

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, December 23, 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
 - Tom McNary – 14 Van Buren
 - Dennis Sabo – 152 Charles Street
 - 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.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 10, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from November 25, 2014
3. Voucher Approval
4. Old or General Business
 - a. Overview of recent donations – Coburn & Walsh – Archives
 - b. True West Magazine Recognition
 - i. “Best Old West Gunfighter Town” - Editor’s Choice
 - ii. “Best Architecturally preserved Western Town” - Readers Choice
 - c. Funding request for Days of ’76 Museum Wall Sign – Deadwood History, Inc.
5. New Matters before the Deadwood Historic District Commission
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. Shirlene Joseph – 771 Main 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

Reminder ... Next HPC meeting is Tuesday, December 23, 2014 at 5:00 p.m.

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**

Wednesday, December 10, 2014

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

Absent: Dale Berg, Commissioner; Mr. Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services; and Ms. Terri Williams, City Attorney, were absent.

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

Present City Commission members: Georgeann Silvernail, Jim Van Den Eykel and Dave Ruth Jr were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 10, 2014 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of November 25, 2014 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the minutes of Tuesday, November 25, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$53,168.53. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Bonded Account in the amount of \$1,739.32. Aye – All. Motion carried.

Old or General Business:

Overview of recent donations – Coburn & Walsh – Archives

Mr. Kuchenbecker invited the Commission to view the donation items displayed by the City Archivist, Mr. Michael Runge. He noted the donations, made up of photos, panoramas and more, were donated to City of Deadwood from Coburn family. He pointed out an important part of the donations were 1923 Sanborn maps that were modified to create the 1930 Sanborn maps; this map showed resources within Deadwood from 1923 to 1930. Mr. Kuchenbecker informed the Commission these items along with a scrapbook of all the fires of Deadwood and a collection of Vince Coyle's items dated back from 1988-1993 when gaming just started will be presented to the Archaeology, Archives, & Acquisitions (AAA) Committee for approval.

True West Magazine Recognition

Mr. Kuchenbecker informed the Commission in the January 2015 publication of the *True West: History of the American Frontier* magazine, Deadwood was recognized Editor's Choice for the "Best Old West Gunfighter Town" and Reader's Choice for the "Best Architecturally preserved Western Town". He noted as a winner Deadwood is allowed to use the *True West* logo and honored "Best of..." titles in the City's 2015 marketing (The memo is attached hereto on Exhibit A and incorporated herein by this reference.)

Funding request for Days of '76 Museum Wall Sign – Deadwood History, Inc.

Mr. Kuchenbecker presented to the Commission a request from Deadwood History, Inc. for funding for the creation and installation of wall art onto the Days of '76 Museum building which would be viewed from the highway. He informed the commission the wall art is to help promote awareness and shared collections of the museum; the wall art would be modeled after broadside advertisements for Buffalo Bill's Wild West Show.

Mrs. Carolyn Weber, Acting Executive Director, and Rose Speirs, Communications Director, for Deadwood History Inc. attended meeting to answer any questions from the Commission. (The memo is attached hereto on Exhibit B 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 \$9,655 to Deadwood History, Inc. for the creation and installation of wall art panels by Flat Earth Art Company, out of Public Education and Advocacy budget funds. . Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission:

No applications were addressed at this 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

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Revolving Loan Fund disbursement in the amount of \$20,775.02, 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.

Shirlene Joseph – 771 Main Street

It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Life Safety Loan request for Shirlene Joseph, 771 Main Street, in the amount of \$2,400.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HP Revolving Loan Fund disbursement in the amount of \$1,300.00, based on information as presented by Ms. McCracken, Executive Director 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 \$32,833.08, 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:

- 2 of the 3 new baseball interpretive signs were completed and set out for the Commission to view; they will be displayed in the new Baseball plaza and unveiled at the opening day in Deadwood;
- On Tuesday, December 9th the Historic Preservation Office hosted 6 Russian museum professionals and historic preservation specialists along with two interpreters; Mr. Kuchenbecker received information on the group's project the *Kizhi Open Air Museum of History, Architecture and Ethnography* which involves restoration of a 300 year old unique 22-domed Church of the Transfiguration constructed back in 1714;
- An interview is set up for Monday, December 15th with James Norton of the Associated Press to discuss the progress of the scientific studies on the skeletal remains found at 66 Taylor;
- Staff is going before City Commission on December 15 to ask for permission to advertise for St. Ambrose Phase V bids to open on February 2, 2015 at 2 PM;
- Bid opening for the Library Windows is on Monday, December 15th, at 1PM in Commission room of City Hall;
- SD Tourism Conference is scheduled for January 21-22, 2015 in Pierre; if interested in attending, contact Kate;
- Included in folder is a Summary of Budget to date as requested;
- Fountain House discussion took place today with Bradsky's regarding placement location options. Once received, request will be put before Historic Preservation Commission for consideration;
- Media release was sent out for the Outside of Deadwood Grants Round #1 with applications due January 2, 2015. One application has been received in our office thus far;
- Meeting is set for next week with Ms. Joy McCracken and Mr. Mike Walker with NeighborWorks to discuss the contract for the administration of the Revolving Loans and Grant Funds;

Other Business:

HPC Meeting

Wednesday, December 10, 2014

- Mr. Toews, Chair for the Minimum Maintenance/Demolition by Neglect Committee, updated the Commission on the progress made; the next meeting is scheduled for December 16th with the intention to discuss the finalization of the Demolition by Neglect process with the hopes to present to Commission in January 2015;
- Chair Floyd informed Commission the Ordinance Task Force has solicited input from several concerned parties with excellent feedback; the task force's last task is to coordinate with the Demolition by Neglect subcommittee to insure all parts of their process is covered within the ordinance. The Ordinance Task Force hopes to present changes to Commission at the first meeting in January 2015;
- The next Historic Preservation Commission meeting is scheduled for Tuesday, December 23, 2014 at 5:00 PM.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of December 10, 2014 adjourned at 5:28 PM.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/ Recording Secretary



Request for Advocacy Funding – Dec. 23, 2014

**DEADWOOD CHAMBER OF COMMERCE & VISITOR'S BUREAU
Tradeshow, Sales and Display Materials**

Banner Retractor Kits

Retractor Hardware, 36" x 92" Display, Banners Interchangeable with Velcro

- Deadwood History Photos and Factoids
- Wild Bill Full Panel Photo
- Calamity Jane Full Panel Photo
- Deadwood Attractions
- Black Hills Attractions

RETRACTOR KIT (5): \$1,850

Additional Interchangeable Banners

36" x 92" Display, Banners Interchangeable with Velcro

- Summer in Deadwood
- Fall in Deadwood
- Winter in Deadwood
- Group Tours/Meetings in Deadwood
- Historical data/imagery

ADDITIONAL BANNERS (5): \$620

Custom Full Color 8' Table Cloth

Premium polyester, Deadwood Logo, stain resistant, wrinkle resistant, washable.

TABLE CLOTH (1): \$450

SHIPPING - Retractor Kits , Banners and Table Cloth: \$100



"Special Event" Business Cards(includes shipping)

2,500 Full color, two-sides – 2015 Special Event Dates

2,500 Full color, two-sides – 2016 Special Event Dates

CARDS (2): \$180

"Historic Trading Card" Business Cards(includes shipping)

2,500 "Wild Bill" - Full color, two-sides – photo/historic facts

2,500 "Calamity Jane" -Full color, two-sides – photo/historic facts

2,500 "Seth Bullock" - Full color, two-sides – photo/historic facts

2,500 "Potato Creek Johnny" - Full color, two-sides – photo/historic facts

CARDS (2): \$360

Kits can be 'checked out' to organizations for use at additional shows, conferences, programs, and other uses. Cards will be distributed wherever possible.

TOTAL MATERIAL EXPENSES: \$3,460



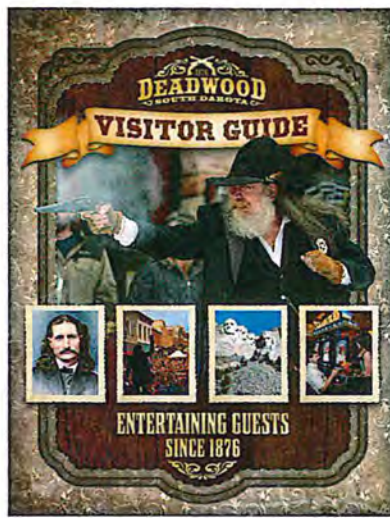
South Dakota's Governor's Conference on Tourism

Deadwood Historic Preservation and the Chamber have partnered together to be a sponsor of the South Dakota Governor's Conference on Tourism for a number of years. The Tourism Conference is attended by the vast majority of the visitor industry in South Dakota as well as many state Legislators, especially the evening functions. We hope to continue this partnership in 2015!

The Deadwood Chamber/Deadwood Historic Preservation has been a Granite Sponsor in the past and that is the proposal for 2015. That sponsorship includes:

- **Listed by business name with logo and website address prominently placed in the conference program book, in conference emails and on the conference website, along with signage at sponsored session.**
- **TBD: Unique opportunities to showcase your brand.**
- **Opportunity to play a short promo video prior to sponsored session.**
- **Complimentary full conference registrations**
- **One exhibitor booth for the week's duration**
- **One reserved Destinations Luncheon table for 8-10**
- **Two reserved Awards Night Gala table for eight**

HPC Cost Portion: \$3,000



Mailing of Deadwood's NEW Visitor Guide to state lawmakers/key staffers

The Deadwood Chamber will unveil a new Visitor Guide in 2015 that will contain in-depth information about the community, its history, attractions, what to-do, and more. We would like to send a copy of this new guide to the 105 members of the state House and Senate, along with 40 additional key staff members, along with a letter thanking them for their service and support of Deadwood. The letter would be written and signed by Lee Harstad and Kevin Kuchenbecker.

Mailing and envelopes, along with welcome/thank you letter - \$2.85 each.

Total cost: \$413.25

DEADWOOD

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

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: December 17, 2014
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Donations #2014.19 and 2014.20**

The City of Deadwood – Archives is requesting permission to formally accept the following donations into the City's permanent collection. These donations falls within the City Archives Mission Statement and were approved by the Archaeology, Archives, and Acquisitions (AAA) Committee at the December 17, 2014 meeting.

- **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.

Both of these collections will be a wonder addition to the City and Deadwood Historic Preservation collections.

