



# Historic Preservation Commission Meeting Agenda

Wednesday, March 09, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call Meeting to Order**

2. **Roll Call**

3. **Approval of Minutes**

[a.](#) Approval of February 23, 2022 Meeting Minutes

4. **Voucher Approvals**

[a.](#) HP Operating Vouchers

[b.](#) Revolving Loan Vouchers

5. **HP Programs and Revolving Loan Program**

a. Historic Preservation Loan Requests

Deadwood Main LLC - 696 Main - Subordination Request

Masonic Center - 696 Main - Final Extension of Construction Loan Request

Bernie Reausaw - 336 Williams - Foundation and RLF Preservation Loan Request

6. **Old or General Business**

[a.](#) Consideration and recommendation to City Commission on the annual contract for services with the South Dakota State Historical Society's Historic Preservation Office.

[b.](#) Enter into contract with Berberich Design Group for the development of a Pedestrian Wayfinding system in the amount of \$11,495.00 from the HP professional services line item.

[c.](#) Contract with Archaeo-Physics, LLC for geophysical investigations at Gordon Park, Oakridge Cemetery and 66 Taylor Avenue at a cost of \$11,990.00 to be paid equally from HP Archaeology line item and Oakridge and Mt. Moriah Cemetery Funds. Continued from 2/9/22 HP Meeting

7. **New Matters Before the Deadwood Historic District Commission**

[a.](#) COA 220024 - Lamont Companies - 668 Main - Replace windows and side door

[b.](#) COA 22025 - DHIH LLC - 685 Main - Replace awnings, install one new awning and add Edison-type bulbs along parapet

[c.](#) COA 220026 - Brad Peterson - 766 Main - Repair windows, install storm windows

8. **New Matters Before the Deadwood Historic Preservation Commission**

[a.](#) PA 220027 - Chris Blair - 65 Terrace - Replace and repair Porches

[b.](#) PA 220018 - Jeff & Tracy Munce - 36 Jackson - Construct wooden deck

[c.](#) PA 220019 - David Barth - 41 Denver - Replace six garage doors

9. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

10. **Staff Report**

(Items considered but no action will be taken at this time.)

[a.](#) Rapid City is hosting a statewide Certified Local Conference at the end of March 30 - April 1, 2022. Commissioners are encouraged to attend all or part of the conference. Attached is the agenda and registration form.

[b.](#) South Dakota State Historical Society - Annual History Conference - April 22-23, 2022

11. **Committee Reports**

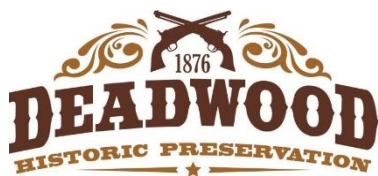
(Items considered but no action will be taken at this time.)

12. **Adjournment**

***Note:*** 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 regularly scheduled Historic Preservation Commission Meeting.

Please practice the CDC's social distancing recommendations





## Historic Preservation Commission Minutes

Wednesday, February 23, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call Meeting to Order

A quorum present, Vice-Chairman Posey called the Deadwood Historic Preservation Commission meeting to order on February 23, 2022 at 5:00 p.m.

### 2. Roll Call

PRESENT

HP Commission Vice Chair Bev Posey  
 HP Commission 2nd Vice Chair Robin Carmody  
 HP Commissioner Leo Diede  
 HP Commissioner Trevor Santochi  
 HP Commissioner Jill Weber  
 HP Commissioner Tony Williams

City Commissioner Charlie Struble

ABSENT

HP Commission Chair Dale Berg

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

### 3. Approval of Minutes

a. Approval of 2/9/2022 Meeting Minutes

***It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HPC Minutes of February 9, 2022. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

### 4. Voucher Approvals

a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$39,292.84. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

b. HP Revolving Voucher Approval

***It was moved by Commissioner Weber and seconded by Commissioner Carmody to approve the HP Revolving Vouchers in the amount of \$191.69. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

## 5. HP Programs and Revolving Loan Program

- a. Enter Bullock Hotel 633 Main Street into the Ghost Mural Program.

Mr. Kuchenbecker stated we have received an application for the Ghost Mural Program from DBUH, LLC for the Bullock Hotel at 633 Main Street for the murals at the right and rear of the building. Both sides show white lettering that will be restored to 70%. Under the program, we pay for 100% of the work to be done, choose the artist and in exchange they give us an easement on the side of the building. They are responsible for maintaining it after it is restored. Staff recommends it being entered into the program.

***It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve entering Bullock Hotel, 633 Main Street into the Ghost Mural Program and accept quote from Erica Merchant to restore ghost signs to Historic Preservation guidelines in the amount not to exceed \$16,371.00. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

## 6. Old or General Business

- a. Hire Erica Merchant at a cost of \$16,371.00 to recreate Historic Ghost Murals on the Bullock Building at 633 Main Street.

Mr. Kuchenbecker stated this is Erica Merchant. She's done two of our murals, the "Grain Belt" on the side of Madame Peacocks and most recently the cigar mural on the side of the Bullock. She has done a very good job and we are very happy with her work. We would like to get this scheduled for late spring or early summer.

***It was moved by Commissioner Santochi and seconded by Commissioner Diede to recommend to the City Commission to hire Erica Merchant to reproduce the ghost murals of the Bullock Hotel building located at 633 Main Street for a cost not to exceed \$16,371.00. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. Permission to hire Shyne Addison from the Box Elder Job Corp for the Spring Internship

Mr. Kuchenbecker stated Mike is requesting permission to hire Shyne Addison from the Box Elder Job Corp for the spring intern beginning on March 8, 2022 and ending on June 8, 2022. It gives them a hands-on experience and is an eight week program. During that time, they get paid our starting wage of \$13.27 an hour. This is budgeted. She will digitize the City's rolled architectural plans and Fire Department's fire suppression plans.

***It was moved by Commissioner Diede and seconded by Commissioner Williams to approve hiring Shyne Addison from the Box Elder Job Corp as the Archives spring intern at \$13.27 an hour to begin on March 8, 2022 and end on June 8, 2022. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. Approve Headstone Grant Applications

22001 Martin, George, Mount Moriah Cemetery Section 4 Lot 51

22002 Martin, Jennie, Mount Moriah Cemetery Section 4 Lot 51

Mr. Kuchenbecker stated he was out of town when the Projects Committee met to discuss this grant application. It is his understanding that we are only approving application #22002 for Jennie Martin. George Martin already has a footstone and a headstone. This would just be for the missing headstone for Jennie Martin.

***It was moved by Commissioner Williams and seconded by Commissioner Diede to accept application #22002 into the HPC Headstone Grant Program as approved by the Projects Committee on February 16, 2022. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- d. Approval to Purchase Oversized Flat Cabinet for Archives

Mr. Kuchenbecker stated Mike has received three quotes. They are all in the same price range for an oversized flat cabinet for the Archives. The cabinet will be used to store the architectural plans, oversized photographs, and advertising materials. He received quotes from National Business Furniture, Gaylord Archival and K-LOG. Mike recommends purchasing it from National Business Furniture at the low price of \$9,430.50. It is a budgeted item.

***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to allow the City of Deadwood Archives to purchase to purchase four (4) five drawer oversized map cases and one base from National Business Furniture at a cost not exceed \$10,000.00. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

## **7. New Matters Before the Deadwood Historic District Commission**

## **8. New Matters Before the Deadwood Historic Preservation Commission**

- a. PA 220017 Bernie Reausaw 336 Williams Repair Foundation

Mr. Kuchenbecker stated the applicant has applied for Project Approval for 336 Williams. This is a contributing structure located in the Forest Hill Planning Unit circa 1880. The applicant is requesting permission to repair the foundation and tuck point the existing stone on the left side of the structure. Weatherproof the concrete on the backside of the building. Staff conducted a site visit of this project. 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.

***It was moved by Commissioner Weber and seconded by Commissioner Santochi based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

**9. Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

**10. Staff Report**

(Items considered but no action will be taken at this time.)

Kuchenbecker thanked staff for holding down the office while he was out. Most of it was trips to Pierre for the Legislative sessions. The SD's Biennial Gathering of CLG's "Planning for Preservation" meeting is scheduled for March 30-April 1, 2022 in Rapid City. Although Deadwood is not a CLG we act as a CLG and are one of the nineteen in the state. If you'd like to attend, fill out the form and drop it off to either Bonny or Cindy and they will get you registered. HP will pay the \$30.00 registration fee. It is a great networking opportunity. Deadwood HPC is a co-sponsor.

a. Archives Monthly Report for November/December 2021

Mr. Kuchenbecker reported in your packet is Mike's monthly report for November and December of 2021. As you can see, he has been very busy in the basement with a variety of different projects and exhibits.

**11. Committee Reports**

(Items considered but no action will be taken at this time.)

Commissioner Posey reported tomorrow is a Chamber mixer at the Brothel Museum and will also be open to Pam's Purple Door.

**12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:21 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary*

# Historic Preservation Commission

## Bill List - 2022

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 129,872.22

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

HPC	03/09/22
Batch	03/22/22

PACKET: 05687 03/22/22 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #			
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
=====							
01-0776		ALBERTSON ENGINEERING, INC.					
I-17151		DAYS OF 76 NEW RESTROOM BLDG	3,867.50				
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N			
		DAYS OF 76 NEW RESTROOM BLDG		215 4576-600	PROFES. SERV. CURRENT EX	3,867.50	
I-17154		ST AMBROSE FLOOR ASSESMENT	1,285.47				
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N			
		ST AMBROSE FLOOR ASSESMENT		215 4576-600	PROFES. SERV. CURRENT EX	1,285.47	
I-17160		49 CENTENNIAL RETAINING WALL	460.47				
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N			
		49 CENTENNIAL RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	460.47	
I-17164		DAYS OF 76 CROWS NEST ADDITIO	330.00				
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N			
		DAYS OF 76 CROWS NEST ADDITION		215 4576-600	PROFES. SERV. CURRENT EX	330.00	
=== VENDOR TOTALS ===			5,943.44				
=====							
01-3373		AMAZON WEB SERVICES					
I-974482485		WEB SERVICES 2/1/22-2/28/22	199.58				
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N			
		WEB SERVICES 2/1/22-2/28/22		215 4641-428	UTILITIES	199.58	
=== VENDOR TOTALS ===			199.58				
=====							
01-0412		AMERICAN ENGINEERING TESTING,					
I-INV-057118		CONCRETE STRENGTH TEST-CR NST	1,924.25				
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N			
		CONCRETE STRENGTH TEST-CR NST		215 4577-735	CAPITAL ASSETS RODEO GRO	1,924.25	
=== VENDOR TOTALS ===			1,924.25				
=====							
01-4416		ANCESTOR CONCRETE & MASONRY LL					
I-2407		STONE INSTALL - VIP	9,970.00				
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N			
		STONE INSTALL - VIP		215 4577-735	CAPITAL ASSETS RODEO GRO	9,970.00	
=== VENDOR TOTALS ===			9,970.00				

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-3860	ANFINSON, BONNY					
I-030822		SD BIENNIAL GATHER OF CLG'S	30.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		SD BIENNIAL GATHER OF CLG'S		215 4572-235	VISITOR MGMT ADVOCATE	30.00
=== VENDOR TOTALS ===			30.00			
01-4910	BEAR BUTTE CREEK HIST.PRESV.CO					
I-030822		2021 OUTSIDE DWD GRANT	3,200.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		2021 OUTSIDE DWD GRANT		215 4575-520	GRANT/LOAN PROJECTS OUTS	3,200.00
=== VENDOR TOTALS ===			3,200.00			
01-2145	BERG, DALE					
I-030822		SD BIENNIAL GATHER OF CLG'S	30.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: Y		
		SD BIENNIAL GATHER OF CLG'S		215 4572-235	VISITOR MGMT ADVOCATE	30.00
=== VENDOR TOTALS ===			30.00			
01-3865	BOYS & GIRLS CLUB OF THE BLACK					
I-22-087		2022 HPC FUNDING REQUEST	5,000.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		2022 HPC FUNDING REQUEST		215 4572-235	VISITOR MGMT ADVOCATE	5,000.00
=== VENDOR TOTALS ===			5,000.00			
01-0475	DEADWOOD CHAMBER & VISITORS BU					
I-030722HP		BILL LIST FOR MARCH 7, 2022	71,172.60			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		BILL LIST FOR MARCH 7, 2022		215 4572-210	VISITOR MGMT MARKETING	71,172.60
=== VENDOR TOTALS ===			71,172.60			
01-4717	DIEDE, LEO					
I-030822		SD BIENNIAL GATHER OF CLG'S	30.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: Y		
		SD BIENNIAL GATHER OF CLG'S		215 4572-235	VISITOR MGMT ADVOCATE	30.00
=== VENDOR TOTALS ===			30.00			

PACKET: 05687 03/22/22 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2204	FERBER ENGINEERING COMPANY, IN					
I-J18-118-2.20		2019 GIS TECHNICAL SERVICES	217.95			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		2019 GIS TECHNICAL SERVICES		215 4573-340	HIST. INTERP. GIS	217.95
=== VENDOR TOTALS ===			217.95			
=====						
01-4625	FIB CREDIT CARDS					
C-022822HPCM		REFUND OF TAXES	8.96CR			
3/22/2022	FNBAP	DUE: 2/28/2022 DISC: 2/28/2022		1099: N		
		REFUND OF TAXES		215 4573-325	HIST. INTERP. DUES AND S	8.96CR
I-022822HP		CREDIT CARD CHARGES FEBRUARY	307.14			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		FUEL - LEGISLATIVE SESSION		215 4641-427	TRAVEL	40.05
		GRABBER TONGS - P&T		610 4360-426	SUPPLIES	113.55
		FUEL - LEGISLATIVE SESSION		215 4641-427	TRAVEL	34.75
		LUNCH - LEGISLATIVE SESSION		215 4641-427	TRAVEL	93.69
		FUEL - LEGISLATIVE SESSION		215 4641-427	TRAVEL	25.10
=== VENDOR TOTALS ===			298.18			
=====						
01-2620	FIRST BAPTIST CHURCH					
I-030822		2021 NOT FOR PROFIT GRANT	13,890.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		2021 NOT FOR PROFIT GRANT		215 4575-510	GRANT/LOAN NON-PROFIT IN	13,890.00
=== VENDOR TOTALS ===			13,890.00			
=====						
01-2205	KUCHENBECKER, KEVIN					
I-030822		SD BIENNIAL GATHER OF CLG'S	30.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		SD BIENNIAL GATHER OF CLG'S		215 4572-235	VISITOR MGMT ADVOCATE	30.00
=== VENDOR TOTALS ===			30.00			
=====						
01-3971	MEINERS DRYWALL					
I-1359		TAPED DRYWALL - VIP OFFICE	400.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		TAPED DRYWALL - VIP OFFICE		215 4577-735	CAPITAL ASSETS RODEO GRO	400.00
=== VENDOR TOTALS ===			400.00			



PACKET: 05687 03/22/22 - HP OPERATING -

Section 4 Item a.

