SILL; REPAIR WITH EPOXY FILL. PRIME AND PAINT 2 COLOR SYSTEM, SEE PHOTOS 15, 16 AND 18. SEE PHOTO 11, AND WORK MATRIX FOR INTERIOR WORK NOTES.

NOTE:
IT IS PRESUMED THAT THE SASH CONSTRUCTION MAY BE A 2 LAYER LAMINATE CONSTRUCTION. IF THE DETERIORATION ONLY EXTENDS TO THE DEPTHS OF THE EXTERIOR LAYER, LEAVING THE INTERIOR LAYER SOUND, ONLY REPLACE THE EXTERIOR COMPONENT. IF THE DETERIORATION EXTENDS TO THE INTERIOR LAYER REPLACE ALL COMPONENTS.

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Architecture**
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Rapid City, SD 57701
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DEADWOOD LIBRARY WINDOW RESTORATION

DEADWOOD, SOUTH DAKOTA

PROJECT PHOTOS

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JR
DATE:
OCT 10, 2014

A-9

Case No. 15002
Address: 152 Sherman Street

January 8, 2015

STAFF REPORT

The applicant has submitted an application for a Certificate of Appropriateness at 152 Sherman Street a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: First Interstate Bank
Owner: same
Constructed: Circa 1891

CRITERIA FOR THE ISSUANCE OF CERIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. When the first Burlington and Missouri River Railroad train arrived in Deadwood on January 28, 1891 this building was already under construction. It was finished two weeks later and immediately went into service as the company's freight depot. Rooms on the second floor were used as offices and drafting rooms for the engineers, and occasionally as sleeping rooms for employees. Passenger tickets could also be purchased here until the main depot was completed at the intersection of Sherman and Deadwood Streets.

Moved from its original location just east after its abandonment in the 1980's, the building served briefly as a saloon. It was then moved to its current location. The railroad's parent company, the Chicago, Burlington and Quincy, built several freight depots similar to this one in the area.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to add 25' onto the north end of the building. The siding, windows, and doors will match the existing structure.

Attachments: Yes

Plans: Yes

Photos: Yes

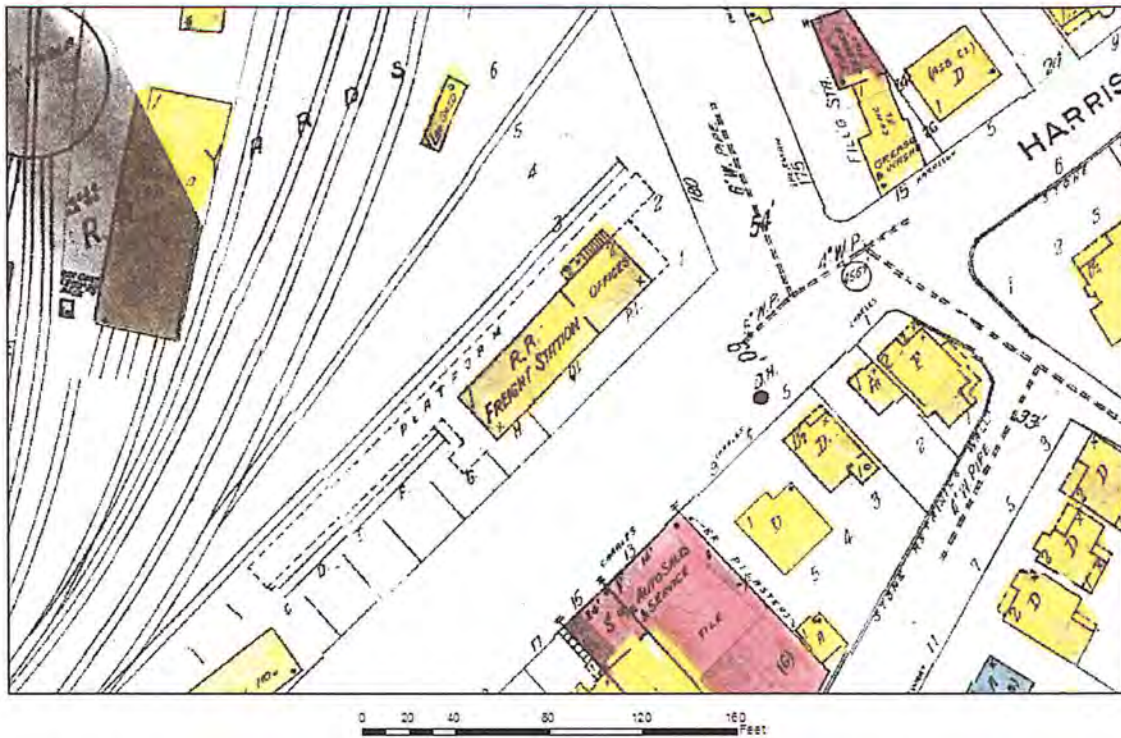
Recommended Decision: Research of the historic structure unveiled a photograph of the freight depot which appears to have a longer one story portion of the building. The proposed addition appears to bring back proportions of the building closer to the photograph. (See historic photo on following page).