RECOMMENDATION

Formally accept the abovementioned donations into the City's permanent collection as recommended by the AAA Committee on December 17, 2014.

MEMORANDUM

Date: December 19, 2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Ron Green, Public Works Director
Robert Nelson Jr., Planning & Zoning Administrator
Re: Deadwood Gateway Monument Project

This past spring all six (6) existing gateway monument signs found throughout Deadwood were colorized to help enhance each of their visual artwork and increase their readability. In doing so, it piqued the public's interest in the monument signs and created a new tourist photo opportunity.

Due to the heavy traffic around the monuments, it was suggested to make these signs more user-friendly. This project proposes to address the following:

- Make safer vehicular pull-offs
- Create a clear walking path to the sign
- Install a small interpretive sign to educate visitors about the site as well as to direct them to the City website or an smart application
- Renew the overall landscape around the signs

RECOMMENDATION:

Recommends to the city Commission engagement of Tallgrass Landscape Architecture, LLC to provide site analysis/schematic design and Construction Administration Services for the Deadwood Monument Gateway Signs Site Improvements as outlined in the proposal at the cost of \$13,972.50 with funds coming from HP Professional Services line item.

Proposal for Services

Project: Deadwood Monumental Entrance Signs Site Improvements

Date: December 3, 2014

Ron Green
City of Deadwood
67 Dunlop Avenue
Deadwood, SD 57732
Ph. 605-578-3082

Ron,

Thank you for asking us to submit this proposal for site improvements at the five Deadwood Entrance Signs. It is great to see that the changes already made to the signs have successfully piqued the public's interest in the Monument Signs. We believe we can help make their experience safer and more interesting.

Our meeting with you, Kevin Kuchenbecker, and Bob Nelson Jr. helped us understand your expectations for this project, which is primarily that Deadwood would like the entry signs to be more user-friendly. You would like to see safer vehicular pull-offs, a clear path to the sign, a small interpretive sign that would instruct the visitor about the site and direct them to the City website or application, and an overall renewal of the landscape around the signs. Each individual sign is unique and has its own concerns which we will work with you to fully understand so that the enhancements maximize the visitor experience at each sign.

We understand the project specifically includes the following items:

- o Working with City staff to identify the unique circumstances at each sign.
- o Working with South Dakota Department of Transportation to incorporate their concerns into any modifications that are made within the Right Of Way.
- o Developing a Schematic plan for modifications to each of the five sites.
- o Developing a Schematic presentation that represents these changes.
- o Presenting this Schematic Presentation of proposed changes at each sign to Committees in the City for approval
- o Developing Bid documents, coordinating a Bid Process and helping the city receive Bids so that these changes can be made prior to or early next summer.

Based upon our site visit and meeting, we are interested in tackling this project with you. The following is the task breakdown for our process and expected fees for this project, but please note the following considerations:

- We have not included site survey fees in this proposal. If site survey is required for any of the sites we will amend the contract to include this service with a surveyor that you recommend or that we agree upon.
- We have not included electrical engineering fees in this proposal. If lighting changes are desired we will amend the contract to include this service, if needed, with an agreed upon electrical engineer.
- Other significant changes in the project scope or schedule will require a commensurate fee adjustment.

The project approach is to provide site analysis / schematic design after which any public presentations necessary to the project are made. After approvals are received we will continue to construction documentation and bidding with a mid-point review session referred to as Design Development below. We will provide Construction Administration Services on an as-needed basis to minimize your expense during that phase.

We expect to provide all plan material on 11x17 format for this project.

A detailed project approach follows:

1. Site Analysis Phase & Schematic Design Phase

In order to identify the physical attributes and limitations of the site relative to the Project Program, the Landscape Architect shall:

- A. Review and understand the five sites.
- B. Review and understand the previously created construction documents.
- C. Conduct a site visit to review these items and identify changes and modifications to the construction.
- D. Photo document each site in its present condition (winter photos will have to suffice.)
- E. Identify existing and proposed site conditions and features such as topography, drainage patterns, vegetation, including significant specimen plants, water elements, structures, views, and known off-site considerations relevant to the Project Program and as they pertain to project
- F. Confirm general location of available utilities as they pertain to the installed parts of the project
- G. Meet with SDDOT to identify their concerns.
- H. Identify enhancements and modifications desired by City staff for each site
- I. Summarize our recommendations for modifications for each site based upon our observations and learning during this process.

Based on the Site Analysis Phase findings, the Landscape Architect shall explore design options and develop a schematic design for each site through the following:

- J. Prepare studies and relational diagrams for the organization and placement of proposed elements taking in consideration the existing site features
- K. Prepare drawings illustrating a concept for the form and configuration of the proposed elements on the site
- L. Evaluate alternative design concepts for erosion control and, in conjunction with you, identify a preferred design concept or project approach
- M. Submit a draft version of the materials for you to review and approve or comment upon. These materials may include a written narrative of our findings, plans, details, cost opinions, research, photographs and other deliverables as appropriate
- N. Present proposed images and designs at (2) two committee meetings

2. Design Development Phase

Based on the Schematic Design approved by the City, the Landscape Architect shall refine and sufficiently detail the proposed form of the improvements to fully convey the design intent through the following:

- A. Determine if further survey, civil engineering, traffic engineering or other services are required, and coordinate the hiring of necessary consultants
- B. Revise and refine the Schematic Design plan to spatially define the location of the proposed improvements in relation to both the existing site features and the other proposed improvements
- C. Prepare design detail sketches illustrating the proposed form, materials, color, and textures of the proposed improvements
- D. Prepare supplemental drawings as required to illustrate the design intent:
 - i. Planting plan
 - ii. Irrigation plan

- iii. Site furnishings/signage plan
- E. Prepare outline specifications for applicable areas of work, including preliminary front end documents
- F. Submit the plans, preliminary details, and other deliverables as appropriate comprising the Design Development submittal to the City for review and approval

3. Construction Document Phase

Based on the City-approved Design Development phase submission, the Landscape Architect shall prepare Construction Documents suitable for bidding or contract negotiations and for construction of the Project. The Landscape Architect shall:

- A. Prepare construction plans that may include some or all of the following for each site:
 - i. Demolition plan
 - ii. Layout plan (Dimensional)
 - iii. Irrigation plan
 - iv. Planting plan
 - v. Signage plan
- (a) Note: our intent is to combine plans wherever possible.
- B. Prepare construction details to describe the materials, spatial relationships, connections, and finishes suitable for constructing the proposed improvements
- C. Prepare construction specifications for the proposed improvements
- D. Prepare bidding documents
- E. Prepare the opinion of probable cost to construct the proposed improvements
- F. Prepare documents suitable for review for compliance with applicable governmental requirements and support the Contractor in the submission process to governmental agencies:
 - i. Stormwater discharge permit from the South Dakota DENR
 - ii. Grading Permit
 - iii. Erosion Control Permit
- G. Address timely and applicable review comments received from agencies and revise the Construction Documents for compliance when required
- H. Prepare copies of the Construction Documents and Project Manual in hardcopy format for bidding through a local print shop.

4. Bidding Phase

When contracts are bid, the Landscape Architect shall assist the City during the bidding process to identify the Contractor to construct the Project and establish the firm price to accomplish the work. The Landscape Architect shall:

- A. Coordinate advertisement of bids
- B. Evaluate pre-bid qualification submissions (as required) and formulate recommendations
- C. Conduct the pre-bid conference and document the proceedings
- D. Clarify the Construction Documents as required through the preparation and issuance of addenda
- E. Attend the bid opening
- F. Review bids including alternates and formulate a recommendation on the award of the contract

5. **Contract Negotiation Phase**

When contracts are negotiated, the Landscape Architect shall assist the City during the contract negotiation process to establish contract terms for the construction of the Project. The Landscape Architect shall:

- A. Meet with the selected Contractor to review the Construction Documents and the proposed improvements
- B. Provide clarification to the Construction Documents as required
- C. Review the selected Contractor's proposal and formulate a recommendation on the award of the contract

6. **Construction Contract Administration**

The Landscape Architect shall provide the following administration services associated with the construction of the project on an as-needed basis. When requested, the Landscape Architect shall:

- A. Review and take appropriate action on materials and equipment submitted by the Contractor for approval
- B. Review and take appropriate action on shop drawings and change order requests submitted for approval
- C. Prepare City-initiated change orders
- D. On behalf of the City, receive written guarantees, warranties, releases of liens, and related documents required from the Contractor
- E. undertake periodic observation of the work in progress for conformance with Construction Documents, (2) two site visits expected
- F. Conduct observations to determine final completion and acceptance of the work
- G. Review Contractor's marked-up as-built drawings
- H. Determine consent of surety, if any, to issuance of final certificate of payment
- I. Review or recommend any application for payment by the contractor.

Revisions to previously approved drawings or other documents shall constitute Supplemental Services when necessary to accommodate subsequent interpretations by governmental officials.

The client will be responsible for reviewing applicable governmental requirements, including zoning, ordinances and permit requirements, known special restrictions, and zoning conditions as they pertain to project and inform the landscape architect of any known impact on their work.

The client has provided site plans to the landscape architect prior to execution of this agreement.

Services specifically not included in this proposal include:

- Site Survey
- Electrical Engineering
- 3D models of all site elements
- Prepare documents suitable for review for compliance with applicable governmental requirements and assist the Contractor in the submission process to governmental agencies. (Tallgrass will not participate in these unless specifically and otherwise requested in writing)
 - o LEED Certification
 - o Other required permits beyond those listed in *Item F, Construction Document Phase*
- Preparing miscellaneous documents suitable for review for compliance with applicable governmental requirements and assist the City in the submission process to governmental agencies

December 3, 2014

- Post-Construction Services such as Preparing record drawings of the actual construction based on marked-up drawings and other data furnished by the contractor

While these services are not included in the base fee, we are available to negotiate a set fee or work hourly for any of the above items.

Schedule:

We are prepared to begin preliminary work in 2015 upon receiving written authorization. Schematic Phase will be ready for presentation by March 15, or earlier if our schedule allows. We would expect a month for review, the informal Design Development ready review by May 1, Construction Documents in two weeks and bidding beginning by June 1.

Compensation:

Based upon our understanding of the project our proposed total Lump Sum fee including the scope outline above is noted below. Significant modifications to the scope will require modifications to the fee.