VENDOR SET: 01 CITY OF DEADWOOD

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DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-2597	MORSE, MARCIA E.					
I-25249115942		20 WASHINGTON MORTGAGE EXPENS	77.45			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		20 WASHINGTON MORTGAGE EXPENSE		215 4575-505-01	20 WASHINGTON LOAN EXPEN	77.45
=== VENDOR TOTALS ===			77.45			
01-2164	ONE WAY SERVICE PROS					
I-20374		INSTALL 2 MINI SPLIT SYSTM-VI	10,552.18			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		INSTALL 2 MINI SPLIT SYSTM-VIP		215 4577-735	CAPITAL ASSETS RODEO GRO	10,552.18
=== VENDOR TOTALS ===			10,552.18			
01-3342	RASMUSSEN MECHANICAL SERVICES					
I-INV028467		4-H13-0010 BULBS-CRACK UNITS	344.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		4-H13-0010 BULBS-CRACK UNITS		215 4577-775	CAPITAL ASSETS GENERAL M	344.00
=== VENDOR TOTALS ===			344.00			
01-4366	TOBIN LIVESTOCK EQUIPMENT					
I-355A		4' 6' 8' CLASSIC PANELS-RG	2,287.96			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		4' 6' 8' CLASSIC PANELS-RG		215 4577-775	CAPITAL ASSETS GENERAL M	2,287.96
I-355B		10' 12' CLASSIC PANELS - RG	2,251.12			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		10' 12' CLASSIC PANELS - RG		215 4577-775	CAPITAL ASSETS GENERAL M	2,251.12
I-355C		6' CLASIC POST 3-WAY-RG	1,644.19			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		6' CLASIC POST 3-WAY-RG		215 4577-775	CAPITAL ASSETS GENERAL M	1,644.19
=== VENDOR TOTALS ===			6,183.27			
01-0578	TWIN CITY HARDWARE & LUMBER					
I-2202-178512		PLUMBING PARTS - VIP	125.40			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		PLUMBING PARTS - VIP		215 4577-735	CAPITAL ASSETS RODEO GRO	125.40
I-2202-178526		OXYGN CYLNR PNT CRB BLD-VIPG	76.95			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		OXYGN CYLNR PNT CRB BLD-VIPGR		215 4577-735	CAPITAL ASSETS RODEO GRO	76.95

3/09/2022 2:41 PM

A/P Regular Open Item Register

PAGE: 5

PACKET: 05687 03/22/22 - HP OPERATING -

Section 4 Item a.

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0578		TWIN CITY HARDWARE & LUMBER ( ** CONTINUED ** )				
I-2202-178551		PLUMBING PARTS - VIP	82.75			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		PLUMBING PARTS - VIP		215 4577-735	CAPITAL ASSETS RODEO GRO	82.75
I-2203-178658		ELBOW DAPTER GALV STRAPS-VIP	21.80			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		ELBOW DAPTER GALV STRAPS-VIP		215 4577-735	CAPITAL ASSETS RODEO GRO	21.80
I-2203-178667		CLR SCRUBRS SCR PDS ADH-VIP G	35.13			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		CLR SCRUBRS SCR PDS ADH-VIP GR		215 4577-735	CAPITAL ASSETS RODEO GRO	35.13
I-2203-178949		TAN ACRYLIC CAULK - VIP GRN R	7.29			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: N		
		TAN ACRYLIC CAULK - VIP GRN RM		215 4577-735	CAPITAL ASSETS RODEO GRO	7.29
		=== VENDOR TOTALS ===	349.32			
=====						
01-4513		WILLIAMS, ANTHONY				
I-030822		SD BIENNIAL GATHER OF CLG'S	30.00			
3/22/2022	FNBAP	DUE: 3/22/2022 DISC: 3/22/2022		1099: Y		
		SD BIENNIAL GATHER OF CLG'S		215 4572-235	VISITOR MGMT ADVOCATE	30.00
		=== VENDOR TOTALS ===	30.00			
		=== PACKET TOTALS ===	129,872.22			

PACKET: 05687 03/22/22 - HP OPERATING -  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

\*\*        T O T A L S        \*\*

INVOICE TOTALS	129,881.18
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	8.96CR

BATCH TOTALS	129,872.22
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\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2022	215-2020	ACCOUNTS PAYABLE	129,758.67-*				
		215-4572-210	VISITOR MGMT MARKETING	71,172.60	400,000	220,649.96	732,500	501,600.78
		215-4572-235	VISITOR MGMT ADVOCATE	5,150.00	197,500	158,300.82	732,500	567,623.38
		215-4573-325	HIST. INTERP. DUES AND S	8.96-	2,485	1,824.06		
		215-4573-340	HIST. INTERP. GIS	217.95	23,000	13,282.05		
		215-4575-505-01	20 WASHINGTON LOAN EXPEN	77.45	0	77.45-	Y	
		215-4575-510	GRANT/LOAN NON-PROFIT IN	13,890.00	40,000	26,110.00		
		215-4575-520	GRANT/LOAN PROJECTS OUTS	3,200.00	100,000	96,800.00		
		215-4576-600	PROFES. SERV. CURRENT EX	5,943.44	60,000	48,822.57		
		215-4577-735	CAPITAL ASSETS RODEO GRO	23,195.75	47,000	70,964.39-	Y	
		215-4577-775	CAPITAL ASSETS GENERAL M	6,527.27	350,000	338,759.67		
		215-4641-427	TRAVEL	193.59	10,000	5,999.09		
		215-4641-428	UTILITIES	199.58	10,000	9,064.74		
		610-2020	ACCOUNTS PAYABLE	113.55-*				
		610-4360-426	SUPPLIES	113.55	65,000	57,909.25		
		999-1306	DUE FROM FUND 215	129,758.67 *				
		999-1345	DUE FROM FUND 610	113.55 *				
			** 2022 YEAR TOTALS	129,872.22				

3/09/2022 2:41 PM

A/P Regular Open Item Register

PAGE 7

Section 4 Item a.

PACKET: 05687 03/22/22 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
215	3/2022	129,758.67
610	3/2022	113.55

NO ERRORS

NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

3/9/2022 9:16am

## HP REVOLVING LOAN FUND

Page 1 of 4

A/P Invoices Report

3/1/2022 - 3/31/2022

Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
03/2022								
Dakota Title - OE-1193-21 - 3/9/2022 - 120.00 - Batch: 1 - Header Memo: OE Report-7 Emery-Bobolz/FHT Company, LLC								
OE Report-7 Emery-Bobolz/FHT Company, LLC	100	5200				CLOSING COSTS	120.00	
						DISBURSED		
OE Report-7 Emery-Bobolz/FHT Company, LLC	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Dakota Title - OE-1194-21 - 3/9/2022 - 120.00 - Batch: 1 - Header Memo: OE Report-57 VanBuren-Bobolz/FHT Company, LLC								
OE Report-57 VanBuren-Bobolz/FHT Company, LLC	100	5200				CLOSING COSTS	120.00	
						DISBURSED		
OE Report-57 VanBuren-Bobolz/FHT Company, LLC	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Deadwood Main, LLC - 4026 - 3/9/2022 - 24,292.32 - Batch: 1 - Header Memo: Work Done-696 Main St-Deadwood Main, LLC								
Work Done-696 Main St-Deadwood Main, LLC	100	1201				NOTES RECEIVABLE	24,292.32	
Work Done-696 Main St-Deadwood Main, LLC	100	2000				ACCOUNTS PAYABLE		24,292.32
Total:							24,292.32	24,292.32
Deadwood Main, LLC - 61852945 - 3/9/2022 - 18,472.19 - Batch: 1 - Header Memo: Materials-696 Main-Deadwood Main, LLC								
Materials-696 Main-Deadwood Main, LLC	100	1201				NOTES RECEIVABLE	18,472.19	
Materials-696 Main-Deadwood Main, LLC	100	2000				ACCOUNTS PAYABLE		18,472.19
Total:							18,472.19	18,472.19
Deadwood Main, LLC - VARIOUS CAB - 3/9/2022 - 33,340.81 - Batch: 1 - Header Memo: Materials-696 Main St-Deadwood Main, LLC								
Materials-696 Main St-Deadwood Main, LLC	100	1201				NOTES RECEIVABLE	33,340.81	
Materials-696 Main St-Deadwood Main, LLC	100	2000				ACCOUNTS PAYABLE		33,340.81
Total:							33,340.81	33,340.81
Deadwood Main, LLC - VARIOUS PLUMBING - 3/9/2022 - 11,790.18 - Batch: 1 - Header Memo: Work Done-696 Main St-Deadwood Main, LLC								
Work Done-696 Main St-Deadwood Main, LLC	100	1201				NOTES RECEIVABLE	11,790.18	

3/9/2022 9:16am

## HP REVOLVING LOAN FUND

Page 2 of 4

A/P Invoices Report

3/1/2022 - 3/31/2022

Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
03/2022 (cont'd from page 1)								
Deadwood Main, LLC - VARIOUS PLUMBING - 3/9/2022 - 11,790.18 - Batch: 1 - Header Memo: Work Done-696 Main St-Deadwood Main, LLC (cont'd from pa								
Work Done-696 Main St-Deadwood Main, LLC	100	2000				ACCOUNTS PAYABLE		11,790.18
Total:							11,790.18	11,790.18
Deadwood Main, LLC - VARIOUS VACHON - 3/9/2022 - 18,466.30 - Batch: 1 - Header Memo: Work Done-696 Main St-Deadwood Main, LLC								
Work Done-696 Main St-Deadwood Main, LLC	100	1201				NOTES RECEIVABLE	18,466.30	
Work Done-696 Main St-Deadwood Main, LLC	100	2000				ACCOUNTS PAYABLE		18,466.30
Total:							18,466.30	18,466.30
LAWRENCE COUNTY REGISTER OF DEEDS - REC MOD FASNACHT - 3/9/2022 - 30.00 - Batch: 1 - Header Memo: Record Modification-74 VanBuren-Fasnacht								
Record Modification-74 VanBuren-Fasnacht	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Modification-74 VanBuren-Fasnacht	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MOD SJOMELING - 3/9/2022 - 60.00 - Batch: 1 - Header Memo: Record Modifications-405 Williams-Sjomeling								
Record Modifications-405 Williams-Sjomeling	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Modifications-405 Williams-Sjomeling	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT BLAIR - 3/9/2022 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-65 Terrace-Blaire-HPRWINBLA								
Record Mortgage-65 Terrace-Blaire-HPRWINBLA	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-65 Terrace-Blaire-HPRWINBLA	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00

3/9/2022 9:16am

## HP REVOLVING LOAN FUND

Page 3 of 4

A/P Invoices Report

3/1/2022 - 3/31/2022

Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
03/2022 (cont'd from page 2)								
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT BOBLOZ - 3/9/2022 - 90.00 - Batch: 1 - Header Memo: Record Mortgages-7 Emery-Bobolz								
Record Mortgages-7 Emery -Bobolz	100	5200				CLOSING COSTS DISBURSED	90.00	
Record Mortgages-7 Emery -Bobolz	100	2000				ACCOUNTS PAYABLE		90.00
Total:							90.00	90.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT BOBOLZ 2 - 3/9/2022 - 90.00 - Batch: 1 - Header Memo: Record Mortgages-57 Van Buren-Bobolz								
Record Mortgages-57 Van Buren-Bobolz	100	5200				CLOSING COSTS DISBURSED	90.00	
Record Mortgages-57 Van Buren-Bobolz	100	2000				ACCOUNTS PAYABLE		90.00
Total:							90.00	90.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT CARA MIA - 3/9/2022 - 90.00 - Batch: 1 - Header Memo: Record Mortgages-152 Charles-Cara Mia LLC								
Record Mortgages-152 Charles-Cara Mia LLC	100	5200				CLOSING COSTS DISBURSED	90.00	
Record Mortgages-152 Charles-Cara Mia LLC	100	2000				ACCOUNTS PAYABLE		90.00
Total:							90.00	90.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT COUPENS - 3/9/2022 - 120.00 - Batch: 1 - Header Memo: Record Mortgages-23 Monroe-Coupons/Paha Sapa Hold								
Record Mortgages-23 Monroe-Coupons/Paha Sapa Hold	100	5200				CLOSING COSTS DISBURSED	120.00	
Record Mortgages-23 Monroe-Coupons/Paha Sapa Hold	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT REAUSAW - 3/9/2022 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-299 Williams-Reausaw-CHPSIDRSW								
Record Satisfaction-299 Williams-Reausaw-CHPSIDRSW	100	5200				CLOSING COSTS DISBURSED	30.00	

3/9/2022 9:16am

HP REVOLVING LOAN FUND  
A/P Invoices Report  
3/1/2022 - 3/31/2022  
Batch = 1

Page 4 of 4

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
03/2022 (cont'd from page 3)								
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT REAUSAW - 3/9/2022 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-299 Williams-Reausaw-CHPSIDRSW (cont'd from page 3)								
Record Satisfaction-299 Williams-Reausaw-CHPSIDRSW	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
NHS OF THE BLACK HILLS - 2022-2 - 3/9/2022 - 3,473.75 - Batch: 1 - Header Memo: Servicing Contract-February								
Servicing Contract-February	100	5000				PROF & ADMIN FEES	3,473.75	
Servicing Contract-February	100	2000				ACCOUNTS PAYABLE		3,473.75
Total:							3,473.75	3,473.75
Total:							110,615.55	110,615.55
Report Total:							110,615.55	110,615.55



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



Kevin Kuchenbecker  
Historic Preservation Officer  
Telephone (605) 578-2082

## MEMORANDUM

---

**Date:** February 4, 2022  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** South Dakota State Historical Society Agreement

---

The City of Deadwood, the Deadwood Historic Preservation Commission, the South Dakota State Historical Society Board of Trustees and the State Historic Preservation Office are in a current agreement to provide services for the preservation and protection of Deadwood's historic resources. A close working relationship between Deadwood and the state is necessary.

Under SDCL 19-19A-11.1, the state historic preservation office would have 30 days to comment on any action taken by the City of Deadwood and Deadwood Historic Preservation Commission. This agreement brings this timeframe into a much more manageable operations for projects and activities within the city limits of Deadwood.

The agreement allows for careful consideration of projects that could affect the characteristics that make the City of Deadwood significant as a National Historic Landmark while allowing the city to change and grow as a living community.

The current agreement will expire on June 30 of 2022 and the State is requesting the City of Deadwood enter into another agreement from July 1, 2022 to June 30, of 2026. Per the agreement the City will pay the State \$70,000 each year for four years.

**MOTION:** *Move to recommend to the City to sign the agreement with the South Dakota State Historical Society Board of Trustees from July 2022 to June 2026 in the amount of \$70,000 per year.*

AGREEMENT  
 BETWEEN  
 THE DEADWOOD HISTORIC PRESERVATION COMMISSION,  
 THE CITY OF DEADWOOD,  
 THE SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES, AND  
 THE STATE HISTORIC PRESERVATION OFFICE

This Agreement is made and entered into on this 1st day of February 2022, by and between the City of Deadwood and the Deadwood Historic Preservation Commission, hereinafter referred to as “DEADWOOD”, and the South Dakota State Historical Society Board of Trustees and the State Historic Preservation Office, hereinafter referred to as “STATE”.

The parties to this Agreement acknowledge that in order to provide for the preservation and protection of Deadwood’s historic resources, a close working relationship between DEADWOOD and the STATE is necessary. This agreement will serve to allow for careful consideration of projects that could affect the characteristics that make the City of Deadwood significant as a National Historic Landmark while also allowing the city to change and grow as a living community.