Staff has worked with bank officials in ensuring the materials will complement and match the existing. A vertical trim board will remain between the existing building and the proposed new addition to differentiate the addition from the existing building.

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. The proposed work continues to remedy some of the issues which have made the building non-contributing.



Early photo showing original configuration and size of the resource. (ca 1890-1900)



1948 Sanborn Insurance map

The above shows the freight station at approximately 95' x 24'. This documentation allows staff to develop the opinion the proposed addition is in keeping with the scale and proportions of the original building.

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

DEADWOOD

"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

PROPERTY INFORMATION

Property Address: 152 Sherman St., Deadwood, SD 57732

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: First Interstate Bank
Address: 152 Sherman St.
City: Deadwood State: SD Zip: 57732
Telephone: 578-1792 Fax: 578-3517
E-mail: Carey.Dorfinger@fib.com

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input checked="" 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 | Other _____ | |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

Estimated Cost of Work: \$ 62,500

DEADWOOD

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>May 2015</u>		Project Completion Date (anticipated): <u>June 2015</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" 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

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.

We plan to add 25' to the north end of the
building. Siding, windows, and doors will
match the existing structure.

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. *will be identical to existing building.*
- ☒ 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. *emailed*
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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

DEADWOOD

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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 [Signature], Pres. 1-5-14
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 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:

- | | | |
|--|---|--|
| <input type="checkbox"/> 1. Pluma | <input type="checkbox"/> 5. McGovern Hill | <input type="checkbox"/> 9A. Large's Gulch |
| <input type="checkbox"/> 2. Peck's Garden | <input type="checkbox"/> 6. Ingleside | <input type="checkbox"/> 9B. Spruce Gulch |
| <input type="checkbox"/> 3. Cleveland | <input type="checkbox"/> 7. Upper Main Street | <input type="checkbox"/> 10. Fountain City |
| <input type="checkbox"/> 4. Deadwood | <input type="checkbox"/> 8A. City Creek | <input type="checkbox"/> 11. 1 st Ward – Industrial |
| <input type="checkbox"/> A. Deadwood City | <input type="checkbox"/> 8B. Forest Hill | <input type="checkbox"/> 12. Pinecrest |
| <input type="checkbox"/> B. South Deadwood | <input type="checkbox"/> 8C. Highland Park | <input type="checkbox"/> 13. Hillside Environs |
| <input type="checkbox"/> C. Chinatown | Addition | |
| <input type="checkbox"/> 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

- | | | |
|---|-------|--|
| <input type="checkbox"/> Site Visit | _____ | ____/____/____ |
| <input type="checkbox"/> Project visible from right-of-way? | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Logged into HPC Agenda | _____ | ____/____/____ |
| <input type="checkbox"/> Staff Report (research) | _____ | ____/____/____ |
| <input type="checkbox"/> Packet to HPC Members | _____ | ____/____/____ |

Post Meeting Documentation

Initials

Date below

- | | | | |
|--|---------------------------------|-------|----------------|
| <input type="checkbox"/> Approval | <input type="checkbox"/> Denial | _____ | ____/____/____ |
| <input type="checkbox"/> Property owner notification | | _____ | ____/____/____ |