Site Analysis and Schematic Design	\$ 4,387.50
Design Development	\$ 3,195.00
Construction Drawings & Specifications	\$ 5,130.00
Bidding	\$ 1,260.00
TOTAL BID	\$ 13,972.50
Construction Administration (Hourly, in addition to above)	\$2,000.00 allowance
Estimated Printing and Reimbursable (travel, printing, etc.) costs	At Cost

Billing:

Tallgrass Landscape Architecture, LLC bills at the end of the month or at the conclusion of the work. Direct expenses of applicable sales tax, printing, and travel are charged at our estimated costs and included above. Our proposed fees are based upon our hourly rates which are as follows:

Matt Fridell, RLA	\$90.00
Tanya Olson, RLA	\$90.00
Office	\$45.00

We are excited to work on this intriguing project with you.

Thanks again!



Matt Fridell | Landscape Architect

Tallgrass Landscape Architecture, LLC
25138 Little Italy Road
Custer, SD 57730
matt@tallgrasslandscapearchitecture.com
605-517-1899

Authorization to Proceed with the Work Proscribed Herein

Signature: _____ Date: _____

Title: _____

Deadwood Signs



TASK

Fee Proposal

12/3/2014

	MDF	TAO	PD	Office	INDIVIDUALS
	\$ 90.00	\$ 90.00	\$ 75.00	\$ 45.00	RATES/HR.
					FEES: ↓
1 SA & SD	\$ 2,475.00	\$ 1,732.50	\$ -	\$ 180.00	\$ 4,387.50
a Review and understand the five sites.	1.25	1.25			
b Review previous construction documents.	↑	↑			
c Conduct a site visit	5	5			
d Photo document each site	↑	↑			
e Identify existing and proposed site conditions	2.5	2.5			
f Confirm general location of available utilities	↑	↑			
g Meet with SDDOT to identify their concerns.	2				
h Identify enhancements desired by City staff	2				
i Summarize our recommendations	2				
j Prepare studies and relational diagrams	5				
k Prepare drawings illustrating a concept	1.25	5			
l Evaluate alternative design concepts	2.5	2.5			
m Submit a draft version of the materials for commer	1			4	
n Present to committees	3	3			
SUBTOTAL HOURS:	27.5	19.25	0	4	50.75
2 DD	\$ 1,215.00	\$ 1,620.00	\$ -	\$ 360.00	\$ 3,195.00
a Determine if other services are required					
b Revise and refine the Schematic Design plan	2	5			
c Prepare design detail sketches		5			
d Prepare plans	8	8			
e Prepare preliminary specifications	2.5			4	
f Submit	1			4	
SUBTOTAL HOURS:	13.5	18	0	8	39.5
3 CD	\$ 2,430.00	\$ 2,160.00	\$ -	\$ 540.00	\$ 5,130.00
a Prepare Demolition plan		5			
b Prepare Layout and Planting plan	5	5			
c Prepare Furnishings / Signage plan	5	5			
d Prepare construction details	8	4			
e Prepare construction specifications	2	5			
f Prepare bidding documents	4			4	
g Prepare the opinion of probable cost	2				
h Prepare documents suitable for review					
i Address timely and applicable review comments	1				
j Prepare copies of the Construction Documents and Project Manual				8	
SUBTOTAL HOURS:	27	24	0	12	63
4 Bidding & Contract Negotiation	\$ 810.00	\$ 270.00	\$ -	\$ 180.00	\$ 1,260.00
a Coordinate advertisement of bids	2			4	
b Evaluate pre-bid qualifications					
c Conduct the pre-bid conference	2				
d Clarify the Construction Documents		2			
e Attend the bid opening	2				
f Review bids including alternates	1	1			
g Meet with the selected Contractor	1				
h Provide clarification to the Construction Documents					
i Review the selected Contractor's proposal and forr	1				
SUBTOTAL HOURS:	9	3	0	4	16
5 CA	\$ -	\$ -	\$ -	\$ -	\$ -
a Review and take appropriate action on materials a					
b Review and take appropriate action on shop drawi					
c Prepare City-initiated change orders					
d On behalf of the City, receive written guarantees, v					
e Undertake periodic observation of the work					
f Conduct observations to determine final completio					
g Review Contractor's marked-up as-built drawings					
h Determine consent of surety, if any, to issuance of					
i Review or recommend any application for payment					
SUBTOTAL HOURS:	0	0	0	0	0
TOTAL HOURS:	77	64.25	0	28	
	\$ 6,930.00	\$ 5,782.50	\$ -	\$ 1,260.00	
					TOTAL FEE: \$ 13,972.50

F Reimbursable Expenses		\$ -	Total	
Mileage*	2*40	\$ -		From Custer
Printing	5 * 35	\$ -		Printing sets
Lodging	65*0	\$ -		Overnight
Meals	15*0	\$ -		Lunch and Dinner on trips
Communications	0*0	\$ -		

Culmative Fee: \$ 13,972.50

DEADWOOD

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

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: December 19, 2014
To: Deadwood Historic Commission
From: Mike Runge, City Archivist
Re: Results on Forensic DNA Testing of the Burial from 66 Taylor Avenue

On December 16, 2014, the Deadwood Historic Preservation Office received 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 Avenue.

In April of this year, the City of Deadwood hired Dr. Angie Ambers, a DNA Analyst and Forensic Geneticist at the Institute of Applied Genetics in Fort Worth, Texas to perform the DNA tests on the unidentified human skeletal remains. As part of the project, DNA samples were recovered from two molars in the mandible and a portion of the left femur. The samples were then subjected to a series of tests that included Y chromosome (Y-STR), DNA analysis, Mitochondrial DNA, and Pheotype-informative SNP analysis. Combined, these tests helped to determine the race, ethnic heritage, and eye and hair color of the unknown individual.

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 and Catalonia. Based on the SNP test, the unknown individual likely had light red hair and light brown eyes when alive.

The report is attached to this memorandum for review. If you have any questions, please contact myself or Kevin.



Institute of Applied Genetics (IAG)
Department of Medical and Molecular Genetics
University of North Texas Health Science Center
3500 Camp Bowie Blvd.
Fort Worth, Texas 76107

December 9, 2014

Michael Runge, City Archivist
City of Deadwood
Office of Historic Preservation
108 Sherman Street
Deadwood, South Dakota 57732

Dear Mr. Runge:

The following is a detailed report on the DNA analyses performed on the unidentified human skeletal remains recovered at 66 Taylor Avenue. The report contains five major sections: (I) bone sectioning and processing, (II) Y chromosome (Y-STR) DNA analysis, (III) Mitochondrial DNA (mtDNA) analysis, (IV) Phenotype-informative SNP analysis, and (V) Appendix.

In summary, the Y-chromosome (Y-STR) and mitochondrial DNA (mtDNA) profiles of the unidentified skeletal remains are consistent with the R1b and H1m1 haplogroups, respectively. Both of these haplogroups are the most common in Western Europe. These DNA lineage results are consistent with the findings of a previous anthropological report which determined that the remains belong to a male of European ancestry (Caucasian). Forensic DNA phenotyping (FDP) also was performed on the remains. The phenotype-informative single nucleotide polymorphisms (SNPs) identified strongly support that the individual had light red hair and brown eyes.

If you need any more information about the DNA results described herein, please feel free to contact us.

Regards,

Angie Ambers, M.A., M.S., Ph.D.
DNA Analyst/Forensic Geneticist
Institute of Applied Genetics (IAG)
3500 Camp Bowie Boulevard
Fort Worth, Texas 76107
angie.ambers@unthsc.edu
817-735-2940 lab
469-667-9407 cell

Bruce Budowle, Ph.D., Director
Institute of Applied Genetics (IAG)
3500 Camp Bowie Boulevard
Fort Worth, Texas 76107
bruce.budowle@unthsc.edu
817-735-2979 office



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I. Bone Sectioning and Processing

The mandible, one femur, and one tibia were shipped to the IAG for DNA testing (Loan Accession No. 12-0051, South Dakota Archaeological Research Center). The two lower unerupted 3rd molars were removed from the mandible for DNA extraction, and a portion of the femur diaphysis was sectioned and sampled for analysis. Sufficient femur and tooth material was available for testing; hence, the tibia was left intact and not sampled.



Item # 39LA3000.2012.02 (12-0051)

Mandible as received from the South Dakota Archaeological Research Center and Deadwood Historical Preservation Society

Arrows denote unerupted 3rd molars that were used for DNA testing at the IAG



Item #
39LA3000.2012.02
(12-0051)
Mandible

Unerupted 3rd molars were removed with a Dremel® 4000 Rotary Tool and sterile 1/8" drill bit to preserve the structural integrity of the mandible.



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Item # 39LA3000.2012.02 (12-0051)

Unerupted 3rd molars (crown and root view) after removal from mandible.



Item # 39LA3000.2012.02 (12-0051)

Unerupted 3rd molars (crown view) after removal from mandible. Surface-sanding with sterile Dremel® grinding stones was performed to remove residual alveolar bone.