NOW THEREFORE, the parties agree as follows:

1. DEADWOOD shall provide annually to the STATE, funding to be used for the purpose of providing a staff person to work with DEADWOOD and the city’s historic preservation needs.
2. It is the intention of the parties that DEADWOOD shall make transfers to the STATE for the purposes stated in this Agreement for each year of the agreement as follows:
  - a. \$70,000 for the state fiscal year beginning July 1, 2022 and ending on June 30, 2023
  - b. \$70,000 for the state fiscal year beginning July 1, 2023 and ending on June 30, 2024
  - c. \$70,000 for the state fiscal year beginning July 1, 2024 and ending on June 30, 2025
  - d. \$70,000 for the state fiscal year beginning July 1, 2025 and ending on June 30, 2026
3. DEADWOOD will provide the STATE an opportunity to investigate and comment on any project, which may encroach upon, damage or destroy historic resources and properties in the City of Deadwood pursuant to SDCL Chapter 1-19A. Deadwood will initiate consultation with the STATE upon receiving information regarding any project and will initiate consultation in concert with the preparation of staff reports.
4. The STATE hereby agrees that the following Projects, except as specified in Section 5 of this Agreement, will not encroach upon, damage or destroy Historic Properties, and that DEADWOOD is not required to submit the following Projects to the STATE for review under SDCL 1-19A-11.1:

- a. The issuance of building permits for interior construction within residential Historic Properties, except as provided in Section 5(f) of this Agreement, and provided that, and subject to the requirement that, DEADWOOD makes the Standards, as defined in Section 10 of this agreement, available to the property owners.
- b. The issuance of building permits for construction on Historic Properties, except as provided in Section 5(f) of this Agreement, and only when (i) DEADWOOD has issued a finding, based on the Standards, as defined in Section 10 of this agreement, that the Project will not encroach upon, damage or destroy Historic Property, and (ii) the STATE has concurred with the Commission's finding. DEADWOOD shall notify the STATE of its finding by e-mail, facsimile transmission, courier, or U.S. mail. The STATE must notify DEADWOOD of its objection to the finding within three days after receipt of the finding. The STATE's notification of objection may be served on DEADWOOD by telephone (with a follow-up written notification), e-mail, facsimile transmission, courier, or U.S. mail. Failure of the STATE to respond within three days after its receipt of the finding will mean that the finding will stand. If the STATE timely objects to the finding, the Project must be submitted to the Office for review under SDCL 1-19A-11.1 as outlined in sections 6 through 9.
- c. The installation, replacement, and repair of, and performance of routine maintenance on, traffic control devices (excluding support buildings necessary for operation of those devices), including but not limited to, stop signs, yield signs, and traffic signals, provided that, and subject to the requirement that, such installation and replacement is required according to the Manual on Uniform Traffic Control Devices.
- d. Routine maintenance or repair of underground utilities, both public and private, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- e. Routine maintenance or repair of above-ground utilities, both public and private, such as curb, gutter, storm sewer and other similar projects, and excluding streetlights and roadways, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- f. Routine maintenance, repair, and re-paving of roadways. The Parties agree that this exemption does not apply to reconstruction of roadways.
- g. Maintenance or repair of city resources that does not result in a loss of historical integrity of the resource, such as the loss of historic features, artifacts, structural support, historical setting, and other elements which qualified the resource, or property in the environs of the resource, as Historic Property. "Maintenance or repair" includes washing, waxing, repainting, replacement of exhausted elements of utilities such as light bulbs, care of lawns and other greenery, and other activities that do not remove, abrade, alter or destroy the resource or its physical elements.

- h. The operation and maintenance of city parks provided that projects meet the provisions of Section 4(g) of this Agreement.
  - i. The construction or alteration of signs subject to review by the Deadwood Sign Commission.
  - j. Projects for the construction or repair of basement egress windows, not visible from any street, on Historic Properties.
  - k. Paving, maintenance and repair of existing alleys, sidewalks, driveways, and parking areas.
  - l. Foundation repair or reconstruction on Historic Properties, provided that, and subject to the restriction that, the above-ground portion of the foundation does not exceed two feet in height at any point.
  - m. Repair of any roof or roof structure on Historic Property, provided that, and subject to the restriction that, the repair will not change the external appearance of the structure or alter the roofline.
5. The Parties recognize and agree that the Projects listed below will potentially have Adverse Effects on Historic Properties, are not subject to Section 4 of this Agreement, and must be submitted to the Office for review under SDCL 1-19A-11.1, after DEADWOOD has reviewed and commented on the Projects.
- a. The issuance of demolition permits for Projects on Historic Properties.
  - b. The issuance of moving permits for Projects on Historic Properties.
  - c. The issuance of building permits for Projects proposing significant additions to Historic Properties. "Significant additions" are additions that are as large as, or larger than, the existing foot-print of the original building or structure, or that add one or more stories to the original building or structure.
  - d. The issuance of building permits for the construction of dormers and/or skylights, visible from the street, on Historic Properties.
  - e. The issuance of building permits that alter the roofline of Historic Properties.
  - f. The issuance of building permits for Projects on Historic Properties on which a Covenant is held by the STATE.
  - g. Projects for the demolition and/or moving of Non-Contributing Buildings.
6. For projects that are not exempt from review as defined in Section 4 of this agreement and that DEADWOOD has determined may encroach upon damage or destroy historic property, DEADWOOD shall submit a project notification to the STATE. Upon receipt of a project notification from DEADWOOD, the STATE will review the notification and comment within five (5) business days. If the STATE determines an extended period of

- time is needed to complete the review, the STATE will notify DEADWOOD in writing within the first two (2) business days of receipt of the project notification that the STATE'S response may take up to thirty (30) days from receipt of the notification as allowed by state law. Upon completion of the review, the STATE may initiate an investigation or may determine that no further review is required.
7. If the STATE initiates an investigation, the STATE will notify DEADWOOD in writing of the concerns and issues that need to be addressed through a Case Report as defined by ARSD 24:52. The STATE will provide direction as to the course of the investigation and the required elements of the Case Report. DEADWOOD will provide the STATE with requested additional information. The STATE will have twenty (20) business days from the date of receipt of information provided by DEADWOOD to review and comment.
  8. The STATE may request additional information and will have an additional twenty (20) business days from receipt of the requested information for review. Upon completion of the review, the STATE will provide an official determination on the project.
  9. If the STATE makes a final determination that the project will encroach upon damage or destroy historic property, DEADWOOD will make the final decision as to whether to allow the project to proceed. A project can proceed only after DEADWOOD has made a written determination, based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to the historic property, resulting from such use, and ten days' notice of the determination has been given, by certified mail, to the STATE. A complete record of factors considered shall be included with such notice.
  10. DEADWOOD and STATE will use the current *Deadwood, South Dakota: Comprehensive Historic Preservation Plan; Downtown Design Guidelines, Deadwood, South Dakota*; Applicable Deadwood City Ordinances and Building Codes; SDCL Chapter 1-19A; ARSD Article 24:52; and the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* in preparing and reviewing project reports and case reports.
  11. The STATE and DEADWOOD will work closely regarding matters of common interest and historic preservation within the City of Deadwood. The STATE agrees that STATE staff will travel to DEADWOOD regularly and upon request, subject to mutually agreeable schedules.
  12. DEADWOOD appoints its historic preservation officer as the liaison between DEADWOOD and the STATE for purposes of this Agreement and other historic preservation matters involving DEADWOOD and the STATE. The STATE appoints its historic preservation director as its liaison officer for such purposes.
  13. This Agreement contains the entire Agreement between the parties and is subject to and will be construed under the laws of the State of South Dakota and may be amended only in writing signed by both parties.
  14. The Agreement can be terminated upon thirty (30) days written notice by either party.
  15. This Agreement depends upon the continued availability of appropriated funds and expenditure authority from the Legislature for this purpose. This Agreement will be

terminated by the STATE if the Legislature fails to appropriate funds or grant expenditure authority. Termination for this reason is not a default by the STATE nor does it give rise to a claim against the STATE.

16. This Agreement will continue in full force and effect until June 30, 2026.

#### DEADWOOD HISTORIC PRESRVATION COMMISSION

Dale Berg, Chairperson	Date
------------------------	------

#### CITY OF DEADWOOD

David R. Ruth, Jr., Mayor	Date
---------------------------	------

#### SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES

Sean J. Flynn, President	Date
--------------------------	------

#### SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE

Ted M. Spencer, State Historic Preservation Officer	Date
---	------

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



**Kevin Kuchenbecker**  
Historic Preservation Officer  
Telephone (605) 578-2082  
kevin@cityofdeadwood.com

## **MEMORANDUM**

---

**Date:** March 3, 2022  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Development of Pedestrian Wayfinding System

---

To continue to promote the City of Deadwood as a “walkable city” and for easier identification of attractions and points of interest, staff has met with Berberich Design Group to design a new pedestrian wayfinding system. This project was identified several years ago and part of the overall effort to make Deadwood more visitor friendly while developing professional signage compatible with the National Landmark District.

Attached is a three-stage proposal from Berberich Design Group that includes research/analysis, design, and design documentation. The stages outlines and communicates their approach to the pedestrian wayfinding project.

The amount of this agreement is not to exceed \$11,495.00. Mr. Ray Berberich with Berberich Design is the designer of record for the archways and vehicular wayfinding systems installed over the past several years.

This Pedestrian Wayfinding System project is valuable to promote Deadwood as a “walkable city” and for easier identification of attractions and points of interest for residents and visitors. This is a budgeted expenditure from the wayfinding line item.

### **Recommended Motion:**

Recommend to City Commission to enter into a contract with Berberich Design Group for the development of a Pedestrian Wayfinding system in the amount of \$11,495.00 from the HP professional services line item.

# THE CITY OF DEADWOOD, SD

## DOWNTOWN PEDESTRIAN WAYFINDING

FEBRUARY 14, 2022

REVISED  
FEBRUARY 28, 2022

Prepared and Submitted by:





PROPOSAL/AGREEMENT  
BETWEEN CLIENT AND DESIGNER  
FOR LIMITED PROFESSIONAL SERVICES

VERSION 01

**CLIENT**

The City of Deadwood  
605- 578-2082

Contact: Kevin Kuchenbecker  
[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)  
605-641-5568 c

**DESIGNER**

Berberich Design  
Ray Berberich  
605-430-5170 cell  
[ray@berberichdesign.com](mailto:ray@berberichdesign.com)

**PROJECT**

City Core Pedestrian Wayfinding

Dear Kevin,

Berberich Design (*Designer*) would like to thank you and The City of Deadwood (*Client*) for this opportunity to provide professional design and consulting services for your community. The following proposal has been divided into four sections. The first section is a project overview that outlines our understanding of the project to date. Section two defines the scope of work and outlines design phases for the project. The third section describes the scope of basic services. The fourth and final section outlines compensation followed by terms for the project.

**01 - PROJECT OVERVIEW**

Below is a brief description of our understanding of the project to date based on our meeting on February 8<sup>th</sup>, 2022:

Having completed three phases Vehicular Wayfinding Signage for the City of Deadwood, the Designer has been asked to provide design services for new Pedestrian Wayfinding within the city core that will encompass the area along Highway 85 from Dunlap Avenue to Armory Street, all of Historic Main Street, and along Sherman Street to the entrance of the parking lot where the Mickelson Trailhead is located. A list of destinations has been defined and include:

- Adams house
- Broken Boot Gold Mine
- Old West Museum - Day's of 76
- Deadwood Welcome Center
- Historic Adams House

- History & Information Center (diorama)
- Homestake Adam Research and Cultural Center
- Mount Moriah Cemetery
- Outlaw Square
- The Brothel Deadwood
- Deadwood Carnegie Public Library
- Deadwood City Hall

The design should be part of the same family of signs that have been established by the Designer. Currently there is no budget or timeline that has been established.

## **02 - SCOPE OF WORK**

The following is a three (3) stage proposal that will include research/analysis, design, and design documentation. The Stages below outlines and communicates our approach to the project and has been developed based on the project overview information above and our experience on similar projects.

### **STAGE I - RESEARCH AND ANALYSIS**

During the Research and Analysis Phase we shall:

- Hold a Project Kick-off meeting with key personnel
- Establish a relationship with the client liaison
- Conduct a visual audit of the any existing pedestrian wayfinding signage for evaluation
- Interview appropriate City staff to outline the needs, goals, operational and maintenance issues for the new signage program
- Review existing circulation patterns that exist for pedestrian traffic
- Identify key destinations
- Working with the Client liaison begin to develop the project terminology & nomenclature
- Consider use of international symbols
- Begin to establish signage locations and site plans
- Begin to establish preliminary message schedule
- Photograph and document as needed

All information from Stage I shall be assembled in an electronic PDF format for review and comment by key personnel. Adjustments shall be made based on comments and observations from the Client and any noted errors shall be corrected. Upon approval Phase I shall be complete.

### **STAGE II - SCHEMATIC DESIGN**

During the Schematic Design Phase, we shall:

- Begin developing design elements based on existing vehicular wayfinding signage and any marketing and branding materials
- Begin to define and develop pedestrian wayfinding signage that functions within the established wayfinding sign family
- Develop up to two (2) design directions using key elements that have been identified to help establish the preferred design direction that is to address the functional requirements for the project
- Begin identify project materials
- Begin identify project colors
- Develop design concepts using varying media, photo images, and /or hand drawings
- Continue to develop project terminology / nomenclature
- Continue to develop location plans & site plans
- Continue to develop message schedule

All information from Stage II shall be assembled and presented in an electronic PDF format for review and comment by key personnel. Upon approval of one design direction the Schematic Design Phase shall be complete. In the event that the initial design directions are not accepted, Designer shall provide up to one (1) additional revision to one (1) design direction as a part of this proposal. If additional revisions and/or design directions are required this work shall be considered as additional services. Upon approval Phase II shall be complete.

### **STAGE III - DESIGN & DEVELOPMENT**

During the Design & Development Phase we shall:

- Develop to-scale color drawings for each sign type that has been identified to show overall dimensions and general material specifications that shall define the final design direction
- Finalize the visual vocabulary, colors, and materials
- Finalize project terminology/nomenclature
- Begin to finalize location/site plan
- Begin to finalize message schedule

At this time we shall assemble and present all information in an electronic PDF format for review and comment during a work-session with key personnel assigned to the project. If additional revisions and / or design directions are required, this work shall be considered as additional services.

Upon review and approval we shall finalize by:

- Developing documentation that contains complete and final drawings for each of the defined sign types
- Develop drawings that are to-scale, color and illustrating two (2) or more views of each sign type with specific dimensions, color, and materials
- Finalize the location / site plans
- Finalize the message schedule

Final documents are to express visual design intent and are not intended for actual fabrication purposes. All drawings and information shall be completed in such a manner as to allow a qualified and competent signage fabricator to accurately bid and produce engineered shop drawings for fabrication. All information shall be assembled and presented in a PDF format for review and comment with key personnel. Final adjustments to the design package for the approved design shall be made based on the review of the Client. Any noted errors shall be corrected prior to distribution and bidding. If additional revisions and / or design directions are required this work shall be considered as additional services. Upon review and approval Stage III shall be complete.

At this time the above scope of work outlined in this proposal shall be considered complete.

### **ADDITIONAL SERVICES AVAILABLE UPON REQUEST**

STAGE IV - FABRICATOR SELECTION / BIDDING

STAGE V - CONSTRUCTION OVERSIGHT

### **03 - SCOPE OF BASIC SERVICES**

Using an 11" x 17" drawing format, the development of the design package(s) shall consist of black / white sketches, color sketches, computer generated color drawings, and/or referential imagery that shall illustrate the proposed design direction and ideas. Documents and other pertinent information shall be presented as an electronic PDF document for review by Client. The costs associated with any printing shall be invoiced as a reimbursable expense.

#### **04 – COMPENSATION / TERMS AND CONDITIONS**

We propose the compensation for the above scope of work to develop a pedestrian wayfinding signage system:

**Design Fees.....\$11,495.00**

#### **BILLING STRUCTURE**

When accepted, Stage I of this proposal shall begin promptly upon the return of one signed copy signifying your acceptance of this agreement and 50% of the Design Fees outlined above. Designer shall invoice the remaining design fees upon completion plus any reimbursable expenses that have been incurred over the course of the project. All invoices shall be payable upon receipt. If there should be a need for Additional Services these hours shall be invoice hourly or at an agreed upon fixed fee.

#### **DURATION OF SERVICE AND CANCELLATION**

The duration of Designer's involvement shall be limited to three (3) months or an agreed upon timeline that shall be determined by the project schedule and the Client's requirements. Client may terminate this Agreement upon written notice. Upon receipt of such written notice of termination, Designer shall terminate its Services and Client shall pay Designer for any unpaid Services and costs, including fees and costs for which Designer has not yet billed Client.

#### **TRADEMARKS & COPYRIGHTS**

In the event any trademark and copyright results from the performance of services, Client agrees that such trademark and copyright therefrom shall be the sole property of the Designer, unless otherwise specified in writing. Provided Client is not in default of its payment obligations of this Agreement, Client shall receive a perpetual, exclusive, and royalty-free use of any trademark and copyright resulting from Designer's performance of services for the Client.