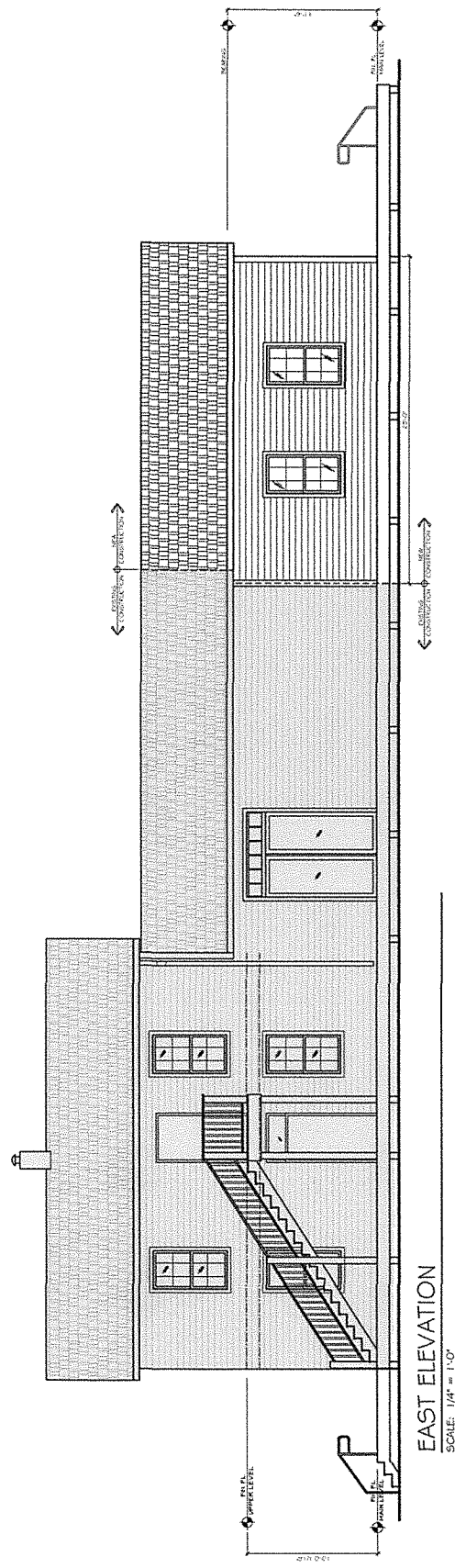
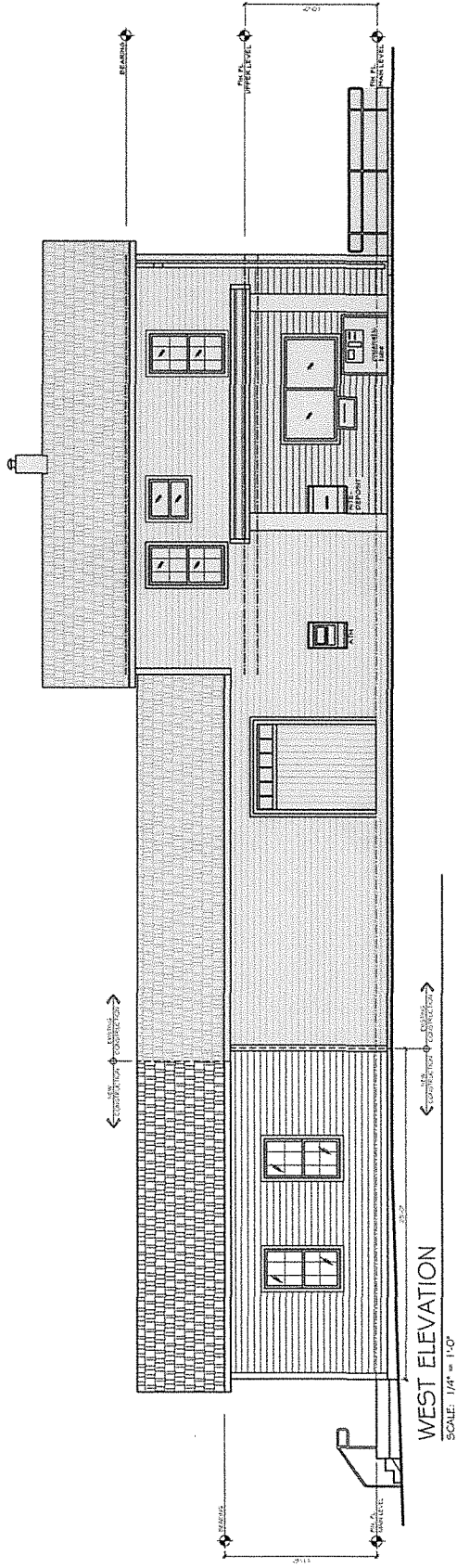
Building & Zoning Department (if applicable)