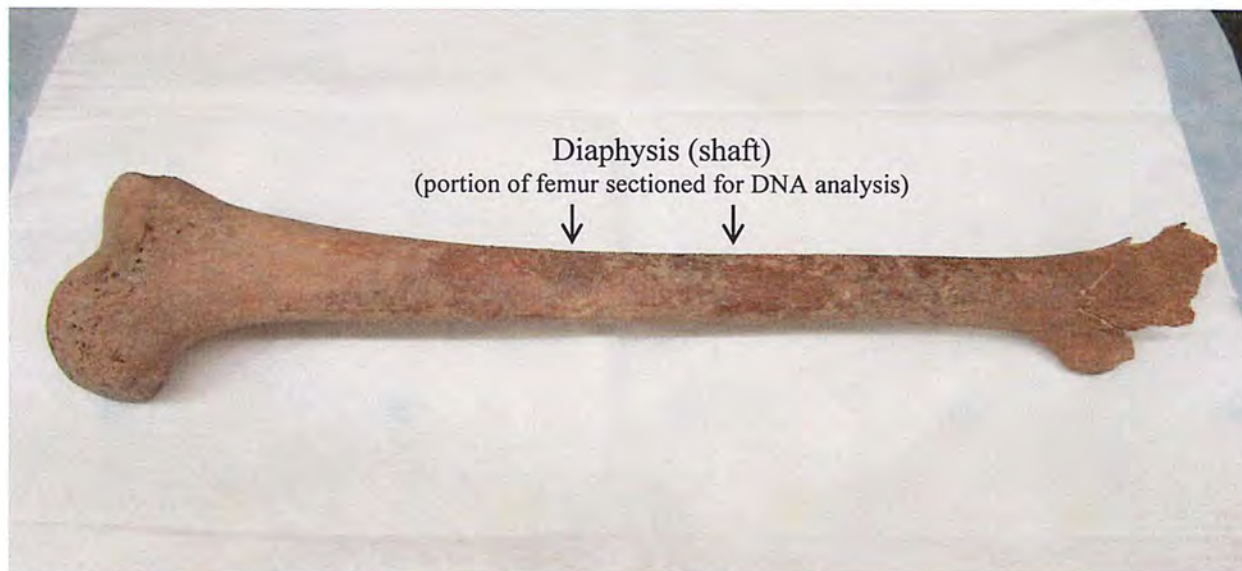


Item # 39LA3000.2012.02 (12-0051)

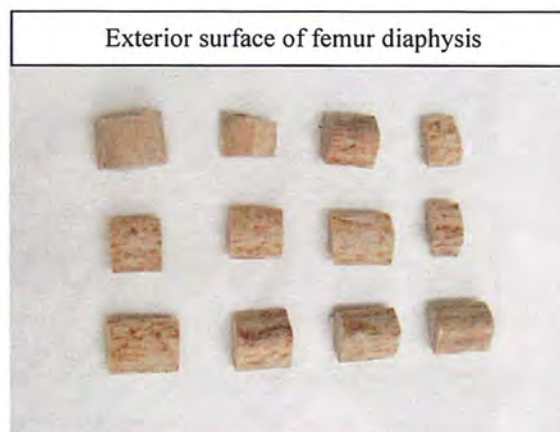
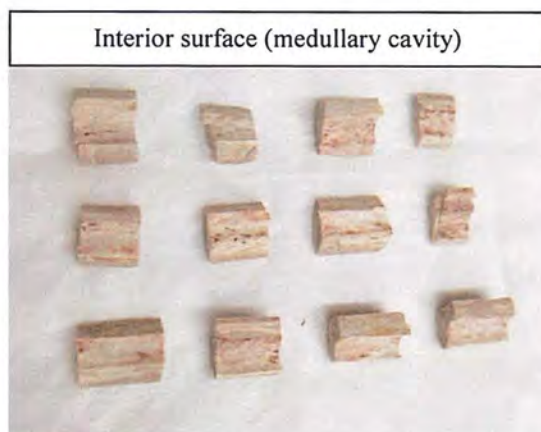
Unerupted 3rd molars (crown and root view) after removal from mandible, and post-sanding to remove residual alveolar bone.



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Item # 39LA3000.2012.02 (12-0051)
Right femur as received from the South Dakota Archaeological Research Center
and Deadwood Historical Preservation Society



Item # 39LA3000.2012.02 (12-0051)
Sectioned right femur for DNA testing

A portion of the diaphysis was surface-sanded with a Dremel® 4000 Rotary Tool and sterile grinding stone, followed by sectioning with a Stryker® autopsy saw



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Item # 39LA3000.2012.02
 (12-0051)

Examples of sectioned **right femur** in sterile sample vials *prior to* immersion in liquid nitrogen and subsequent grinding into powder with SPEX® SamplePrep 6750 Freezer/Mill



Item # 39LA3000.2012.02
 (12-0051)

Examples of bone powder fractions in sterile sample vials *after* immersion in liquid nitrogen and grinding with SPEX® SamplePrep 6750 Freezer/Mill

Bone powder was separated into 1.0-gram aliquots, followed by DNA extraction using a standard phenol-chloroform extraction method. The quantity of recovered DNA was determined using the Quantifiler® Human DNA Quantification Kit (Thermo Fisher Scientific, San Francisco, CA). Total quantities of DNA ranged from 0 pg to 335 pg (Table 1).



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Sample Name	Quant (ng/ μ l)	pg/ μ l
Deadwood FEMUR 001.001 E1	0.0327	32.7
Deadwood FEMUR 001.001 E2	0.00815	8.15
Deadwood FEMUR 002.002 E1	0.0232	23.2
Deadwood FEMUR 002.002 E2	0.00286	2.86
Deadwood FEMUR 003.001 E1	0.0147	14.7
Deadwood FEMUR 003.001 E2	0	0
Deadwood FEMUR 006.002 E1	0.173	173
Deadwood FEMUR 006.002 E2	0.0147	14.7
Deadwood FEMUR 007.001 E1	0.0383	38.3
Deadwood FEMUR 007.001 E2	0.00139	1.39
Deadwood FEMUR 008.001 E1	0.308	308
Deadwood FEMUR 008.001 E2	0.0347	34.7
Deadwood FEMUR 008.002 E1	0.335	335
Deadwood FEMUR 008.002 E2	0.0579	57.9

Table 1:

Human DNA quantities obtained from
 Deadwood unidentified skeletal remains

E1 = DNA extraction elution 1

E2 = DNA extraction elution 2

ng/ μ l = nanograms per microliter

pg/ μ l = picograms per microliter

Post-processing, the mandible, femur, and tibia were returned to Katie Lamie at the South Dakota State Archaeological Research Center (October 28, 2014, FedEx tracking number 771654706587).

II. Y-chromosome (Y-STR) DNA Analysis

Human genomic DNA from seven (7) different bone powder fractions was amplified using reagents contained in the AmpFlSTR® Yfiler™ PCR Amplification Kit and a GeneAmp® PCR System 9700 (Thermo Fisher Scientific). The AmpFlSTR® Yfiler™ PCR Amplification Kit contains materials for amplification of 17 Y-chromosome specific short tandem repeat (STR) markers in one multiplex assay. The markers are: DYS19, DYS385a/b (counted as two markers), DYS389I, DYS389II, DYS390, DYS391, DYS392, DYS393, DYS438, DYS439, DYS437, DYS448, DYS456, DYS458, DYS635/Y GATA C4, and Y GATA H4. The PCR products were separated via capillary electrophoresis on a 3500xL Genetic Analyzer, and analyzed using GeneMapper® ID-X software (Life Technologies).

The DNA from both elution #1 and elution #2 from each of the seven (7) bone powder fractions was typed. Typing results varied among the samples. Allele calls among all extracts were concordant. Individual sample results and the 17-locus consensus Y-STR profile are reported in Table 2.



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	DYS456	DYS389 I	DYS390	DYS389 II	DYS458	DYS19	DYS385 a/b	DYS393	DYS391	DYS439	DYS635	DYS392	Y GATA H4	DYS437	DYS438	DYS448
Deadwood FEMUR 001.001 E1																
Deadwood FEMUR 001.001 E2																
Deadwood FEMUR 002.002 E1													15			
Deadwood FEMUR 002.002 E2							13						15			
Deadwood FEMUR 003.001 E1																
Deadwood FEMUR 003.001 E2																
Deadwood FEMUR 006.002 E1							13	11					15			
Deadwood FEMUR 006.002 E2	16	14			19		13	11					15			
Deadwood FEMUR 007.001 E1	16	14			19		13	11					15			
Deadwood FEMUR 007.001 E2								11								
Deadwood FEMUR 008.001 E1	16	14	24	30	19	14	11,14	13	11	11	23	13	12	15	12	19
Deadwood FEMUR 008.001 E2	16	14			19		11		11	11	23		12	15	12	19
Deadwood FEMUR 008.002 E1	16	14	24	30	19	14	14	13	11	11	23		12	15	12	19
Deadwood FEMUR 008.002 E2	16	14	24		19	14		13	11	11	23		12	15	12	19
Consensus Y-STR Haplotype:	16	14	24	30	19	14	11,14	13	11	11	23	13	12	15	12	19

Table 2: Y-STR typing results for 17 loci in seven (7) different bone powder fractions using the AmpFISTR® Yfiler™ PCR Amplification Kit (E1 = elution 1; E2 = elution 2). Blank cells indicate no result was obtained.

After capillary electrophoresis (CE) and Yfiler™ typing, DNA from four (4) of the bone extracts (007.001 E1, 008.001 E1, 008.002 E1, 008.002 E2) that yielded partial to complete Y-STR profiles were analyzed with Massively Parallel Sequencing (MPS). The Yfiler™ electropherograms for these four samples are included in the Appendix at the end of this report. MPS was conducted using the Illumina® ForenSeq DNA Signature Prep Kit and the MiSeq® platform (Illumina, San Diego, Calif). The Y-STR markers in the kit are: DYF387S1, DYS19, DYS385a/b, DYS389I, DYS389II, DYS390, DYS391, DYS392, DYS437, DYS438, DYS439, DYS448, DYS456, DYS460, DYS481, DYS505, DYS522, DYS533, DYS549, DYS570, DYS576, DYS612, DYS635, DYS643, and Y-GATA H4. Alleles recovered among the common markers between MPS and capillary electrophoresis were concordant.

	DYF387S1	DYS19	DYS385a-b	DYS389I	DYS389II	DYS390	DYS391	DYS392	DYS437	DYS438	DYS439	DYS448	DYS456	DYS460	DYS481	DYS505	DYS522	DYS533	DYS549	DYS570	DYS576	DYS612	DYS635	DYS643	Y-GATA H4
Deadwood Femur 007.001 E1									12					22											
Deadwood Femur 008.001 E1			14			11		15	12	11				22	12				17	17				10	
Deadwood Femur 008.002 E1	36		14			11		15	12	11				22	12				17	17	39			10	
Deadwood Femur 008.002 E2	36	14	14			11			12	11	19			22		10	12						23	10	
Consensus Y-STR Haplotype	36	14	14			11		15	12	11	19			22	12	10	12		17	17	39	23	10		

Table 3: Y-STR typing results for 26 loci in four (4) different bone powder fractions using the Illumina® ForenSeq DNA Signature Prep Kit (E1 = elution 1; E2 = elution 2). Blank cells indicate no result was obtained. Y-STR markers that are common between this kit and the AmpFISTR® Yfiler™ PCR Amplification Kit are shown in **bold**.