#### **REIMBURSABLE EXPENSES**

The professional service fees listed above do not include Reimbursable Expenses, which are incurred during the course of the project on behalf of the Client. Reimbursable expenses shall consist of expenditures made in the interest of the project to include but not limited to, use of consultants, meeting facilitator(s), transportation, translation services, color computer printouts, high resolution scans, purchase of copyrighted material, photocopies, photography, postage, and overnight delivery charges. All reimbursable expenses incurred shall be billed at the completion of each project phase and payable upon receipt. Reimbursable expenses are estimated to be \$500.00 with cost not to exceed \$1000.00.

#### **WORKING ARRANGEMENTS**

Designer shall perform the Services at the Designer's place of business. When it becomes necessary or appropriate for the Designer to perform services at Client's place of business, Client shall provide workspace, security arrangements and materials necessary in conjunction with the performance of the Services outlined above. Client shall have direct supervision over the assignment activities of the Designer, unless otherwise specified. Client shall designate specific persons to coordinate administrative and technical matters prior to the assignment.

#### **ADA & MUTCD COMPLIANCE**

Client acknowledges that the Designer will use reasonable effort and judgment to interpret applicable Americans with Disabilities Act ("ADA") requirements / guidelines and Federal Highway Administration (FHWA) requirements as specified in the Manual for Traffic Control Devices (MUTCD) along with other federal, state, and local laws, rules, codes, ordinances, and regulations as they apply to this project. The Designer, however, cannot and does not warrant or guarantee that any phase of the project will comply with guidelines and/or requirements of other federal, state, and local laws, rules, codes, ordinances, or regulations as they apply to this project.

## DESIGNS

Concepts, layouts, and color applications that are created for the outlined scope of work but not approved by the Client shall remain the exclusive property of the Designer, who will be free to use such designs in any way desired. No use of same shall be made except upon agreed to compensation. The Designer reserves the right to use any work produced for promotions, such work may be used or reproduced in any reasonable way for marketing needs.

## CONFIDENTIAL INFORMATION

Consultant will treat all information and work product relating to assignments as secret and confidential when so identified by Client.

Thank you for this opportunity. We look forward to working with you and your staff.  
Respectfully submitted,



Ray Berberich  
BERBERICH DESIGN

## EXECUTION OF AGREEMENT

This Agreement entered into as of the date indicated above and incorporates the attached Terms and Conditions.

CLIENT: \_\_\_\_\_

DESIGNER: \_\_\_\_\_



ITS: \_\_\_\_\_

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



**Kevin Kuchenbecker**  
Historic Preservation Officer  
Telephone (605) 578-2082  
kevin@cityofdeadwood.com

## MEMORANDUM

---

**Date:** March 4, 2022  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Approval to contract with Archaeo-Physics, LLC to conduct geophysical investigation

---

City staff is requesting permission to conduct non-invasive geophysical investigations on three sites in the City of Deadwood. The surveys will be used for subsurface mapping of historic graves and features of these three locations. Plans are to conduct the surveys at Gordon Park, Oakridge Municipal Cemetery and 66 Taylor Avenue. The findings will provide useful information for any future projects at these locations.

Archaeo-Physics has presented a quote to conduct geophysical investigations at Gordon Park, Oakridge Municipal Cemetery and 66 Taylor Avenue at a cost not to exceed \$11,990.00 with the cost being split between HP Archaeology, Oakridge and Mt. Moriah Cemeteries. A copy of the quote is attached for your review.

The Historic Preservation Commission reviewed this request at their February 9, 2022, meeting and had concerns regarding the cost of the project and directed staff to research South Dakota companies to see if they can do this project and report back to the Commission.

Staff contacted the SD School of Mines and they use similar equipment for geological but not archeology. The State Archeological Research Center apparently does not have this type of equipment. No other South Dakota firms have been identified. Staff has reached out to the USGS offices to determine if they would have any equipment and experience.

**Recommended Motion:** *Recommend to the City Commission to contract with Archaeo-Physics, LLC to conduct geophysical investigations at Gordon Park, Oakridge Cemetery and 66 Taylor Avenue at a cost not to exceed \$11,990.00 to be paid equally from HP Archaeology line item, Oakridge and Mt. Moriah Cemetery funds.*



SHALLOW  
SUBSURFACE  
GEOPHYSICAL  
SURVEY

## Proposal to Conduct a Geophysical Investigation of Three Sites in Deadwood, SD

2 February 2022

Prepared by Geoffrey Jones

Archaeo-Physics LLC, 4150 Dight Avenue #110, Minneapolis, MN 55406

(612) 201-9333 | e-mail: [jones@archaeophysics.com](mailto:jones@archaeophysics.com)

For:

City of Deadwood

108 Sherman Street

Deadwood, SD 57732

### Overview

This is a proposal by Archaeo-Physics, LLC (Archaeo-Physics) to conduct a non-invasive geophysical investigation of three sites in the City of Deadwood, South Dakota. Geophysical survey will be used for subsurface mapping of historic structures, graves, and other features. The results are intended for historic preservation and planning. Four geophysical methods will be available: ground penetrating radar, electrical resistance, magnetic field gradient, and EM conductivity/magnetic susceptibility survey. At least two methods will be used at each site to improve feature detection and interpretation.

The sites to be surveyed are:

1. Gordon Park, adjacent to the Deadwood Recreation & Aquatic Center. Survey area will be approximately 0.1 acres (440 square meters). Ground penetrating radar survey is anticipated to be the principal geophysical method, with electrical resistance or EM conductivity/magnetic susceptibility survey as secondary methods.
2. Oakridge Municipal Cemetery. Survey area will be approximately 0.79 (3,200 square meters). Electrical resistance survey is anticipated to be the principal geophysical method, with magnetic field gradient or EM conductivity/magnetic susceptibility survey as secondary methods.
3. 66 Taylor Avenue, a residential lot formerly a historic cemetery. Survey area will be approximately 0.08 acres (330 square meters). Electrical resistance survey is anticipated to be the principal geophysical method, with EM conductivity/magnetic susceptibility survey as a secondary method.

The anticipated survey methods are based on available information regarding soils and environmental conditions and expected targets. On-site assessment may suggest alternative methods as most appropriate. The available methods are adaptable to a wide range of conditions and target types.

### Geophysical survey methods

Prior to geophysical data collection, the survey areas would be divided into rectangular survey "grids" marked with wooden stakes. The survey grid system forms the basis for spatial control during data collection. A total station would be used for grid stakeout, and the grid system would be geographically referenced with high-accuracy gps.

With all of the instruments, data will be collected in parallel lines, with a spacing of 50cm or less between lines and multiple samples per meter along each line. Sample densities will vary with each method, but will be appropriate for high-resolution mapping.

Data will be conducted on site by Archaeo-Physics, LLC personnel, consisting of one Lead Investigator and one Field Technician.

***Instrumentation and survey parameters:******Ground penetrating radar***

GPR survey will be conducted using a Sensors & Software Noggin GPR system with an operating frequency 500 MHz. Data sample density would be at least 40 samples per square meter. Data would be modeled in three dimensions for planview and profile mapping.

***Electrical resistance survey***

A Geoscan Research RM15 resistance meter will be used to perform the resistance survey. Typically, this might be used in twin-electrode or square-array configuration, with array and electrode spacing selected based on site conditions. Data sample density will be at least 4 samples per square meter.

***Magnetic field gradient survey***

Magnetic survey will use a Geoscan RM85/FAB1/FGM650 fluxgate gradiometer. Data sample density will be at least 16 points per square meter.

***Electromagnetic conductivity/magnetic susceptibility survey***

A CMD Mini-Explorer will be used to simultaneously collect both conductivity and magnetic susceptibility data from multiple depths. Data sample density would typically be at least 8 samples per square meter.

***Interpretation and Reporting***

All geophysical data will be processed using a variety of filtering and analysis techniques to enhance the detectability of possible features while suppressing geologic and modern “clutter,” statistical noise, and systematic error. Graphic displays of data will be optimized for cultural interpretation.

A technical report will discuss geophysical methods, survey design and data processing parameters, and results with interpretations. Results will be presented graphically within the technical report as high-resolution color and grayscale images.

***Schedule***

It is anticipated that fieldwork will be conducted during the spring of 2022, dates to be determined. If fieldwork occurs during the June-September field season, the cost of investigation will reflect higher lodging costs. It is estimated that data collection will require 3-4 days to complete (unless delayed by weather). Preliminary interpretation will be available within one week of completion of fieldwork. A formal report and invoice will be delivered within six weeks of completion of fieldwork.

***Site access***

The City of Deadwood will ensure access to the investigation areas during scheduled fieldwork. This includes: any permissions required; necessary landowner contact; conflict with other work or events; and ensuring that areas will be reasonably clear of obstacles that might limit coverage.

***Deliverables***

Deliverables will be the report of investigation, survey results maps, and data files. Unless otherwise requested, all deliverables will be delivered in digital formats. Archaeo-Physics personnel will also provide post-survey support and consultation.

***Cost of Investigation***

Two options are presented below, representing different seasonal lodging rates:

***Option 1 (If fieldwork is conducted outside the June-September tourist season)***

The cost of the services described will be a fixed fee of \$11,665.00

If services outside of the above scope are requested by the City of Deadwood, They will be invoiced at the following rates:

Hourly rate for Lead Investigator: \$85

Hourly rate for Field Technician \$40/hour



Per diem lodging, per person: \$96  
 Per diem meals, per person: \$74  
 Per diem meals first and last day of travel, per person: \$55.5  
 Vehicle transport, per mile: \$0.585  
 Materials: at cost

***Option 2 (If fieldwork is conducted during June-September)***

The cost of the services described will be a fixed fee of \$11,990.00

If services outside of the above scope are requested by the City of Deadwood, They will be invoiced at the following rates:

Hourly rate for Lead Investigator: \$85  
 Hourly rate for Field Technician \$40/hour  
 Per diem lodging, per person: \$128  
 Per diem meals, per person: \$74  
 Per diem meals first and last day of travel, per person: \$55.5  
 Vehicle transport, per mile: \$0.585  
 Materials: at cost

**Approvals (signature)**

***City of Deadwood***

Authorized signature:

Date:

***Archaeo-Physics, LLC***

Authorized signature:

Date:

Case No. 220024  
Address: 668 Main Street

Date: March 4, 2022

### **Staff Report**

The applicant has submitted an application for a Certificate of Appropriateness for work at 668 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Jeff Lamont  
Owner: Black Diamond Capital LLC  
Constructed: 1880/1938

### **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:** The Merchant's National Bank was constructed on this site in 1880. The local telephone exchange took an upstairs office in 1882. The bank moved out, and the main floor served as retail space for many years, including Fishel's Bazaar, Arnold Brothers Grocery, Kirk Phillips' Drug Store, and the Modern clothing store. The Hub was one such retail establishment, which occupied the building from 1910 until 1938. In that year, the telephone company expanded its offices and occupied the entire building. The front was also remodeled to its current appearance in 1938.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to remove the existing upper second floor windows and replace with Marvin Magnum wood windows as well as make rear window openings larger to meet egress code as this floor is being remodeled for employee housing. Plans are to also replace the steel side alley door with a new storefront style door.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff has had several conversations and a site visit and will continue to work closely with the applicant. Final window specs will be administratively reviewed. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



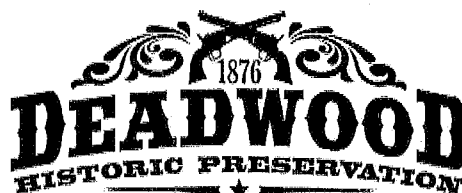
**Motions available for commission action:**

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

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

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



## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_  
☐ Project Approval  
☐ Certificate of Appropriateness  
 Date Received \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Date of Hearing \_\_\_\_/\_\_\_\_/\_\_\_\_

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
Deadwood Historic Preservation Office  
108 Sherman Street  
Deadwood, SD 57732

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

### PROPERTY INFORMATION

Property Address: 688 Main Street Deadwood, SD

Historic Name of Property (if known):

### APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: Black Diamond Capital, LLC

Address: 205 6th Ave. SE Suite 300

City: Aberdeen State: SD Zip: 57401

Telephone: 605-225-1712 Fax: \_\_\_\_\_

E-mail: jlamont@lamontcompanies.com

Architect's Name: N/A

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor's Name: Lamont Companies

Address: 205 6th Ave SE Suite 300

City: Aberdeen State: SD Zip: 57401

Telephone: 605-225-1712 Fax: \_\_\_\_\_

E-mail: jlamont@lamontcompanies.com

Agent's Name: Jeff Lamont

Address: Same

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

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

## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>					
Project Start Date: <u>6/1/22</u>		Project Completion Date (anticipated): <u>7/1/22</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"/> Material		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof	
<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 type="checkbox"/> Restoration	<input checked="" 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>Metal clad &amp; Fiber</u> Style/type _____					
<input type="checkbox"/> PORCH/DECK	<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		
Note: Please provide detailed plans/drawings					
<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 in detail, 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. 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. Describe in detail below (add pages as necessary).

Remove existing upper 2nd floor windows and replace. See attached window specs.

Make rear window openings larger to meet egress code.

Replace steel side alley door with new storefront style door.

## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_


## SIGNATURES

I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

 2-23-22  
SIGNATURE OF OWNER(S) DATE

 2-23-22  
SIGNATURE OF AGENT(S) DATE

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

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

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

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

## APPLICATION DEADLINE

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

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

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

## Unit Features

Ultimate Double Hung Magnum: UWDHM

Ultimate Single Hung Magnum: UWSHM

Ultimate Double Hung Magnum Picture: UWDHMP

Ultimate Double Hung Magnum Transom: UWDHMTR

### Operating Hardware:

- Sash lock and keeper: surface mounted, open style crescent cam lock. Two locks on glass of 36" (914) and wider. Color: Satin Taupe.
  - Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel, and Oil Rubbed Bronze.
- Balance System: Spiral balance system, designed to balance sash from 10 lbs. to 130 lbs.
- Pivot pins two per sash made of stainless steel are used. Clutches two per sash designed to receive the pivot pin and are designed to support sash weight up to 130 lbs.
- Tilt latch provided for easy tilting of the top sash inward, located at check rail.
- Optional Sash lift: same colors as offered in locks.
- Optional window opening control device field applied.