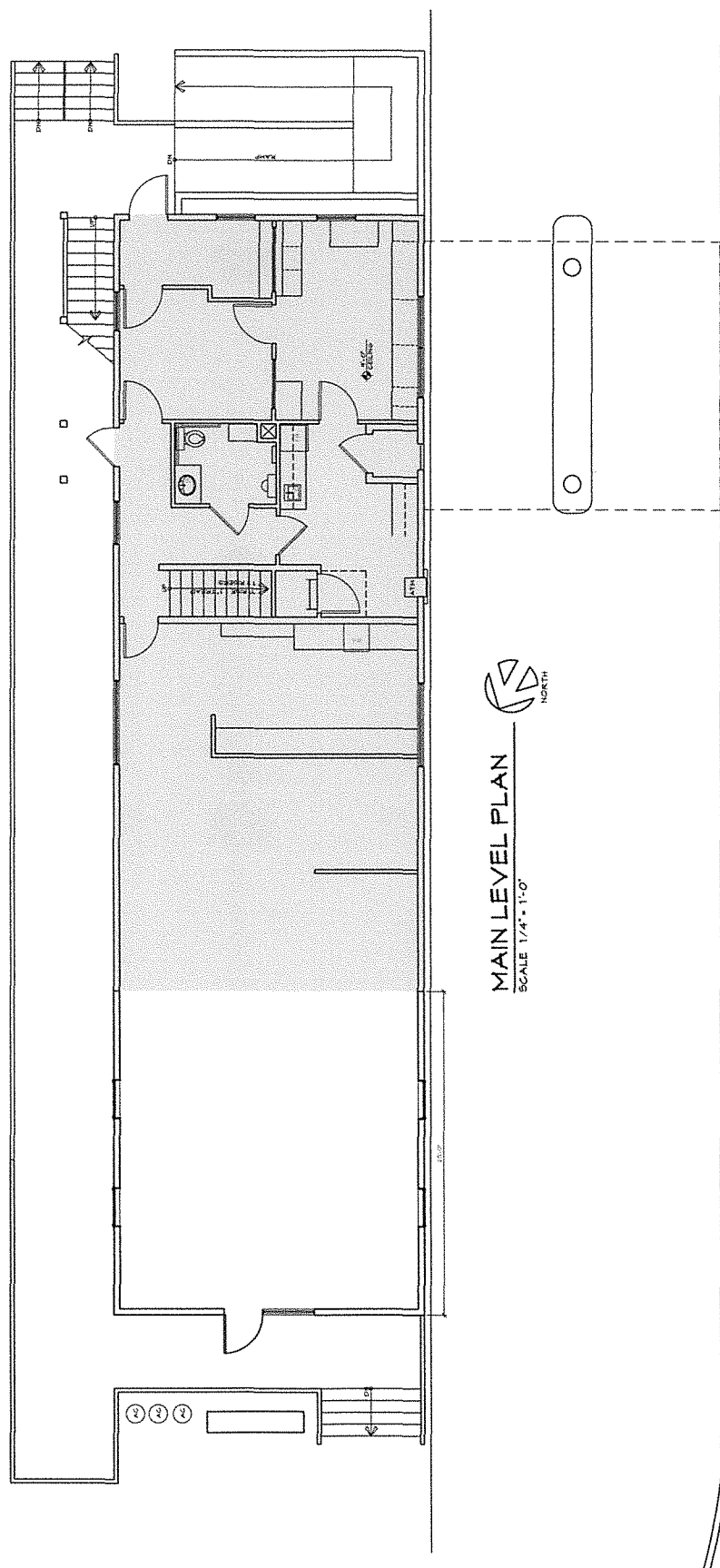
Initials

Date below

- | | | |
|--|-------|----------------|
| <input type="checkbox"/> Building Permit Application | _____ | ____/____/____ |
| <input type="checkbox"/> Setback(s) checked by P & Z | _____ | ____/____/____ |
| <input type="checkbox"/> Detailed plans reviewed | _____ | ____/____/____ |
| <input type="checkbox"/> Building Permit Issued | _____ | ____/____/____ |
| <input type="checkbox"/> Fee collected (if applicable) | _____ | ____/____/____ |
| <input type="checkbox"/> Setback(s) reviewed | _____ | ____/____/____ |

Filed on ____/____/____







First
Interstate
Bank







OWNERS

SCHEDULE A

Office File Number 22068	Policy Number 42-3267-60-002768	Date of Policy September 18, 1993 8AM	Amount of Insurance \$20,000.00	Premium \$165.00
-----------------------------	------------------------------------	--	------------------------------------	---------------------

1. Name of insured:

First Western Bank Sturgis

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

First Western Bank Sturgis

4. The land referred to in this policy is described as follows:

Bank Lot, a portion of "Lot R1", City of Deadwood Railroad Property, located in the NW $\frac{1}{4}$ of Section 26, Township 5 North, Range 3 East, B.H.M., City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 93-3541

Except this policy does not insure any minerals in or under said land including but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights or easement rights relating thereto whether expressed or implied

EXCEPTIONS FROM COVERAGE

File No.:22068

SCHEDULE B

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

GENERAL EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey or inspection of the premises including, but not limited to, insufficient or impaired access or matters contradictory to any survey plat shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

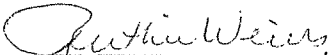
SPECIAL EXCEPTIONS:

1. 1993 real estate taxes not due and payable until 1994