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The consensus Y-STR profile generated is consistent with the **R1b haplotype**. R1b is the most common Y haplogroup in Western Europe, reaching over 80% of the population in Ireland, the Scottish Highlands, western Wales, the Atlantic fringe of France, the Basque country, and Catalonia. It also is common in Anatolia and around the Caucasus, in parts of Russia, and in Central and South Asia. Besides the Atlantic and North Sea coast of Europe, hotspots include the Po valley in north-central Italy (over 70%), Armenia (35%), the Bashkirs of the Urals region of Russia (50%), Turkmenistan (over 35%), the Hazara people of Afghanistan (35%), the Uyghurs of North-West China (20%) and the Newars of Nepal (11%). Figure 1 depicts the current distribution of haplogroup R1b in Europe. In addition to the analyses reported in Tables 2-3, the DNA was typed for Y-SNPs using reagents contained in the HID-Ion AmpliSeq™ Identity Panel and another MPS platform called the Ion PGM™ Sequencer (Thermo Scientific). The Y-SNP results of the Deadwood unidentified skeletal remains confirm the **R1b haplogroup**.

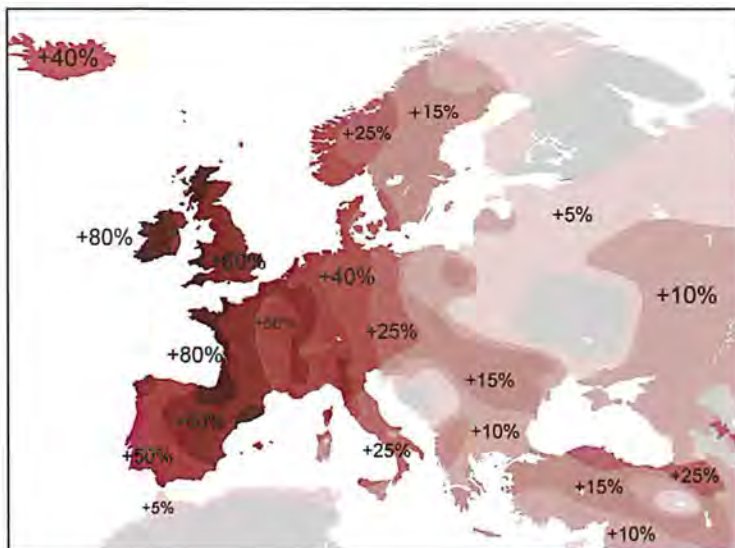


Figure 1:

Current distribution of Y haplogroup R1b in Europe

http://www.eupedia.com/europe/Haplogroup_R1b_Y-DNA.shtml

III. Mitochondrial DNA (mtDNA) Analysis

A PCR multiplex assay comprised of short amplicons (~ 200 bp in length) at targeted sites on the coding and non-coding regions of the mitochondrial DNA (mtDNA) genome (Figure 2) was used to characterize the maternal lineage of the Deadwood skeletal remains. The mtDNA PCR products were typed using MPS and the Ion PGM™ Sequencer.

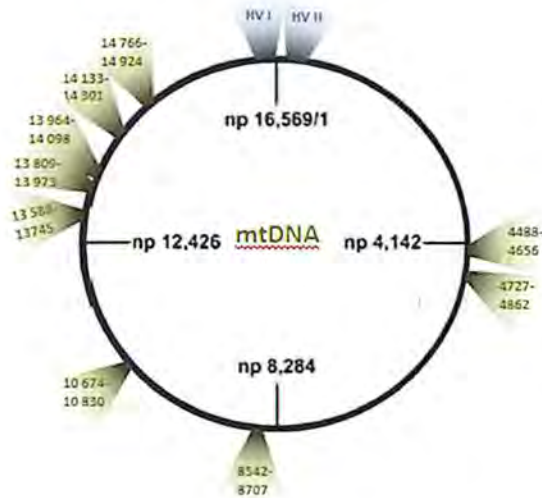


Figure 2:

Regions of mitochondrial DNA (mtDNA) targeted by multiplex assay. The positions of the nine coding region amplicons that were included in the multiplex assay are shown in green. The hypervariable regions known as HVI and HVII are marked in blue.

Quality sequencing results were obtained from two of the nine potential target sites (regions 31-300 and 4707-4880). The mtDNA sequences from these two regions are:

mtDNA region 31-300

CACGGGAGCTCTCCATGCATTTGGTATTTTCGTCTGGGGGGTATGCACGCGATAGCATTGCGAGAC
 GCTGGAGCCGGAGCACCCTATGTCGCAGTATCTGTCTTTGATTCTGCCCCATCCTATTATTTATCG
 CACCTACGTTCAATATTACAGGCGAACATACTTACTAAAGTGTGTTAATTAATTAATGCTTGTAGGACA
 TAATAATAACAATTGAATGTCTGCACAGCCGCTTTCCACACAGACATCATAACAAAAAATTTCCACCA

mtDNA region 4707-4880

CTCTCCGGACAATGAACCATAACCAATACTACCAATCAATACTCATCATTAAATAATCATAATGGCTATA
 GCAATAAACTAGGAATAGCCCCCTTTCACTTCTGAGTCCCAGAGGTTACCCAAGGCACCCCTCTGA
 CATCCGGCCTGCTTCTTCTCACATGACAAAACTAGCC

The two regions provided sufficient genetic information to determine that the mtDNA haplogroup is **H1m1**. The determination was made using software known as HaploGrep (website: <http://haplogrep.uibk.ac.at/>). Haplogroup **H1** is the most common in Western Europe. **H1** is found throughout Europe, North Africa, the Levant, Anatolia, the Caucasus, and as far as Central Asia and Siberia, as shown in the haplogroup distribution map in Figure 3. The geographic ancestry determined by the Y-STR, Y-SNP, and mtDNA data is consistent.



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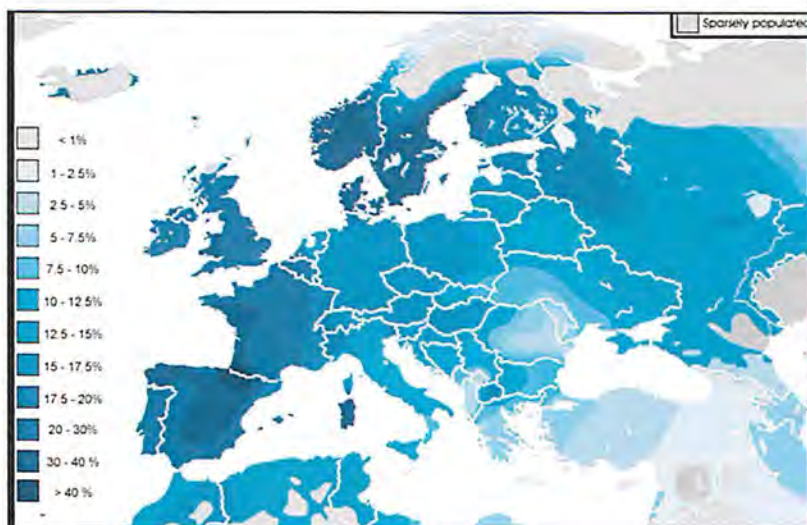


Figure 3:

Distribution of mitochondrial DNA (mtDNA) haplogroup H1 in Europe, North Africa, and the Middle East

http://www.eupedia.com/europe/Haplogroup_H_mtDNA.shtml

IV. Phenotype-Informative SNP Analysis

MPS technology also makes it possible to analyze genetic markers that can predict the phenotypes of eye color and hair color. Twenty-four (24) phenotype-informative SNPs were assayed using the Illumina® ForenSeq DNA Signature Prep Kit and the MiSeq® MPS system (Illumina, San Diego, Calif). Table 4 displays the SNP results of this analysis.

	rs12896399	rs28777	rs1391350	rs16891982	rs12203592	N296aA	rs1042602	rs2378249	rs12811256	rs1800407	rs12913832	r6683	rs2402130	rs4959270	rs1805005	rs1805006	rs2228479	rs1110400	rs11547464	rs1805007	rs1805008	rs281370893	rs885479	rs1805009
Deadwood Femr 008.001 E1	G/G	A/A	G/G	G/G	C/T	C/C	C/C	G/A	T/T	G/G	A/G	C/A	A/A	C/A	G/G	C/C	G/G	T/T	G/G	C/C	T/T	C/C	G/G	G/G
Deadwood Femr 008.002 E1	G/G	A/A	G/G	G/G	C/T	C/C	C/C	G/A	T/T	G/G	A/G	C/A	A/A	C/A	G/G	C/C	G/G	T/T	G/G	C/C	T/T	C/C	G/G	G/G
Deadwood Femr 007.001 E1	G/G	A/A				C/C	C/C	A/A					A/A					T/T	G/G	C/C	T/T	C/C	G/G	
Deadwood Femr 008.002 E2	G/G		G/G		T/T	C/C	C/C		G/G			A/A	C/A	G/G		G/G		T/T	G/G	C/C	T/T	C/C	G/G	G/G
Consensus	G/G	A/A	G/G	G/G	C/T	C/C	C/C	G/A	T/T	G/G	A/G	C/A	A/A	C/A	G/G	C/C	G/G	T/T	G/G	C/C	T/T	C/C	G/G	G/G

Table 4: Phenotype-informative SNP analysis results for four Deadwood skeletal samples.

The phenotypic SNP data were analyzed by the HIrisplex hair/eye color prediction tool (<http://hirisplex.erasmusmc.nl>), and the results indicated that the individual likely had light red hair and light brown eyes. Probabilities for hair color, hair color shade, and eye color were 0.69, 0.71, and 0.51, respectively (Table 5).



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Hair color				Eye Color	
Brown	0.19	Hair Color Shade		Brown	0.51
Red	0.69			Intermediate	0.22
Black	0.04			Blue	0.27
Blond	0.09				
		Light	0.71		
		Dark	0.29		

Table 4: Prediction of Deadwood skeletal remains' potential hair and eye color using phenotype-informative SNPs and the HIrisPlex hair/eye color prediction tool (<http://hirisplex.erasmusmc.nl/>).