### Optional Glass: WUDHM - 7/8" (22) glazing, WUDHMP - 1" (25) glazing only

- Tripane Low E1 outer piece and Low E1 Argon inner piece
- Tripane Low E1 outer piece and Low E1 Krypton-Argon inner piece
- Tripane Low E2 outer piece and Low E2 Argon inner piece
- Tripane Low E2 outer piece and Low E2 Krypton-Argon inner piece
- Tripane Low E3 outer piece and Low E1 Argon inner piece
- Tripane Low E3 outer piece and Low E1 Krypton-Argon inner piece

### CE Optional Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS Argon or air, Low E3/ERS Argon or air, clear, laminated clear and tints. tempered, sandblasted
- Optional Tripane glass types for WUDHM - 7/8" (22) glazing, WUDHMP - 1" (25) glazing only: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glass panes available in 3, 4, or 6 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included

### CE Mulling Options:

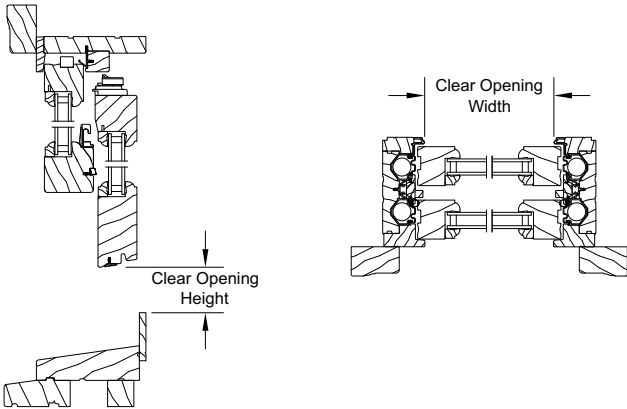
- Mull assemblies up to 70 3/4" (1797) x 80 3/8" (2042) as 1H x multi-width
- Mull assemblies with 1" (25) LVL or 3/8" (10) aluminum mull reinforcement up to 124 7/8" (3172) x 100 3/8" (2550) as a multi-wide or multi-high assembly



Egress and Vent Openings

Not to Scale

Egress Conversions		
Glass Size Width = 1 7/8" (48) = Egress Width Rough Opening Width - 4 1/2" (114) = Egress Width		
Glass Size Height	Rough Opening Height	Egress Height
20" (508) to less than 28" (711)	49 1/2" (1257) to less than 65 1/2" (1664)	16 1/2" (419)
28" (711) to less than 38" (965)	65 1/2" (1664) to less than 85 1/2" (2172)	24 1/2" (622)
38" (965) to less than 49" (1245)	85 1/2" (2172) to less than 107 1/2" (2731)	34 1/2" (876)
49" (1245) to less than 60" (1524)	107 1/2" (2731) to less than 129 1/2" (3289)	45 1/2" (1156)

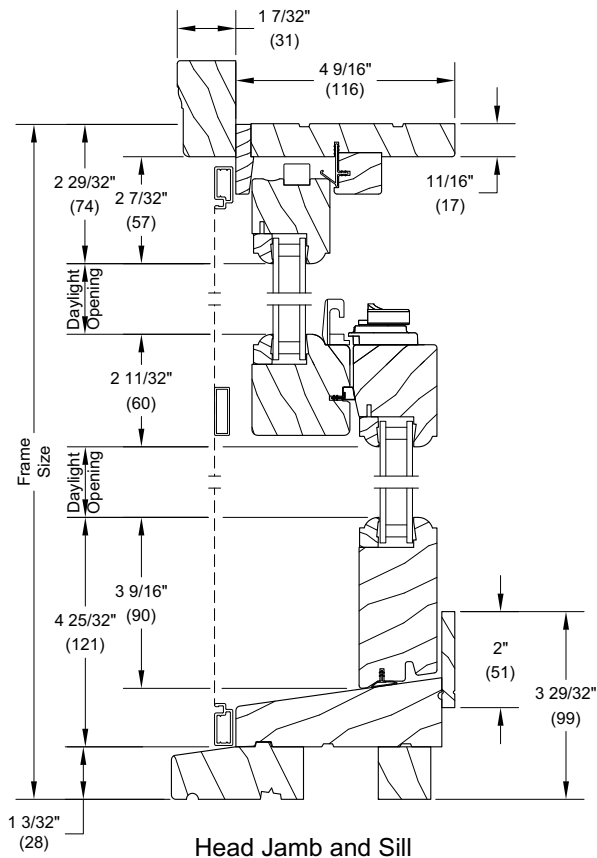




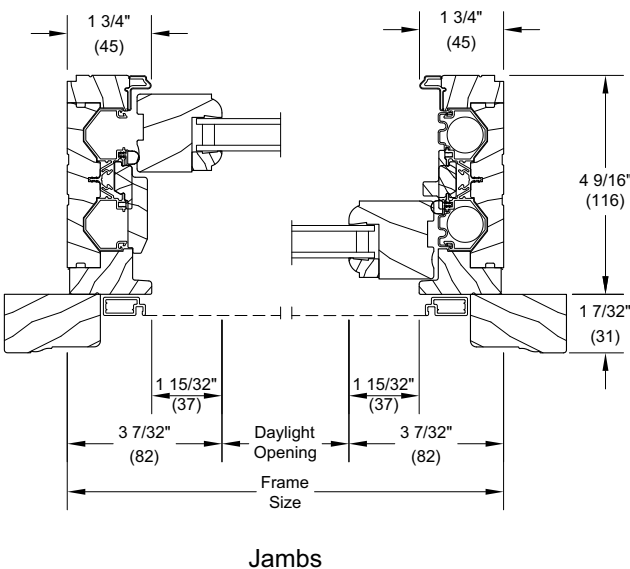
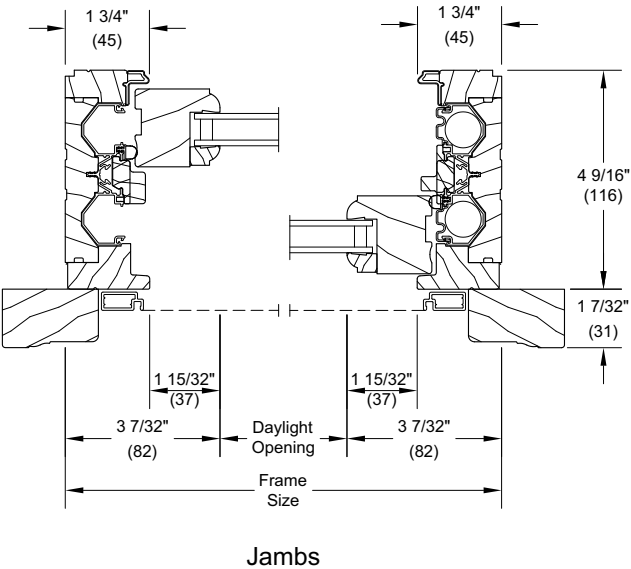
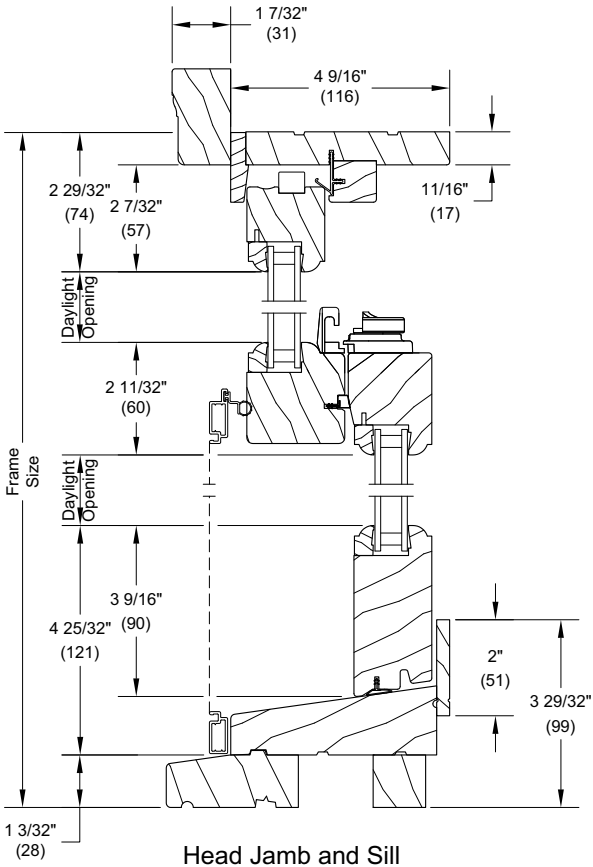
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung



Single Hung



# Gold Dust Magnum Double Hungs

Quote #: 8BHGVEM

A Proposal for Window and Door Products prepared for:

**Shipping Address:**

KNECHT HOME CENTER - SPEARFISH  
2905 4TH AVE  
SPEARFISH, SD 57783-3299



KYLE WAHLFELDT  
KNECHT HOME CENTER - SPEARFISH  
320 WEST BOULAVARD  
RAPID CITY, SD 57701  
Phone: (605) 642-8839

Email:  
kyle.wahlfeldt@knechthomecenter.com

This report was generated on 3/4/2022 1:25:18 PM  
using the Marvin Order Management System,  
version 0003.13.00 (Current). Price in USD. Unit  
availability and price are subject to change. Dealer  
terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

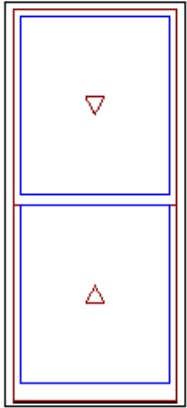
The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.  
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3		TOTAL UNIT QTY: 11		EXT NET PRICE: USD 17,594.86		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Alley Side	Ultimate Wood	Double Hung RO 38 1/4" X 82"	1,350.43	6	8,102.58
2	Street Side	Ultimate Wood	Double Hung Magnum RO 57 1/2" X 82 1/8"	2,203.12	4	8,812.48
3	Back Room Egress	Ultimate Wood	Casement RO 33" X 43 5/8"	679.80	1	679.80

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Alley Side	Net Price:		1,350.43
Qty: 6		Ext. Net Price:	USD	8,102.58



As Viewed From The Exterior

FS 37 1/4" X 81 1/2"

RO 38 1/4" X 82"

### Egress Information

Width: 33 11/16" Height: 35 3/64"

Net Clear Opening: 8.20 SqFt

### Performance Information

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.51

Condensation Resistance: 57

CPD Number: MAR-N-68-05547-00001

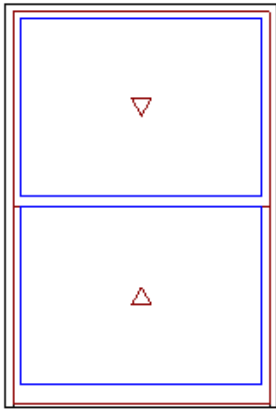
ENERGY STAR: NC

Primed Pine Exterior  
Primed Pine Interior  
Ultimate Wood Double Hung  
Rough Opening w/o Subsill  
38 1/4" X 82"  
Top Sash  
Primed Pine Sash Exterior  
Primed Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Primed Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Satin Taupe Sash Lock  
Beige Jamb Hardware  
Non Finger-Jointed Blindstop  
Aluminum Screen  
Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jambs  
Exterior Casing - None  
No Subsill  
Non Finger-Jointed Sill  
No Installation Method  
\*\*\*Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.  
Field application may require special sizing.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Street Side	Net Price:		2,203.12
Qty: 4		Ext. Net Price:	USD	8,812.48



Primed Pine Exterior  
Primed Pine Interior  
Ultimate Wood Double Hung Magnum  
Rough Opening w/o Subsill  
57 1/2" X 82 1/8"  
Top Sash  
Primed Pine Sash Exterior  
Primed Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Bottom Sash  
Primed Pine Sash Exterior  
Primed Pine Sash Interior  
IG - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar



As Viewed From The Exterior

FS 56 1/2" X 81 5/8"

RO 57 1/2" X 82 1/8"

**Egress Information**

Width: 53" Height: 24 9/32"

Net Clear Opening: 8.94 SqFt

**Performance Information**

U-Factor: 0.29

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.5

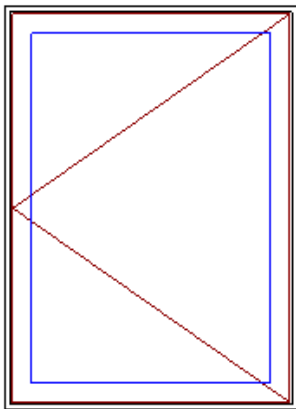
Condensation Resistance: 57

CPD Number: MAR-N-318-06596-00001

ENERGY STAR: NC

Ovolo Exterior Glazing Profile  
Ovolo Interior Glazing Profile  
Non Finger-Jointed Blindstop  
2 Per Unit Satin Taupe Sash Lock  
Beige Jamb Hardware  
Magnum Screen  
Stone White Surround  
Bright View Mesh  
\*\*\*Screen/Combo Ship Loose  
4 9/16" Jambs  
Exterior Casing - None  
No Subsill  
Non Finger-Jointed Sill  
No Installation Method  
\*\*\*Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.  
Field application may require special sizing.  
\*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Back Room Egress	Net Price:		679.80
Qty: 1		Ext. Net Price:	USD	679.80



As Viewed From The Exterior

FS 32" X 43 1/8"

RO 33" X 43 5/8"

**Egress Information**

Width: 24 57/64" Height: 38 1/64"

Net Clear Opening: 6.57 SqFt

**Performance Information**

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 59

CPD Number: MAR-N-347-17405-00001

ENERGY STAR: NC

Primed Pine Exterior  
Primed Pine Interior  
Ultimate Wood Casement - Left Hand  
CN 3244  
Rough Opening w/o Subsill  
33" X 43 5/8"  
Frame Size w/o Subsill  
32" X 43 1/8"  
Primed Pine Sash Exterior  
Primed Pine Sash Interior  
IG - 3/4" - 1 Lite  
Low E2 w/Argon  
Black Perimeter Bar  
Ogee Interior Glazing Profile  
Standard Bottom Rail  
Beige Weather Strip  
Satin Taupe Folding Handle  
Satin Taupe Multi - Point Lock  
Aluminum Screen  
Satin Taupe Surround  
Bright View Mesh  
4 9/16" Jambs  
Exterior Casing - None  
No Subsill  
No Installation Method  
\*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	17,594.86
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	17,594.86

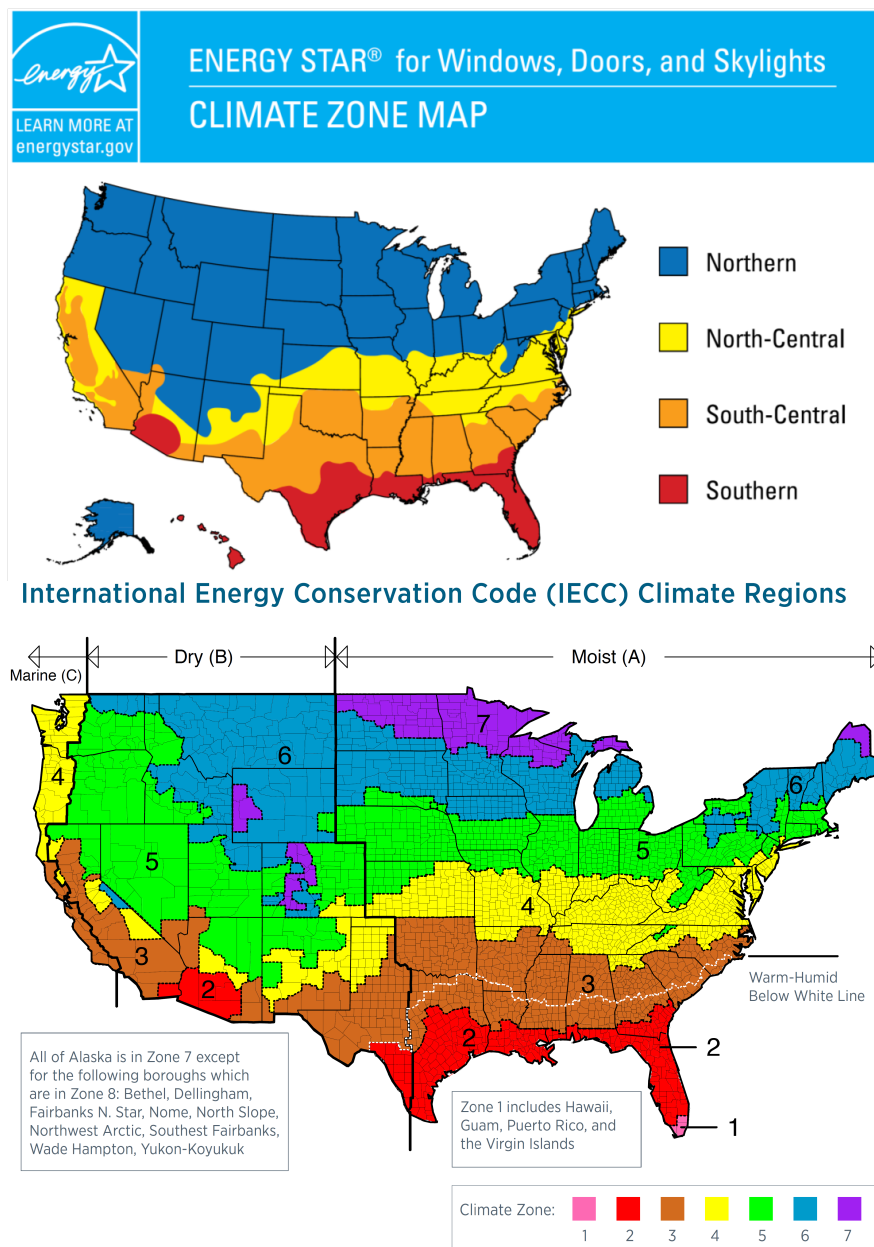
## PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 17,594.86

0.000% Sales Tax: USD 0.00

Project Total Net Price: USD 17,594.86

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_



Date: February 29, 2022

Case No. 220025

Address: 685 Main Street

### **Staff Report**

The applicant has submitted an application for a Certificate of Appropriateness for work at 685 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: DHIH LLC

Owner: DHIH LLC

Constructed: ca. 1899-1900

### **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 located in the Waite Block. The tenant on the first floor was the John C. Haines department store, advertised as “The Big Store”. Offices and apartments occupied the balance of the second and third stories. The upper floors featured an ornate parlor with a tile fireplace, portions of which remain intact. Haines was replaced by Montgomery Ward in 1940. The false windows on the Deadwood Street side were inserted during construction to avoid the monotony of a solid brick wall.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace existing green awnings with black with gold striped awnings. Add one new awning above the new south entry door. Text will be stitched into the valence of the awnings as shown in the renderings. Add Edison-type bulbs on top of the parapet, similar to those on top of the Franklin Hotel.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** The awning signs have been reviewed and approved by the Planning and Zoning Commission. This application is for the awnings only. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District

**Motions available for commission action:**

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

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.