2. Reservation of all coal, oil, gas, casinghead gas and all ores and minerals by Burlington Northern Railroad Co. in Deed to the City of Deadwood, as set out in Document No. 88-6617

Schedule B continued
File No. 22068

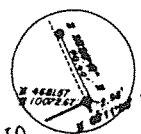
3. Reservation in Deed from Deadwood Economic Development Corporation to First Western Bank Sturgis filed in Document No. 93-4191 of a 25' railroad right of way to be used for rail and trail purposes by the City of Deadwood

Countersigned:


Authorized Signature

PLAT OF BANK LOT
A PORTION OF "LOT R1", CITY OF DEADWOOD
RAILROAD PROPERTY, LOCATED IN THE NW 1/4
OF SECTION 26, T5N R3E, B.H.M.
CITY OF DEADWOOD, LAWRENCE COUNTY,
SOUTH DAKOTA

DETAIL OF THE
INFORMATION



SET REBAR WITH CAP STAMPED ARLETH
AND ASSOCIATES 5977.

FOUND CORNER.

LOT R1
7.375 ACRES
MORE OR LESS REMAINING

BASIS OF BEARING DEADWOOD
COORDINATE SYSTEM.

25' EASEMENT FOR RAILROAD
R.O.W. - 12.5' EACH SIDE OF
CENTERLINE

SURVEYOR'S CERTIFICATE

I, JOHN M. ARLETH, 104 SHERMAN STREET, DEADWOOD, SD, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. I ALSO CERTIFY THAT THE CORNERS AND DIMENSIONS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IN WITNESS WHEREOF, I SET MY HAND AND SEAL DATED THIS 12th DAY OF August, 1993.

JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

CITY OF DEADWOOD DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON. THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNERS: City of Deadwood

ADDRESS:

NAME: Bruce Ohlander

ADDRESS: Deadwood SD 57732

ACKNOWLEDGEMENT OF OWNER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS 11th DAY OF August, 1993 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, Bruce Ohlander KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: 4-20-95 NOTARY PUBLIC: John M. Arleth

CERTIFICATE OF COUNTY TREASURER
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

Marie Fossies LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT Exempt TAXES AND SPECIAL ASSESSMENTS WHICH ARE DUE ON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS 12th DAY OF August, 1993.