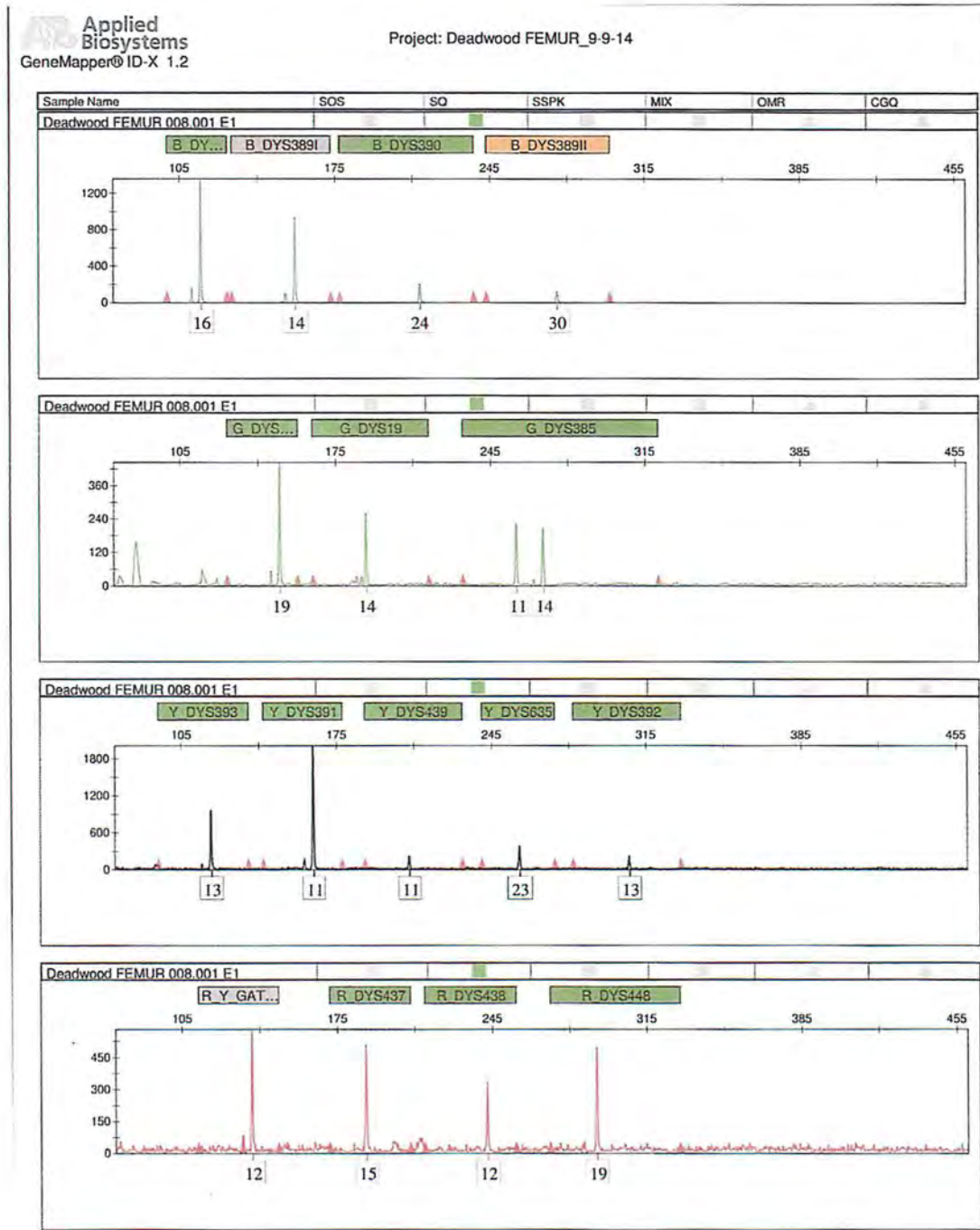
Source: Walsh et al. (2012) The HIrisPlex system for simultaneous prediction of hair and eye colour from DNA, Forensic Science International: Genetics 7(1): 98-115).



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V. Appendix

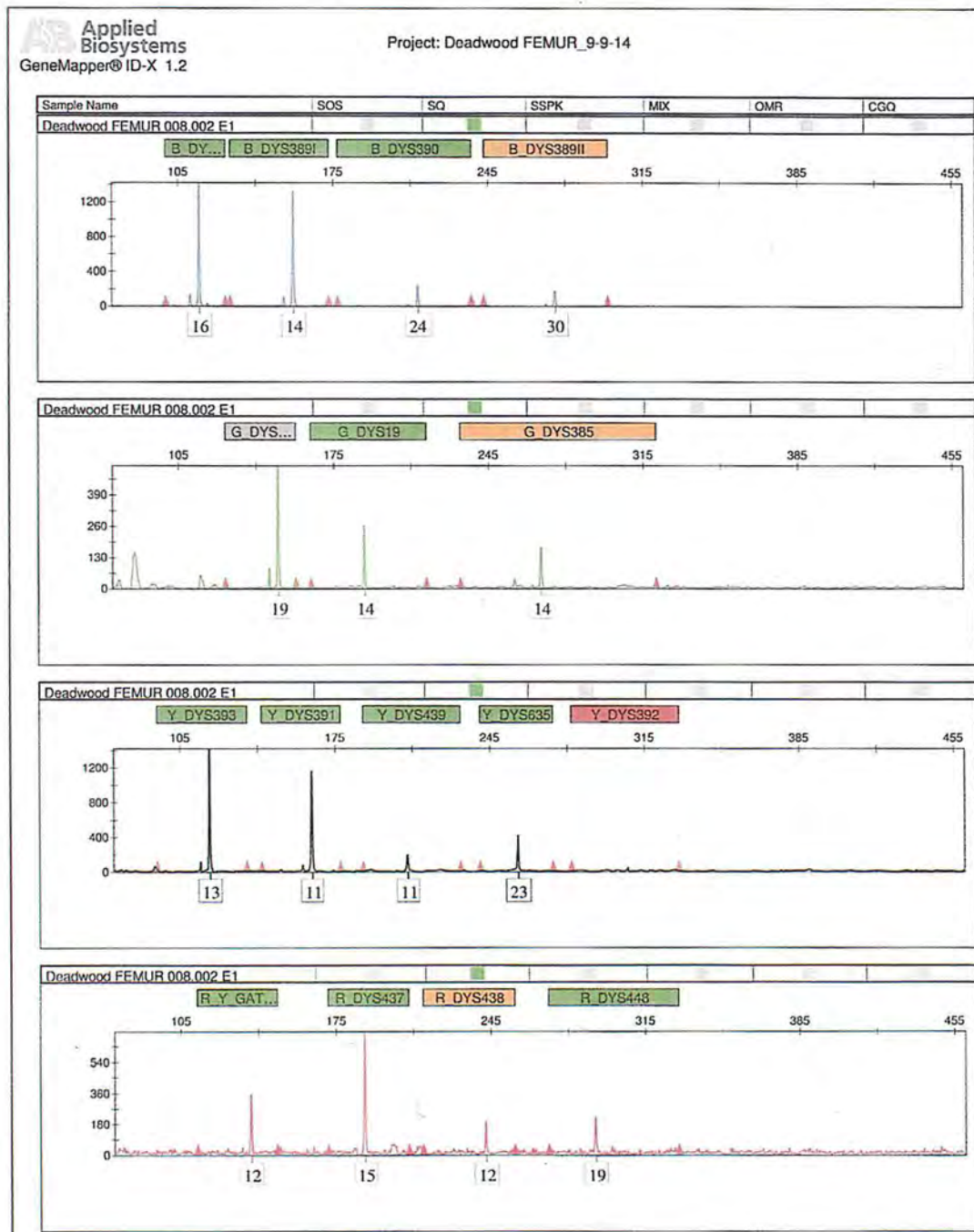
Y-STR (Yfiler™) profile for skeletal sample 008.001 E1





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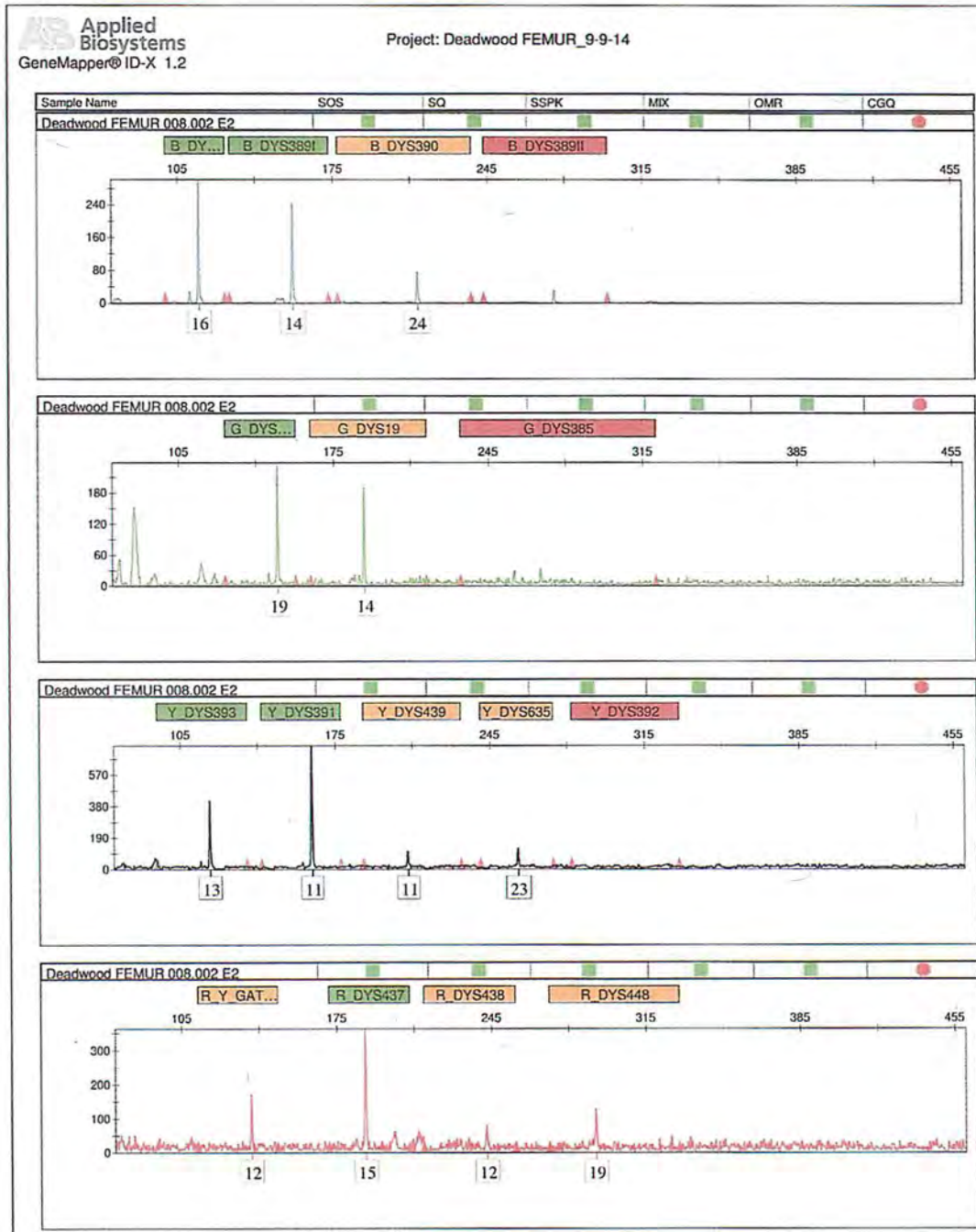
Y-STR (Yfiler™) profile for skeletal sample 008.002 E1