Case No. \_\_\_\_\_  
☐ Project Approval  
☐ Certificate of Appropriateness  
 Date Received \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Date of Hearing \_\_\_\_/\_\_\_\_/\_\_\_\_

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
Deadwood Historic Preservation Office  
108 Sherman Street  
Deadwood, SD 57732

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

### PROPERTY INFORMATION

Property Address: 685 Main Street

Historic Name of Property (if known): Hickok's

### APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: dhiih, LLC  
 Address: 685 Main Street  
 City: Deadwood State: SD Zip: 57732  
 Telephone: 605-920-8510 Fax: \_\_\_\_\_  
 E-mail: rich@hickok's.com

Architect's Name: Chamberlin Architects  
 Address: 725 St. Joseph  
 City: Rapid City State: SD Zip: 57702  
 Telephone: 605-355-6804 Fax: \_\_\_\_\_  
 E-mail: bburns@chamberlinarchitects.com

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

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

### TYPE OF IMPROVEMENT

- |   |  |                                      |  |
|---|--|--------------------------------------|--|
| <input type="checkbox"/> Alteration (change to exterior)          | <input type="checkbox"/> New Building      | <input type="checkbox"/> Addition    | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction                         | <input type="checkbox"/> Re-Roofing        | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting   |
| <input type="checkbox"/> General Maintenance                      | <input type="checkbox"/> Siding            | <input type="checkbox"/> Windows     | <input type="checkbox"/> Porch/Deck          |
| <input checked="" type="checkbox"/> Other <u>Parapet Lighting</u> | <input checked="" type="checkbox"/> Awning | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |

**FOR OFFICE USE ONLY**

Case No. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>				
Project Start Date: <u>Soon</u>		Project Completion Date (anticipated): <u>May 2022</u>		
<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> <b>ROOF</b>	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> <b>GARAGE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> <b>FENCE/GATE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOWS</b>	<input type="checkbox"/> <b>DOORS</b>	<input type="checkbox"/> <b>STORM DOORS</b>	
	<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"/> <b>PORCH/DECK</b>	<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	
Note: Please provide detailed plans/drawings				
<input checked="" type="checkbox"/> <b>SIGN/AWNING</b>	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	
Material <u>Fabric</u> Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments				

**DESCRIPTION OF ACTIVITY**

Describe in detail, 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. 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. Describe in detail below (add pages as necessary).

Replace existing green awnings with new canvas awning.

The color of the awning will be black with gold / tan pinstripes.

Add one new awning above the new south entry door.

Text will be stitched into the valence of the awnings as shown in the renderings.

Add Edison-type bulbs on top of the parapet, similar to those on top of the Franklin Hotel.

## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

## SIGNATURES

**I HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

SIGNATURE OF OWNER(S)

DATE



SIGNATURE OF AGENT(S)