LAWRENCE COUNTY TREASURER: Marie Fossies

APPROVAL OF HIGHWAY AUTHORITY
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: NA

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS 12th DAY OF August, 1993.

Mike Johnson ATTEST: Mark S. Lutz
CHAIRMAN CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, S.D. DATED THIS 12th DAY OF August, 1993.

ATTEST: John M. Arleth MAYOR: Bruce Ohlander
FINANCE OFFICER

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, Debra L. Ohlander LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS 12th DAY OF August, 1993.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: Debra L. Ohlander

OFFICE OF THE REGISTER OF DEEDS
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS 12th DAY OF August, 1993 AT 1:00 P.M. AND RECORDED IN DOC. 93-3541

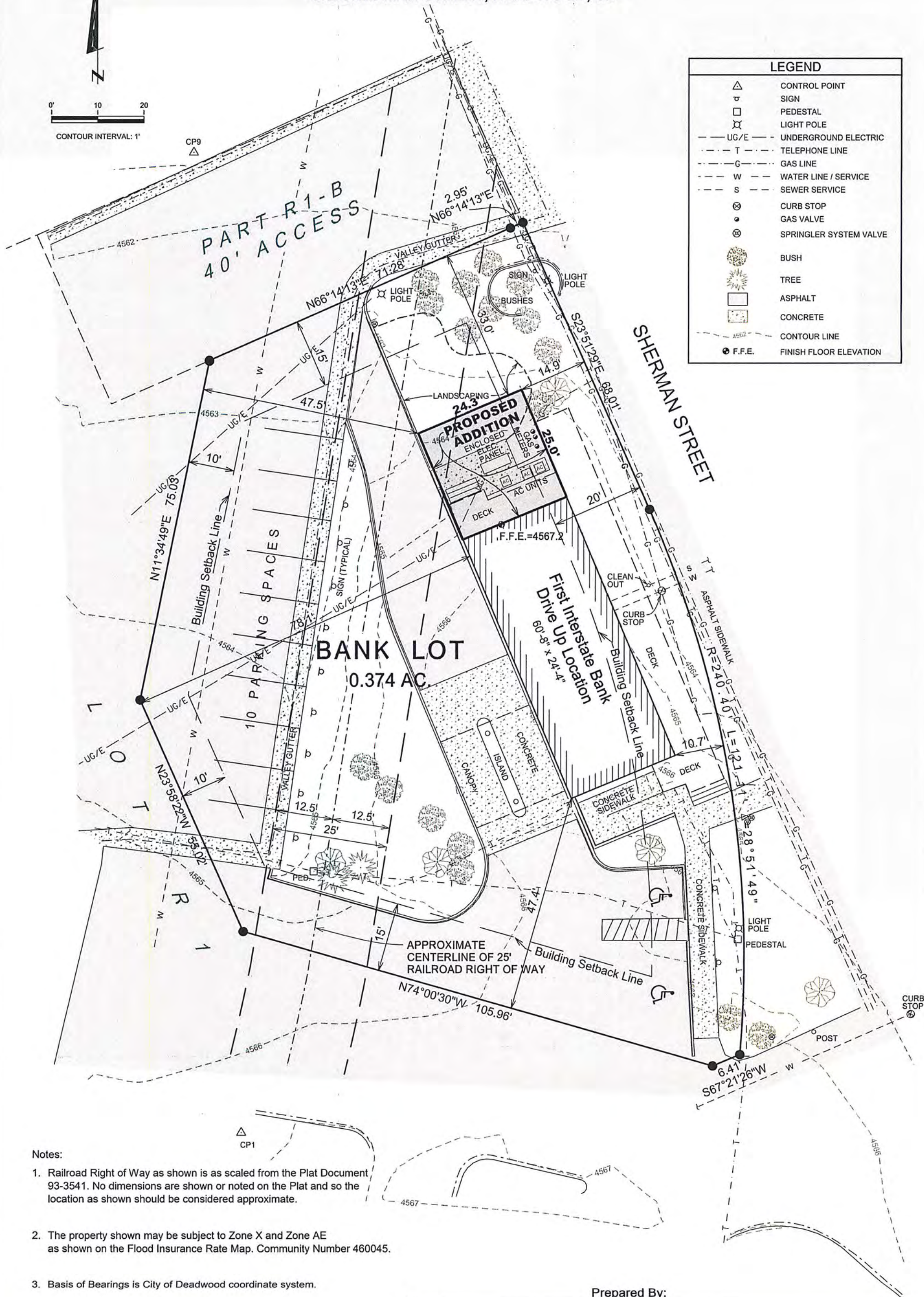
LAWRENCE COUNTY REGISTER OF DEEDS: John M. Arleth for \$10.00 1 page
Jan.