Y-STR (Yfiler™) profile for skeletal sample 008.002 E2



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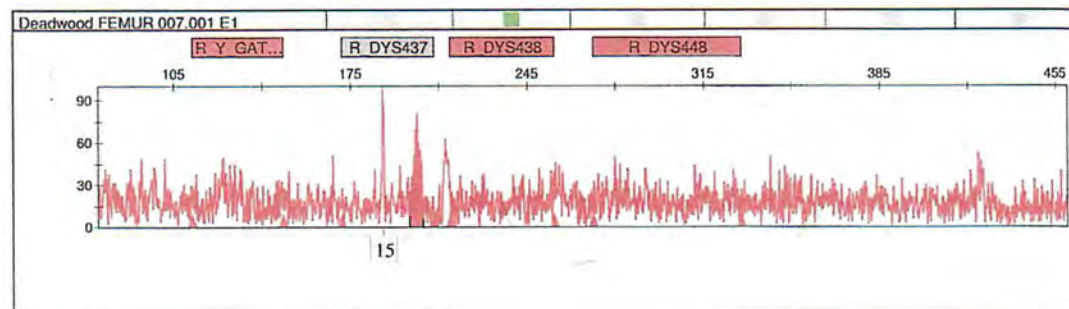
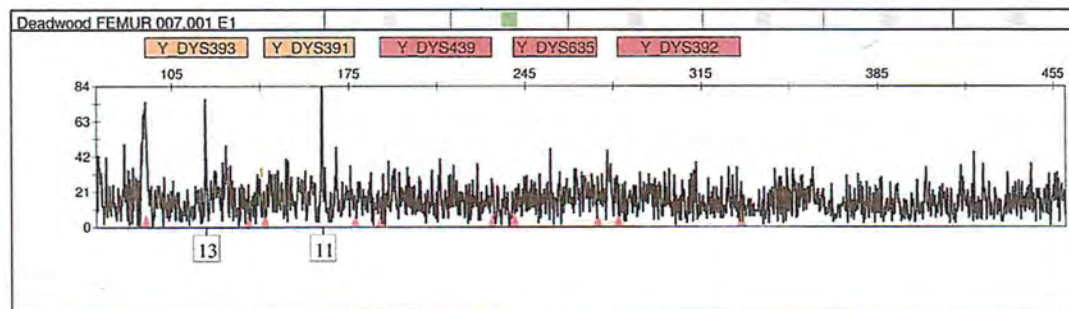
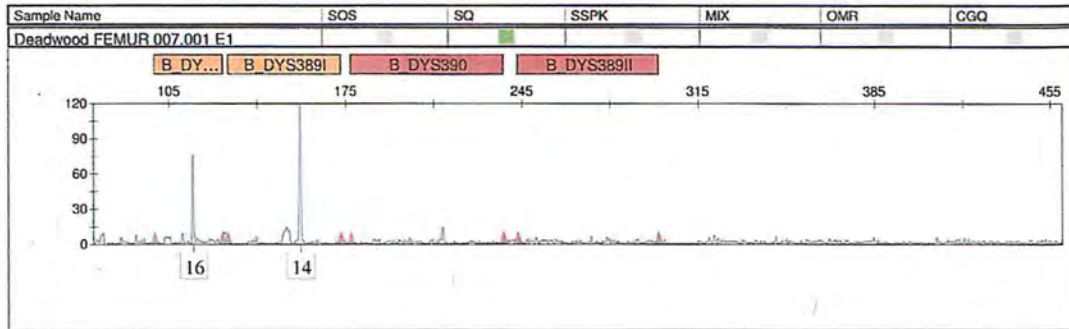
Y-STR (Yfiler™) profile for skeletal sample 007.001 E1



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Applied Biosystems
 GeneMapper® ID-X 1.2

Project: Deadwood FEMUR_9-9-14



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 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
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108 Sherman Street
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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:  12/11/14

SIGNATURE OF OWNER(S) DATE

 12/18/14

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 | _____ | ____/____/____ |

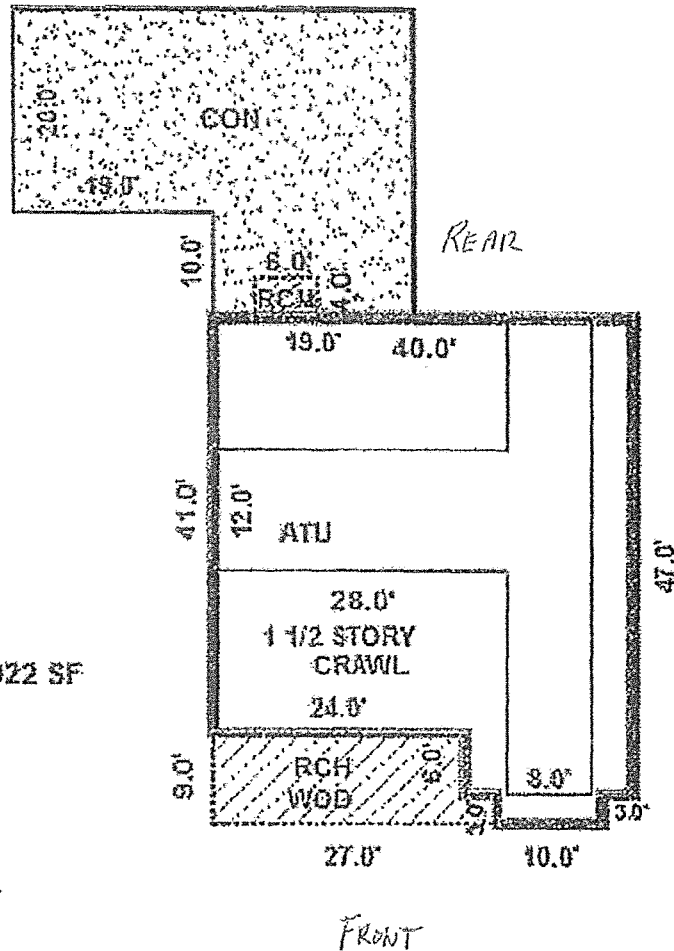
Filed on ____/____/____

Fountain House Dimensions

370 MAIN ST, DEADWOOD

30350-00300-220-00
370 MAIN

ASD-6022 SF



Scanned by Apex IVT

30350-00300-220-00FP.JPG





Size and I

GUNDERSON, PALMER, NELSON & ASHMORE, LLP



M E M O R A N D U M

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.