2/15/22

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

## APPLICATION DEADLINE

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

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

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



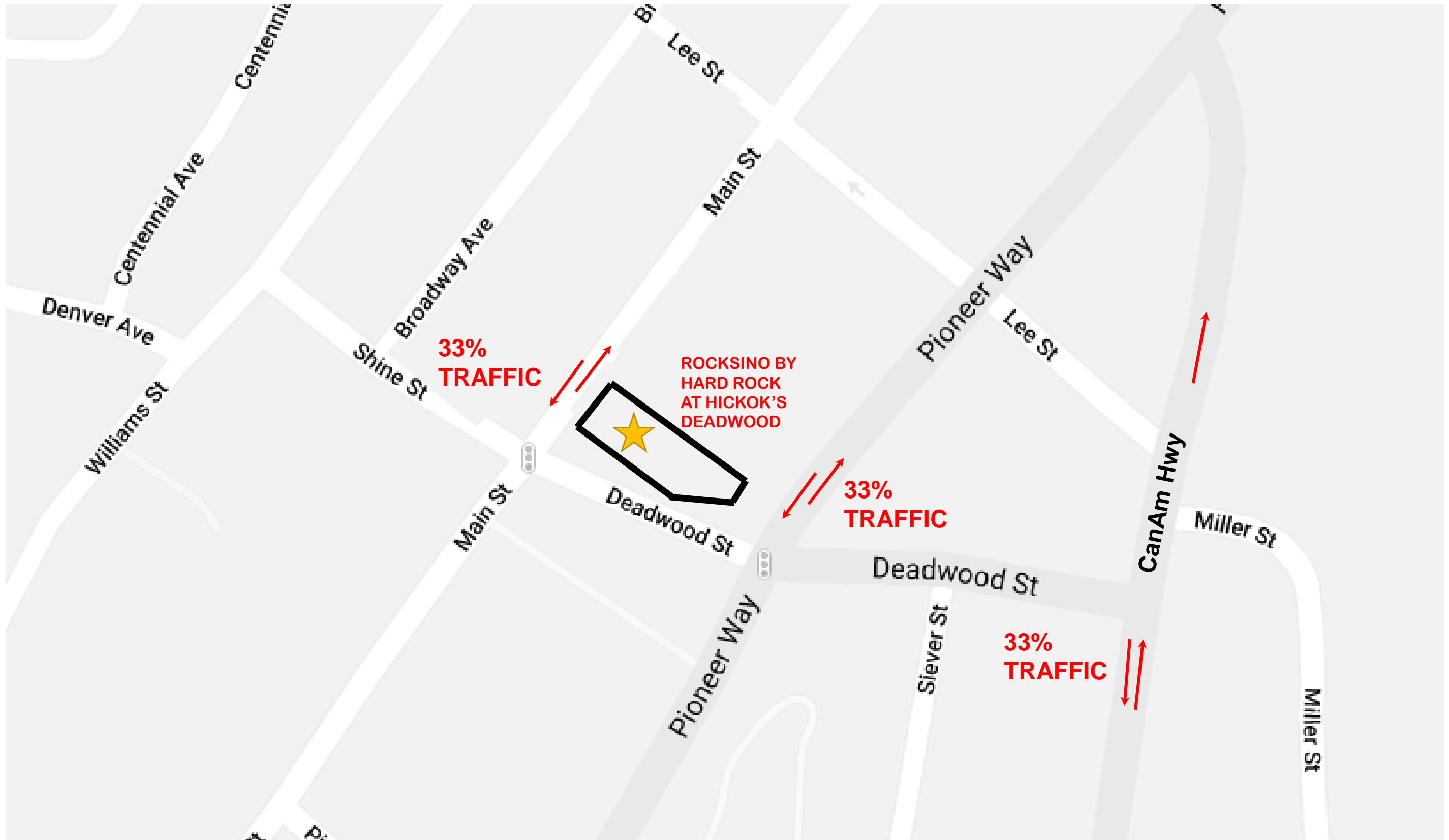


**DEADWOOD**

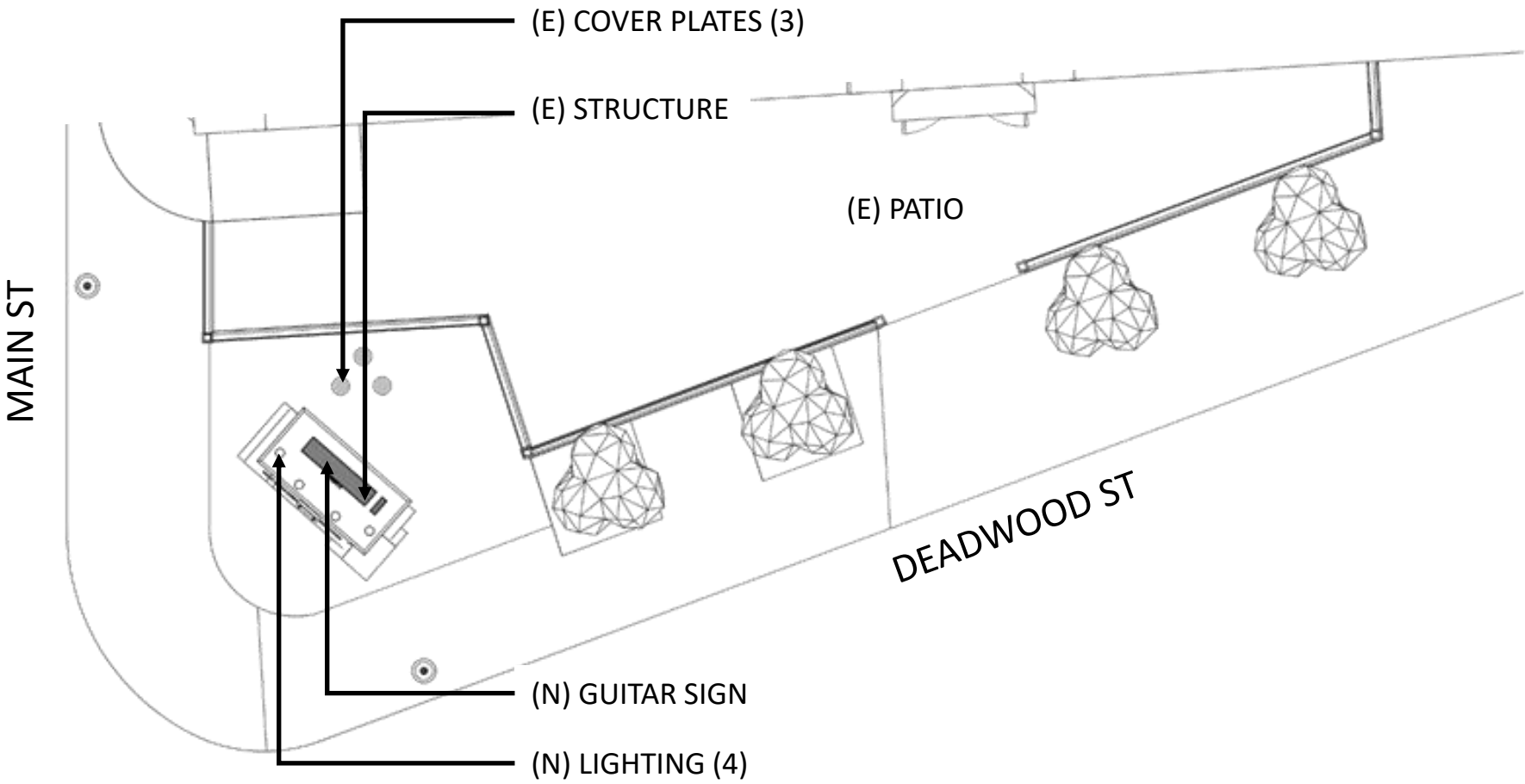
OUTLAW SQUARE  
DESIGN PRESENTATION

**HISTORIC PRESERVATION  
AWNING DESIGN**

02-09-2022

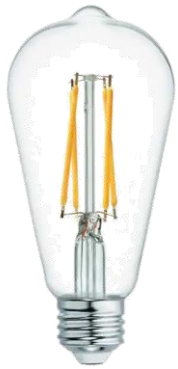








VINTAGE EDISON PARAPET  
LIGHTS



SIGNAGE

***Rocksino***  
BY HARD ROCK

**DEADWOOD**







BRANDING ON  
12" VALANCE



VIEW 1





BRANDING ON 12" VALANCE

VIEW 5

## SIGNAGE

CANOPY 1 – 486 SF

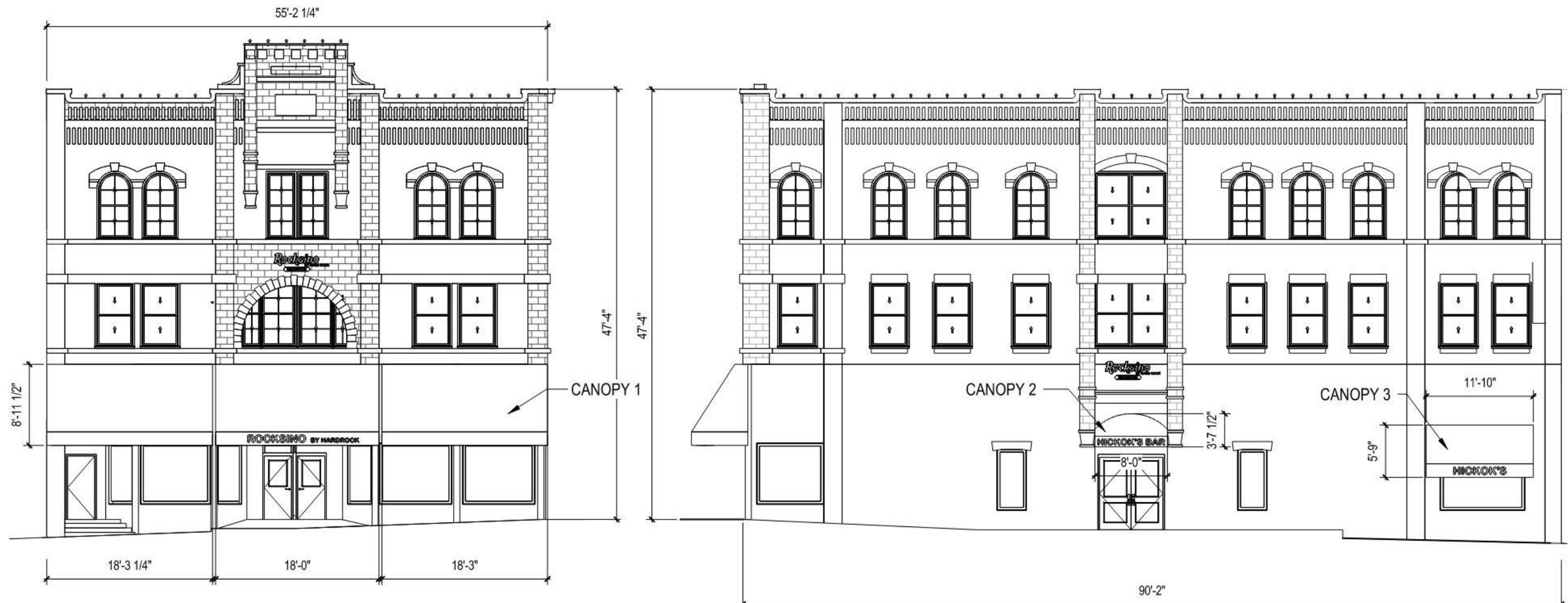
CANOPY 2 – 29 SF

CANOPY 3 – 68 SF

CANOPY 4 – 44 SF

CANOPY 5 – 63 SF

CANOPY 6 – 63 SF

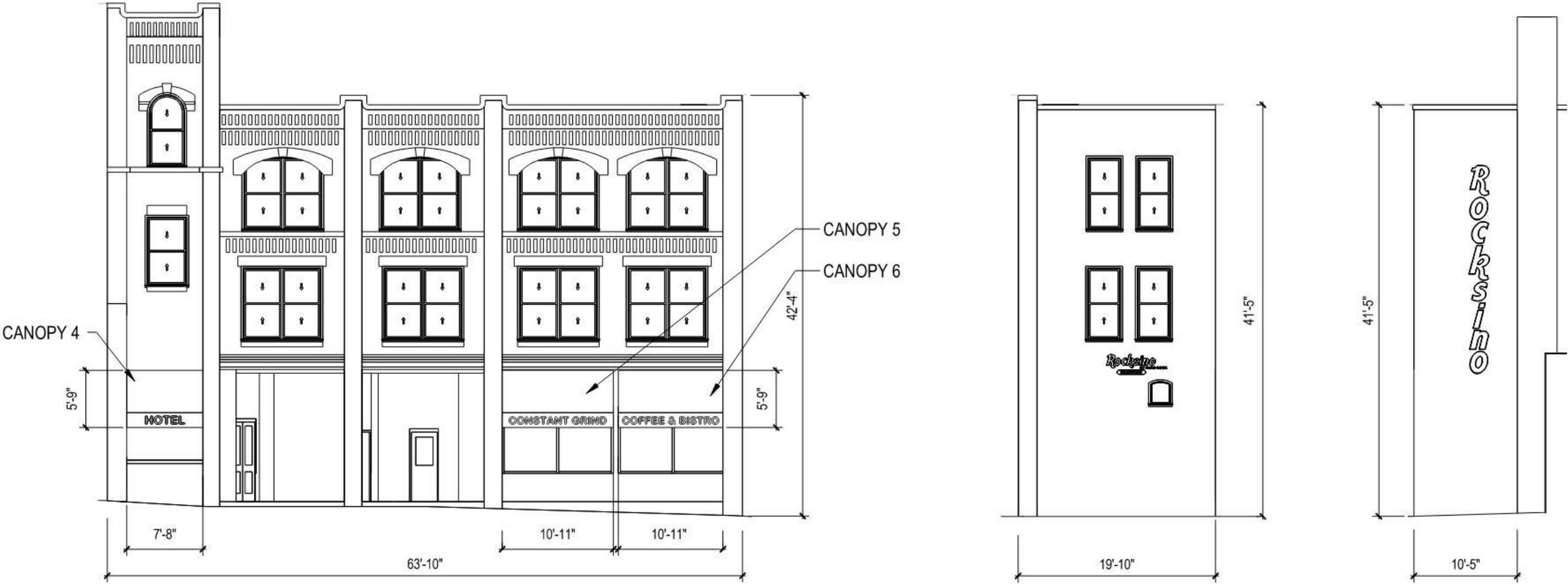


SIGNAGE SQUARE FOOTAGE



# SIGNAGE

- CANOPY 1 – 486 SF
- CANOPY 2 – 29 SF
- CANOPY 3 – 68 SF
- CANOPY 4 – 44 SF
- CANOPY 5 – 63 SF
- CANOPY 6 – 63 SF



SIGNAGE SQUARE FOOTAGE

Date: February 28, 2022

Case No. 220026

Address: 766 MAIN ST

**Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 766 MAIN ST, a CONTRIBUTING structure located in Planning Unit in the City of Deadwood.

Applicant: Brad Peterson  
Owner: Dragon Belly LLC  
Constructed: 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 is requesting permission to replace all windows with wood windows. [Staff conducted a site visit to review the windows. The applicant will be repairing the existing windows and installing new wooden storm doors. This is similar to the other properties they have rehabilitated]

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The applicant is applying for the Wood Windows and Doors Program and the Elderly Resident Program. The agreed upon 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.





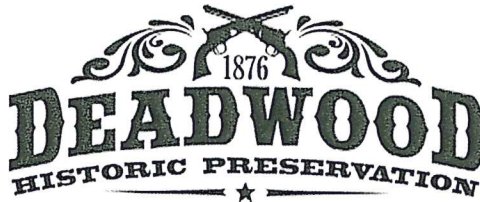
**Motions available for commission action:**

**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



FOR OFFICE

Section 7 Item c.

Case No. 2200

☐ Project Approval

☒ Certificate of Appropriateness

Date Received 2/24/22

Date of Hearing 3/9/22

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
Deadwood Historic Preservation Office  
108 Sherman Street  
Deadwood, SD 57732

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

### PROPERTY INFORMATION

Property Address: 766 Main Street

Historic Name of Property (if known): Norgaard

### APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: Brad Peterson

Address: 766 Main Str.

City: Deadwood State: SD Zip: 57732

Telephone: 605-641-2843 Fax: \_\_\_\_\_

E-mail: deadwoodtuckerinn@gmail.com

Architect's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor's Name: Kieth Unenstamm

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: 605-920-1282 Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other \_\_\_\_\_

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

**ACTIVITY:** (CHECK AS APPLICABLE)

Project Start Date: \_\_\_\_\_ Project Completion Date (anticipated): \_\_\_\_\_

☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other \_\_\_\_\_☐ **ROOF** ☐ New ☐ Re-roofing ☐ Material  
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ **GARAGE** ☐ New ☐ Rehabilitation  
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement  
☐ Front ☐ Side(s) ☐ Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

☒ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**  
☒ Restoration ☒ Replacement ☒ New  
☒ Front ☒ Side(s) ☒ Rear  
Material Wood Style/type Original☐ **PORCH/DECK** ☐ Restoration ☐ Replacement ☐ New  
☐ Front ☐ Side(s) ☐ Rear

Note: Please provide detailed plans/drawings

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

☐ **OTHER** – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

Describe in detail, 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. 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. Describe in detail below (add pages as necessary).

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FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

## SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

*Brad Peterson*

2-24-22

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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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



## Bonny Anfinson

---

**From:** Blake Joseph <blake.r.p.joseph@gmail.com>  
**Sent:** Thursday, February 24, 2022 12:30 PM  
**To:** HP Admin  
**Cc:** Shirlene Joseph; BRAD PETERSON  
**Subject:** 766 Main Street Wood Windows Grant photos

Needs restoration/repair/replacement:

East side, 7 windows











North side, 4 widows







West side, 4 windows







South facade, 4 windows



Main floor interior south side window





Application to follow. Please let me know if you need more photos.

Blake Joseph  
213-407-8966  
Operations Director  
Dragon Belly LLC

Date: February 28, 2022

Case No. 220027  
Address: 65 Terrace St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 65 Terrace St., a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Chris Blair  
Owner: BLAIR, CHRISTOPHER & CANDACE L  
Constructed: c 1896

### **CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL**

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

#### **General Factors:**

##### **1. Historic significance of the resource:**

This building is a contributing resource in the Deadwood National Historic Landmark District. 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. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

##### **2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to rebuild the side and front porches. The porches will be rebuilt in the exact location, size and style of the existing. Remove existing deck boards, railings, stair and ceiling boards. Replace any rotted joists with 2x10 wood boards. Replace deck boards and stair treads using composite decking. Color will be brown providing the appearance of a stained wood deck board. Railing will be rebuilt out of wood in same style as existing rail. Railing will be painted white, same as existing. Replace ceiling boards with wood and paint white, same as existing ceiling.

**Attachments: Yes**

**Plans: No**

**Photos: Yes**

#### **Staff Opinion:**

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



**Motions available for commission action.**

**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

---

**If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**

**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

**C: Second Motion:**

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

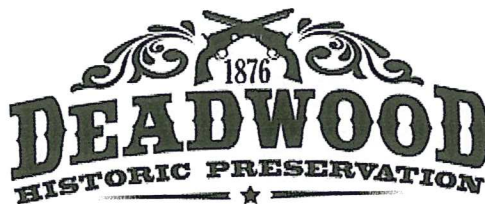
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.



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



FOR OFFICE USE

Section 8 Item a.

Case No. 220021

☒ Project Approval

☐ Certificate of Appropriateness

Date Received 2/18/22

Date of Hearing 3/9/22

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
Deadwood Historic Preservation Office  
108 Sherman Street  
Deadwood, SD 57732

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

### PROPERTY INFORMATION

Property Address: 65 Terrace St

Historic Name of Property (if known): \_\_\_\_\_

### APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: Christopher Blair

Address: 65 Terrace ST

City: Deadwood State: SD Zip: 57732

Telephone: 508-523-9355 Fax: \_\_\_\_\_

E-mail: chris.blair5@gmail.com

Architect's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor's Name: Post Construction

Address: 268 Oak Ridge Rd

City: Spearfish State: SD Zip: 57783

Telephone: 605-639-1287 Fax: \_\_\_\_\_

E-mail: mrpost2548@gmail.com

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other \_\_\_\_\_

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☒ Porch/Deck

☐ Fencing



## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

**ACTIVITY:** (CHECK AS APPLICABLE)Project Start Date: 4/1/2022Project Completion Date (anticipated): 6/1/2022☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other \_\_\_\_\_☐ **ROOF** ☐ New ☐ Re-roofing ☐ Material  
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ **GARAGE** ☐ New ☐ Rehabilitation  
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement  
☐ Front ☐ Side(s) ☐ Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

☐ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**  
☐ Restoration ☐ Replacement ☐ New  
☐ Front ☐ Side(s) ☐ Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_

☐ **PORCH/DECK** ☒ Restoration ☐ Replacement ☐ New  
☐ Front ☐ Side(s) ☐ Rear

Note: Please provide detailed plans/drawings

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement  
Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_☐ **OTHER** – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

Describe in detail, 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. 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. Describe in detail below (add pages as necessary).

Rebuilding side and front decks. Deck will be rebuild in the exact location, size, and style of existing.

Remove existing deck boards, railings, stairs, and ceiling boards.

Replace any rotted joists with 2X10 wood boards.

Replace deck boards and stair treads using composite decking. Color will be brown; providing the appearance of a stained wood deck board. Railing will be rebuild out of wood in same style as existing rail. Rail will be painted white, same as existing railing. Replace ceiling boards with wood and paint

FOR OFFICE USE ONLY

Case No. \_\_\_\_\_


white, same as existing ceiling.

## SIGNATURES

**I HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

 2/18/22  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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













Date: February 17, 2022

Case No. 220018  
Address: 36 Jackson St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 36 Jackson St., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Jeff & Tracy Munce

Owner: MUNCE, JEFFREY SCOTT TRUSTEE MUNCE, TRACY LYNN TRUSTEE ETAL

Constructed: 1903

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

##### 1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. 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, scatter throughout Deadwood's neighborhoods.

##### 2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a 12'x14' wooden deck on the north (right) side of the structure. The deck would follow the white concrete foundation for the ledger, 12' across. The deck walking surface will be trex or similar composite material for longevity and safety from splintering. The entrance to the deck would be off the adjacent upper concrete patio with a small deck platform bridging the concrete patio and the deck. This will allow both access from the concrete patio to both the backyard and the deck. The deck will come out from the house 14'. This will allow room to add stairs to the west side of the deck and still have adequate top and bottom landings and required rise/run on the treads. The railing would be wire hog/horse with 2x6 top rail. The railing will be all wood.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:**

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



**Motions available for commission action:**

**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

---

**If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**

**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

**C: Second Motion:**

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

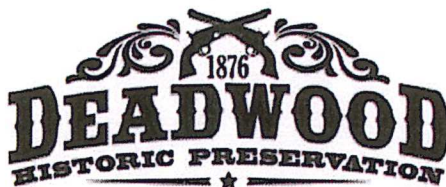
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.



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



## FOR OFFICE USE ONLY

Case No. 220018  
☒ Project Approval  
☐ Certificate of Appropriateness  
 Date Received 2/16/22  
 Date of Hearing 2/23/22

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
Deadwood Historic Preservation Office  
108 Sherman Street  
Deadwood, SD 57732

*HP admin@cityofdeadwood.com*

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

### PROPERTY INFORMATION

Property Address: 36 Jackson

Historic Name of Property (if known):

### APPLICANT INFORMATION

Applicant is: ☒ Owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: Jeff & Tracy Muncie  
 Address: 9300 E 41st St  
 City: Spearfish State: SD Zip: 57110  
 Telephone: 605-261-3644 Fax: \_\_\_\_\_  
 E-mail: jtuncie@msn.com

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

Contractor's Name: Burly Builders  
 Address: 630 St Joe  
 City: Spearfish State: SD Zip: 57783  
 Telephone: 367-660-3373 Fax: \_\_\_\_\_  
 E-mail: burlybuilders@hotmail.com

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

### TYPE OF IMPROVEMENT

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

Updated October 9, 2019



## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>April 2022</u>		Project Completion Date (anticipated): <u>30-45 days</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"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<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 checked="" type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New	
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<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 in detail, 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. 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. Describe in detail below (add pages as necessary).

We want to add a deck on the  
side of our house coming off  
front concrete walk. will be in our  
side yard below the large retaining  
wall along Jackson

## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

## SIGNATURES

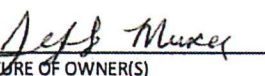
I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

 2-15-22  
SIGNATURE OF OWNER(S) DATE

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

 2-15-22  
SIGNATURE OF OWNER(S) DATE

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

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

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

## APPLICATION DEADLINE

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

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



## Bonny Anfinson

---

**From:** Jeff and Tracy Munce <jtmunce@msn.com>  
**Sent:** Wednesday, February 16, 2022 12:53 PM  
**To:** HP Admin  
**Cc:** Jeff and Tracy Munce  
**Subject:** 36 Jackson St-Application for Project Approval  
**Attachments:** scan.pdf; fullsizeoutput\_27e2.jpeg; IMG\_3433.jpg; scan0001.pdf

I've attached the scanned application.

I've also attached a photo of the north side of 36 Jackson St.. The deck would follow the white concrete foundation for the ledger, 12' across. The entrance to the deck would be off the adjacent upper concrete patio with a small deck platform bridging the concrete patio and the deck. This will allow both access from the concrete patio to both the backyard and the deck. The deck will come out from the house 14'. This will allow us to add stairs to the west side of the deck and still have adequate top and bottom landings and required rise/run on the treads.

I've attached a sample picture of the hog/horse railing. This picture is from the recently finished project at Lincoln and Sherman. We would use standard treated wood, stained to this color, 2x6 top rail, wire hog/horse railing with wire openings to meet/exceed code requirements.