SITE PLAN

FIRST INTERSTATE BANK DRIVE UP LOCATION
152 SHERMAN STREET, DEADWOOD, SD



LEGEND	
	CONTROL POINT
	SIGN
	PEDESTAL
	LIGHT POLE
	UG/E UNDERGROUND ELECTRIC
	T TELEPHONE LINE
	G GAS LINE
	W WATER LINE / SERVICE
	S SEWER SERVICE
	CURB STOP
	GAS VALVE
	SPRINKLER SYSTEM VALVE
	BUSH
	TREE
	ASPHALT
	CONCRETE
	CONTOUR LINE
	F.F.E. FINISH FLOOR ELEVATION



Notes:

1. Railroad Right of Way as shown is as scaled from the Plat Document 93-3541. No dimensions are shown or noted on the Plat and so the location as shown should be considered approximate.
2. The property shown may be subject to Zone X and Zone AE as shown on the Flood Insurance Rate Map. Community Number 460045.
3. Basis of Bearings is City of Deadwood coordinate system.
4. Zoning: Commercial Enterprise District.
5. Building Setbacks:
 - Front - 25'
 - Side - 15'
 - Back - 10'

Prepared By:

Surveyed By:	RAR/CMT	Date:	2014
Drawn By:	RAR/WHM/CDK	Date:	10/30/14
Checked By:	RAR	Date:	10/30/14
Project Number:	L14-16-065		



P.O. Box 226
123 E. Jackson Blvd. Suite 1
Spearfish, SD 57783
Office: (605) 642-4772
Fax: (605) 642-4773
www.interstateeng.com

November and December 2014 City Archives Monthly Report

These are the items I worked on during the months of November and December of 2014.

RESEARCH REQUESTS

I received and answered fifteen (15) requests in November and eleven (11) requests in December. The requests took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

COLLECTIONS MANAGEMENT

- **Archaeology Collections, Data Entry:** In November and December, I continued to enter the City's early archaeology records into a master database. These records consist of catalog sheets created by Dana Vaillencourt, the former City Archaeologist in the early 1990s. To date, I have entered over 1,000 objects from eighteen (18) archaeological collections into this database. Upon completion of this project, researchers and the city staff will have the ability to search the last twenty years of archaeological records.
- **Deadwood Chinese Coins:** On December 19, 2014, I received the 168 Chinese coins from the Maryland Archaeological Conservation Laboratory, in St. Leonard, Maryland. These coins were sent out in June and underwent conservation cleaning and stabilization. On January 6, 2015 KOTA News ran a short story on the coins. A link to this story can be found on the Deadwood Historic Preservation Facebook page.
- **Opium Pipe Bowl and Opium Cans Project:** In November and December, I began culling through the Chinatown smoking paraphernalia and removed all the pipe bowls and opium cans that contained Chinese characters. Referred to as "Chop Marks", these characters provide manufacture name and manufacture date information. In December, my volunteer and I cleaned all of the opium can lids. The next step will be to partially reconstruct some of the bowls. In 2015, I would like to hire an Asian specialist to review the characters on these items.
- **Donations 2014.18, 2014.19, and 2014.20:** The City of Deadwood received three new donations in November and December. **Donation 2014.18** In November, Robert Kolbe of Sioux Falls, South Dakota donated three (3) portrait cabinet cards taken in Deadwood, South Dakota, circa 1889 to 1910. **Donation 2014.19** Also in November, the Coburn Family of Deadwood, South Dakota donated a substantial collection of photographs, minute books, Sanborn Fire Insurance Maps, posters and other ephemera relating to the Days of 76 celebration, the Deadwood Volunteer Fire Department, and the Coburn Insurance Company. **Donation 2014.20** In December, Bill Walsh of Deadwood, South Dakota donated (2) cubic feet of archival materials from the late Vince Coyle. These collections were presented to the Archeology, Archives, and Acquisitions (AAA) Committee for review and approval in December.
- **2014 Digital Photographs:** In December, Keith and I reviewed the digital photographs taken by City staff in 2014. A total of 3,818 digital photographs or 25GB of data was collected. During the upcoming months, I will assign catalog numbers and incorporate these images into the City's permanent photographic collection.