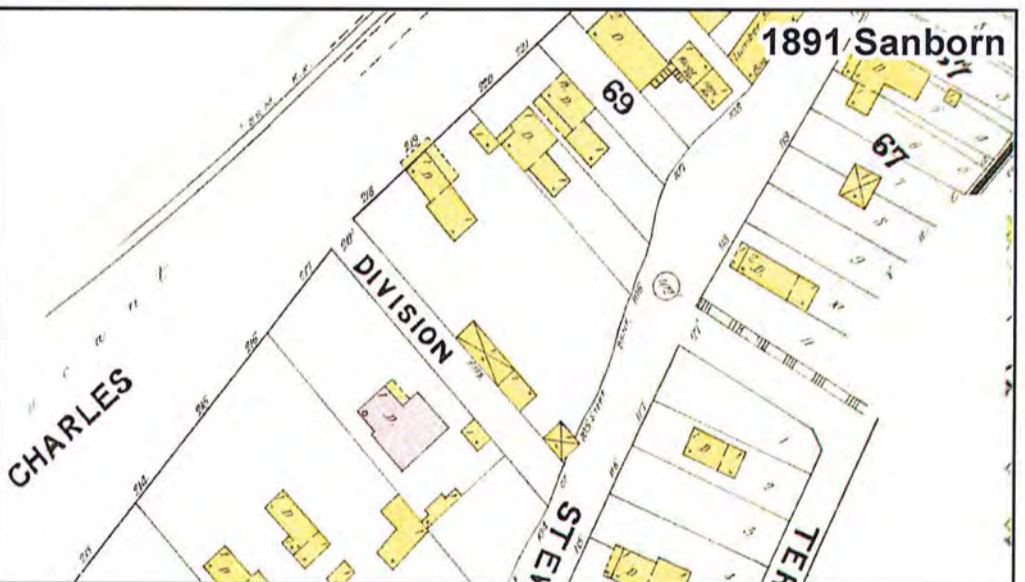
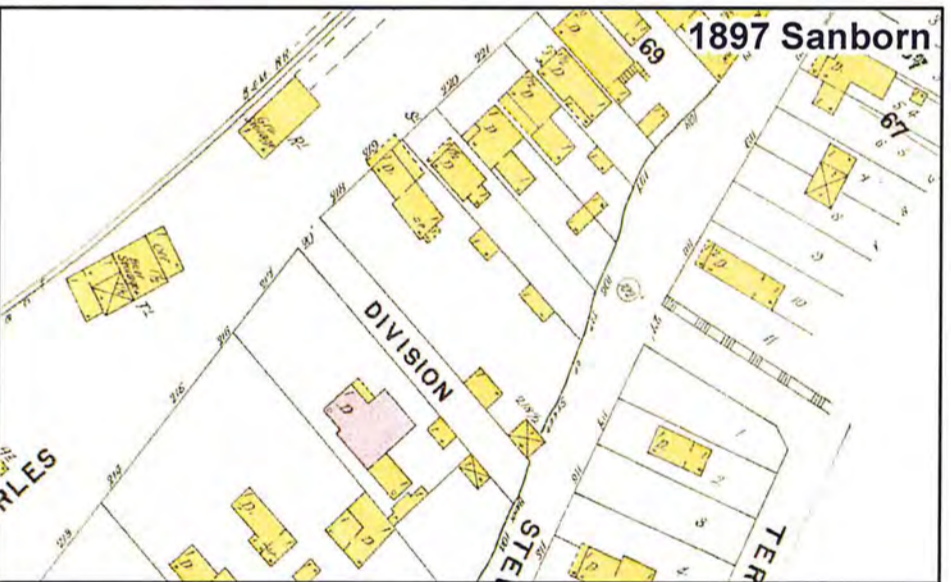
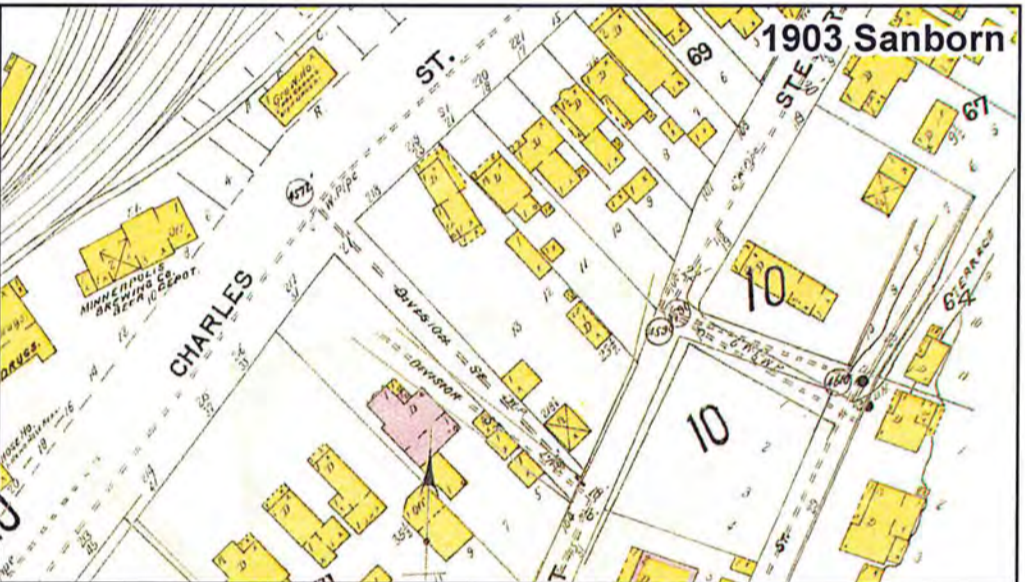
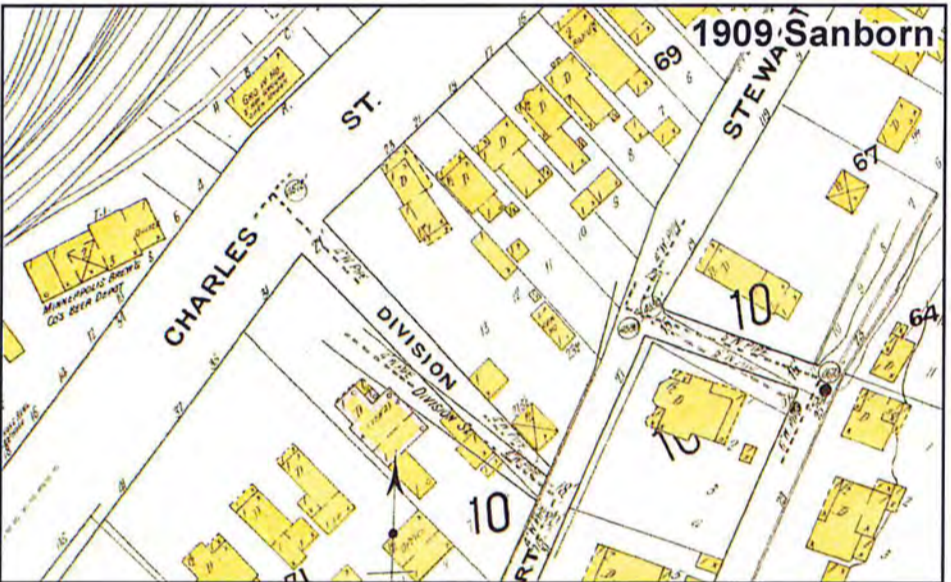
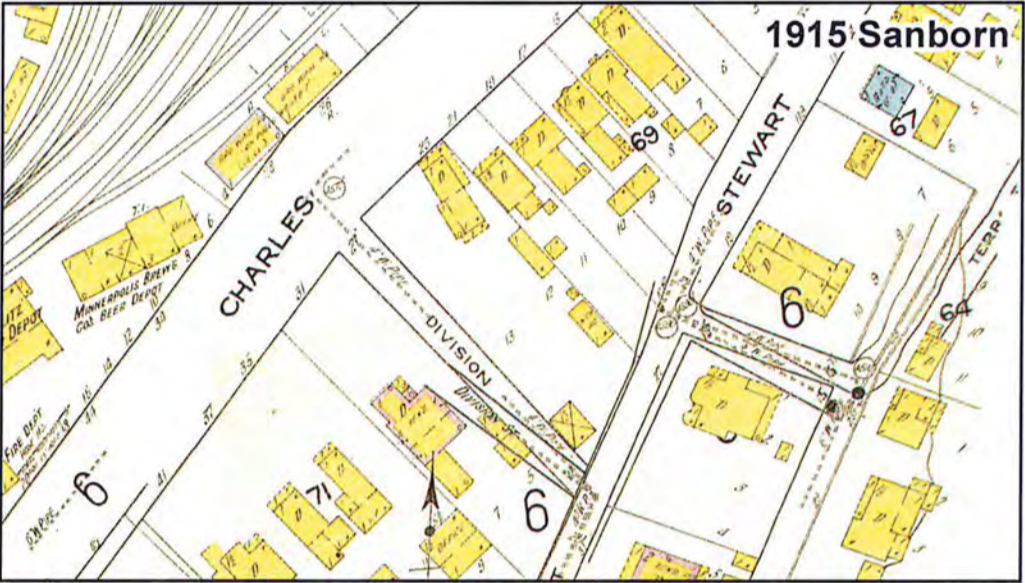
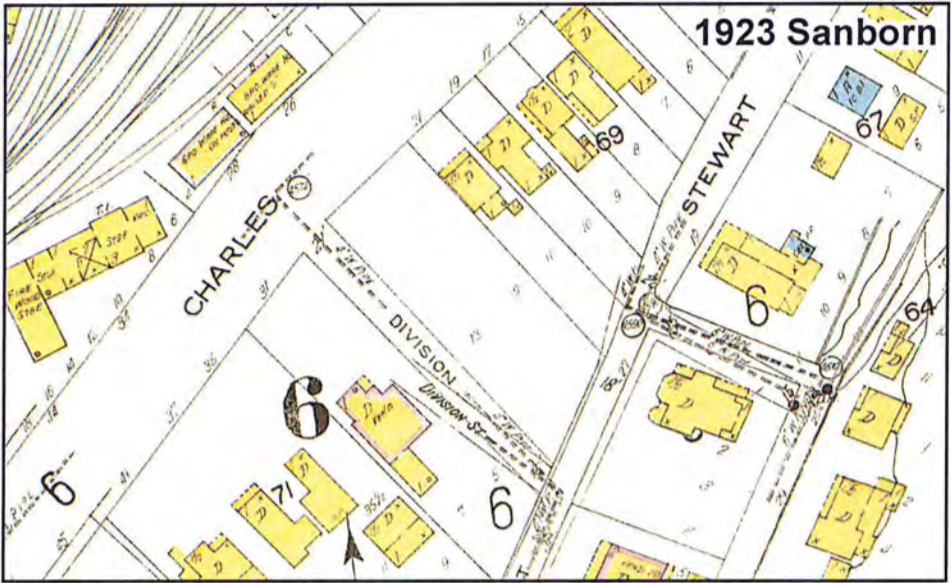
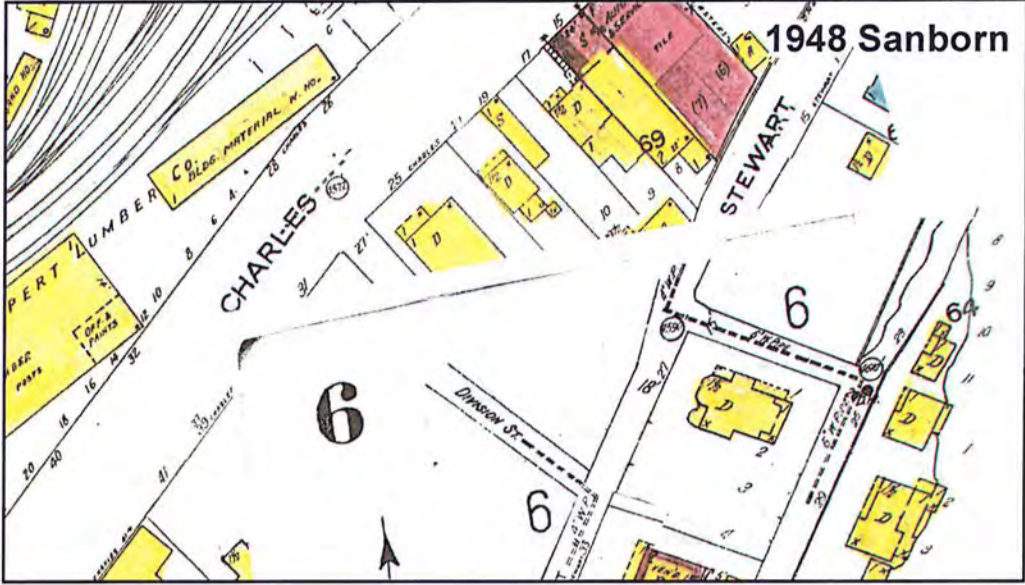
The Planning and Zoning Commission as well as the Board of Adjustment heard the application for a variance on October 21, 2014. Upon hearing from counsel, review of the application, review of staff report and comment from the public, the Planning and Zoning Commission recommended that the variance be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

Building Foot Print


Sanborn Fire Insurance Map

N

E

S

W



DEADWOOD
SOUTH DAKOTA
A National Historic
Landmark

1885 Sanborn

No COVERAGE