PROJECTS

- **AASLH Online Class, Project Management:** In November, I completed the month long online course offered by the American Association for State and Local History (AASLH). Titled "*Project Management for History Professionals*", this class focused on project management techniques. The documents generated through this class will help me plan for the upcoming archaeological exhibit scheduled for 2016.
- **2014 Baseball Traveling Exhibit:** On December 3, 2014 I mailed the text, graphics, and photographs focusing on Deadwood's traveling baseball exhibit to the Siouxland Heritage Center in Sioux Falls, South Dakota. Upon its arrival, the staff at the Siouxland began the design phase of this project. At the end of December, the City received six mockups of the panels. City staff reviewed and commented on the panels and resubmitted. It is my intention to finish this project by February of 2015.
- **2014 Deadwood Wall of Fame YouTube Video:** In December, the Deadwood Historic Preservation Office posted a video focusing on the Deadwood Wall of Fame program. Prior to the posting, I helped write and edit the video. Since its posting, this video received 376 views on the HP Facebook webpage. The video can be viewed at:
<https://www.facebook.com/deadwoodhistoricpreservation>
- **Deadwood Firewise Project:** During the first week of December, I was notified by the Bureau of Land Management (BLM) that the City's Firewise grant would expire in February of 2015. The BLM also encouraged the City to submit a new grant application by January 7, 2015. During December, I worked on writing the new grant and met the January 7, 2015 deadline.
- **Archaeology Receiving Room Shelving and Archaeology Lab Flooring Projects:** In November and December, I received the new metal shelving for the archaeology receiving room. This shelving will replace the wood shelving originally placed in the room in 2010. In December, Hills Interiors of Belle Fourche, South Dakota installed the new rubber flooring in the archaeology lab.
- **Historic Preservation Facebook Page:** In November and December, I located and compiled a brief summary of several objects and photographs to be placed on the Historic Preservation Facebook page.
- **Collection 2014.19 - 1930 Sanborn Fire Insurance Map:** In December, I notified Ferber Engineering and Mathison Graphics about the digitization of the 1930 Sanborn Map of Deadwood. The HP Office would like to georectify these maps and incorporated them into the ArcGIS program. I hope to complete this project by February of 2015.

MISCELLANEOUS ITEMS

- **Site Visit:** On December 16, 2015, I was interviewed by Reed Karaim, a writer for Preservation Magazine. An article about Deadwood and the Black Hills will be published in the spring of 2015.

- **2014 Heritage Health Information Survey:** In December, I participated in a nationwide survey sponsored by the Institute of Museum and Library Services. The purpose of the survey was to review the health, policies and services offered by collecting institutions across the United States. In February, I will receive a report comparing the City Archives to other collecting agencies in the United States.
- **Lion Coffee Display Box:** As time permitted, I began to research and develop an exhibit on the Woolson Coffee and Spice Company advertisement box. An interesting note, the Woolson Spice Company began selling Lion Coffee in 1882 and was bought out in 1897.

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

Mike Runge

City Archivist



Image #1 Chinese "Chop Marks" on opium pipe bowl.



Image #2 new flooring in the Archaeology Lab