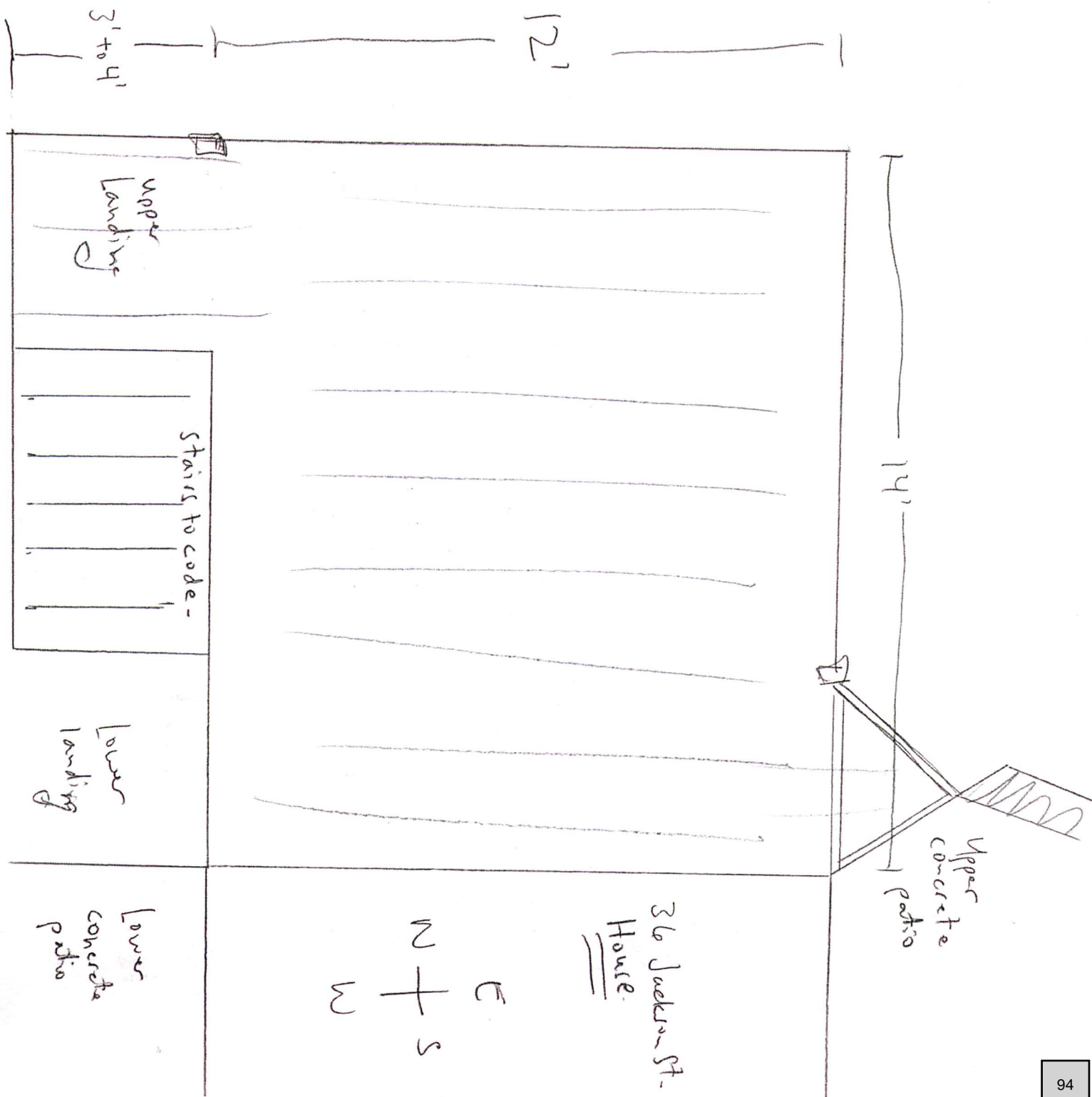
I've attached a scaled drawing of the deck.

The deck walking surface will be trex or similar composite material for longevity and safety from splintering, unless the City requires wood-only decking, then wood is fine. The railing will be all wood, except for the hog/horse wire. No nails will be used in construction. Proper ledger, flashing, and footings will be used to support the deck.

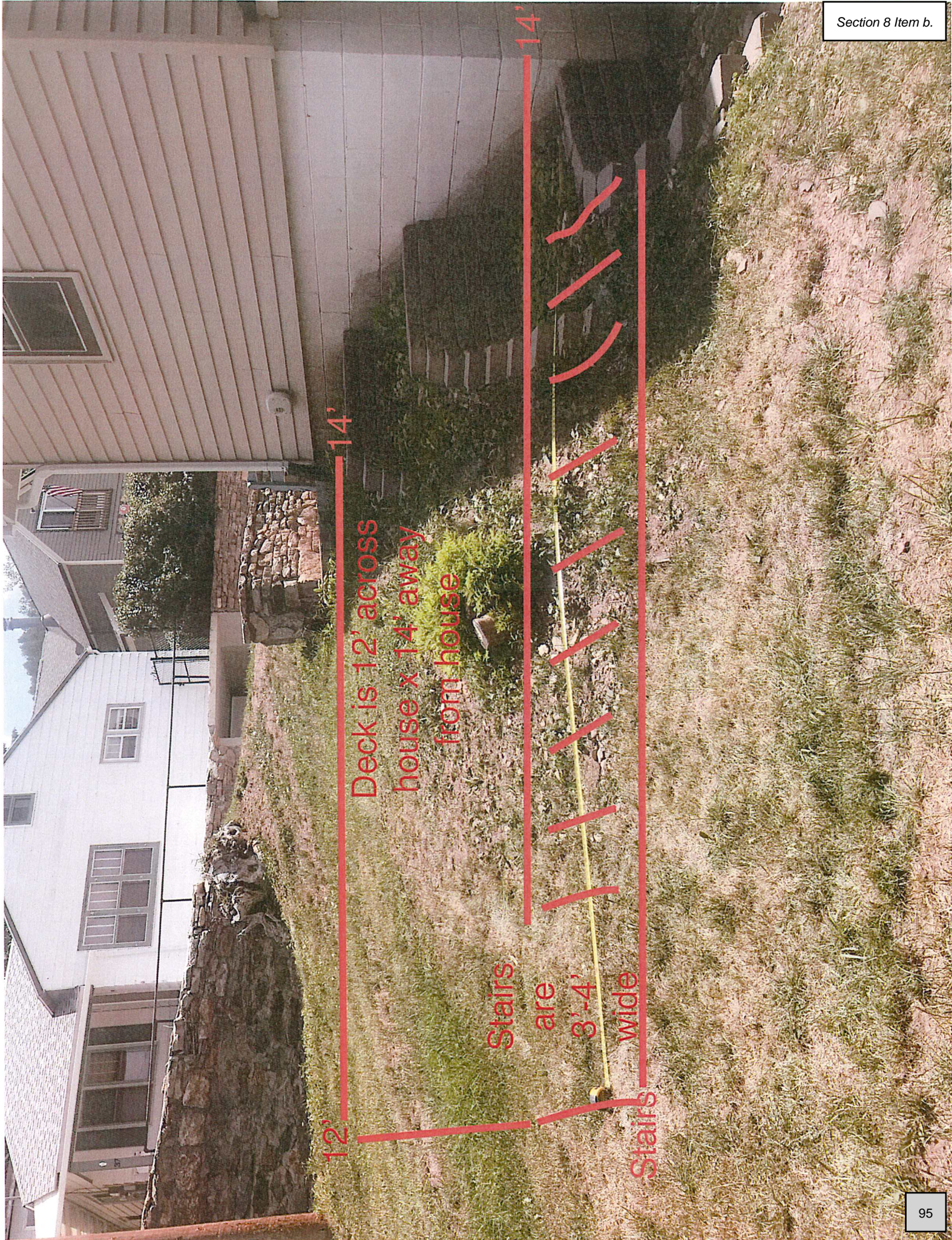
The current landscaping retaining wall block will be removed and new natural stones which matches the upper stone retaining wall and back house foundation will be placed, then landscaping rock with mat will be under the deck for erosion control.

A permit for the work will be pulled by a Deadwood licensed contractor, Burly Builders. They previously did permitted work on our house and the quality of workmanship was impeccable.

Jeff and Tracy Munce  
 36 Jackson St.  
 jtmunce@msn.com  
 605-261-3642 - Jeff













Date: February 17, 2022

Case No. 220019  
Address: 41 Denver Ave.

### Staff Report

The applicant has submitted an application for Project Approval for work at 41 Denver Ave., a Contributing structure located in the Deadwood City Creek Planning Unit in the City of Deadwood.

Applicant: David Barth  
Owner: BARTH, DAVID K  
Constructed: ca. 1935

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

##### 1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. Some "Picturesque Revival" buildings could display elements of Tudor (most common locally) Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

##### 2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the six garage doors with steel vinyl overlay doors.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The existing garage doors do not match, and some do not appear original to the resource. The applicant is requesting to install roll-up garage doors in a style which appears appropriate to the district. The proposed work and changes does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



**Motions available for commission action:**

**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

**If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**

**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

**C: Second Motion:**

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732  
Tel: (605) 578-2082  
Fax: (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	220019
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	2/15/22
Date of Hearing	2/23/22

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood  
Deadwood Historic Preservation Office  
108 Sherman Street  
Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: 4142 Denver Ave. Deadwood SD
Historic Name of Property (if known):

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

Owner's Name: David Barth
Address: 311 S 7th Street
City: Bismark State: ND Zip: 58504
Telephone: 701-319-0777 Fax:
E-mail: Tyre mart 2000@yahoo.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 type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other garage doors	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

Updated October 3, 2019



FOR OFFICIAL USE ONLY			
Case No. _____			
<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
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"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input checked="" type="checkbox"/> GARAGE	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	<i>All Dairs</i>
	<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"/> PORCH/DECK	<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
Note: Please provide detailed plans/drawings			
<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 in detail, 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. 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. Describe in detail below (add pages as necessary).

*6 New garage Dairs*  
*Steel Vinyl Overlay-*

FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

**SIGNATURES**

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.



6/7/21

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

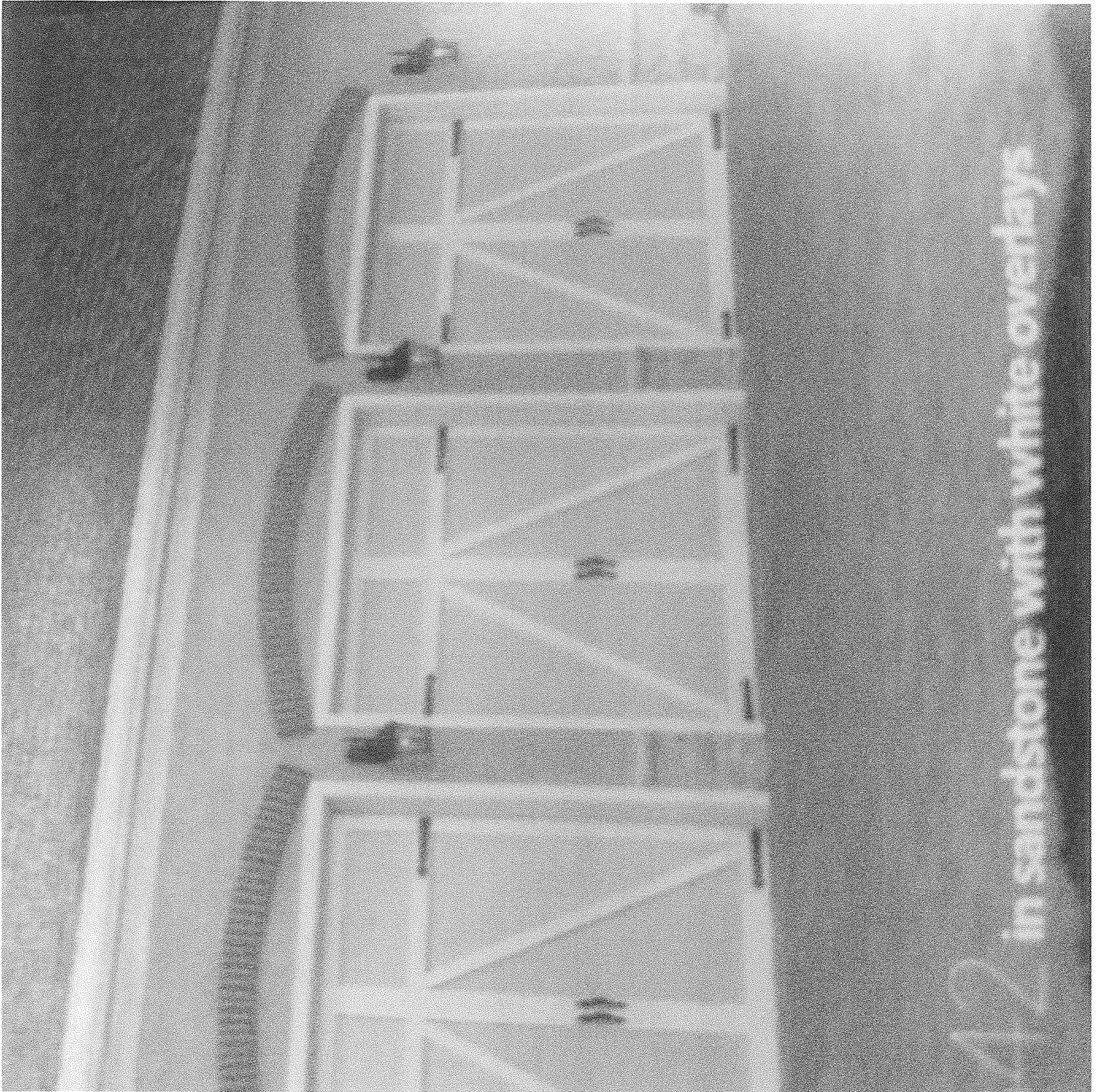
**APPLICATION DEADLINE**

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

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

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





# CLG 2022 Conference Agenda

## PLANNING FOR PRESERVATION



**RAPID CITY**  
HISTORIC PRESERVATION COMMISSION

### Wednesday, March 30

5:30 – 7:00 p.m. Early Registration and Evening Social appetizers will be provided, cash bar. Location: Hotel Alex Johnson/Vertex Lounge, 523 6<sup>th</sup> Street

### Thursday, March 31

7:30 – 8:15 a.m. Registration and Breakfast. *Location Hotel Alex Johnson Ballroom, 523 6<sup>th</sup> Street*

8:15 a.m. Opening Remarks

- Welcome from Rapid City Mayor, Steve Allender
- *Event Sponsor: South Dakota State Historic Preservation Office, Ted Spencer*

8:30 - 9:55 a.m. Keynote Speaker: Greg Handberg, Senior Vice President, Asset Management, ArtSpace  
“Arts Fueled Community Development + Historic Preservation” Location: Hotel Alex Johnson Ballroom

9:55-10:05 a.m. Coffee Break

10:30-11:45 a.m. Updating Community Historic Preservation Plans/Historic Context Documents, Eric Abrahamson, Vantage Point Historical Services and Rapid City Historic Preservation Commission.

11:45 - 1:00 p.m. Lunch provided.

1:00 - 3:00 p.m. Rapid City Historic Districts Tour

3:00 – 3:15 p.m. Break, Coffee + Refreshments

3:15 - 4:45 p.m. Interactive Design Exercise. *Location: Hotel Alex Johnson Ballroom*

5:30 – 7:00 p.m. Evening Social. *Location: Journey Museum and Learning Center, 222 New York Street.*  
Appetizers and entry into the Museum will be provided.

- *Event Sponsor: Hebron Brick Supply Co., Kevin Aker*

### Friday, April 1

8:00-8:45 a.m. Breakfast. *Location: Hotel Alex Johnson, 523 6<sup>th</sup> Street*

9:00-10:15 a.m. Presentations from South Dakota State Historic Preservation Office

- Preserving Wood Windows: Liz Almie, Historic Preservation Specialist
- Evaluating Substitute Materials: Heather Mulliner, Restoration Specialist

10:15 - 10:30 a.m. Break

10:30 – 12:00 p.m. CLG Reports + Wrap Up



# SD's BIENNIAL GATHERING OF CLG'S

Theme: "Planning for Preservation"  
March 30 – April 1, 2022 | Rapid City

Please mail Registration Form  
and Fee by 3/1 to:

Melissa Karpo  
Rapid City HPC  
300 Sixth Street  
Rapid City, SD, 57701

Questions? Please contact  
Sarah Hanzel :  
Sarah.Hanzel@rcgov.org or  
605.394.4120

Name

City

Organization

Address

City/State/Zip

Phone

Email

*The \$30 Registration Fee includes Thursday breakfast, lunch, and appetizer social, as well as Friday breakfast. Please let us know of any dietary restrictions or other accommodations we can make. Write checks to "City of Rapid City License and Trust."*



West Boulevard  
Neighborhood Association

## Hotel Reservations:

Alex Johnson  
523 Sixth Street  
(605) 342-1210  
Special Room Rate: \$69

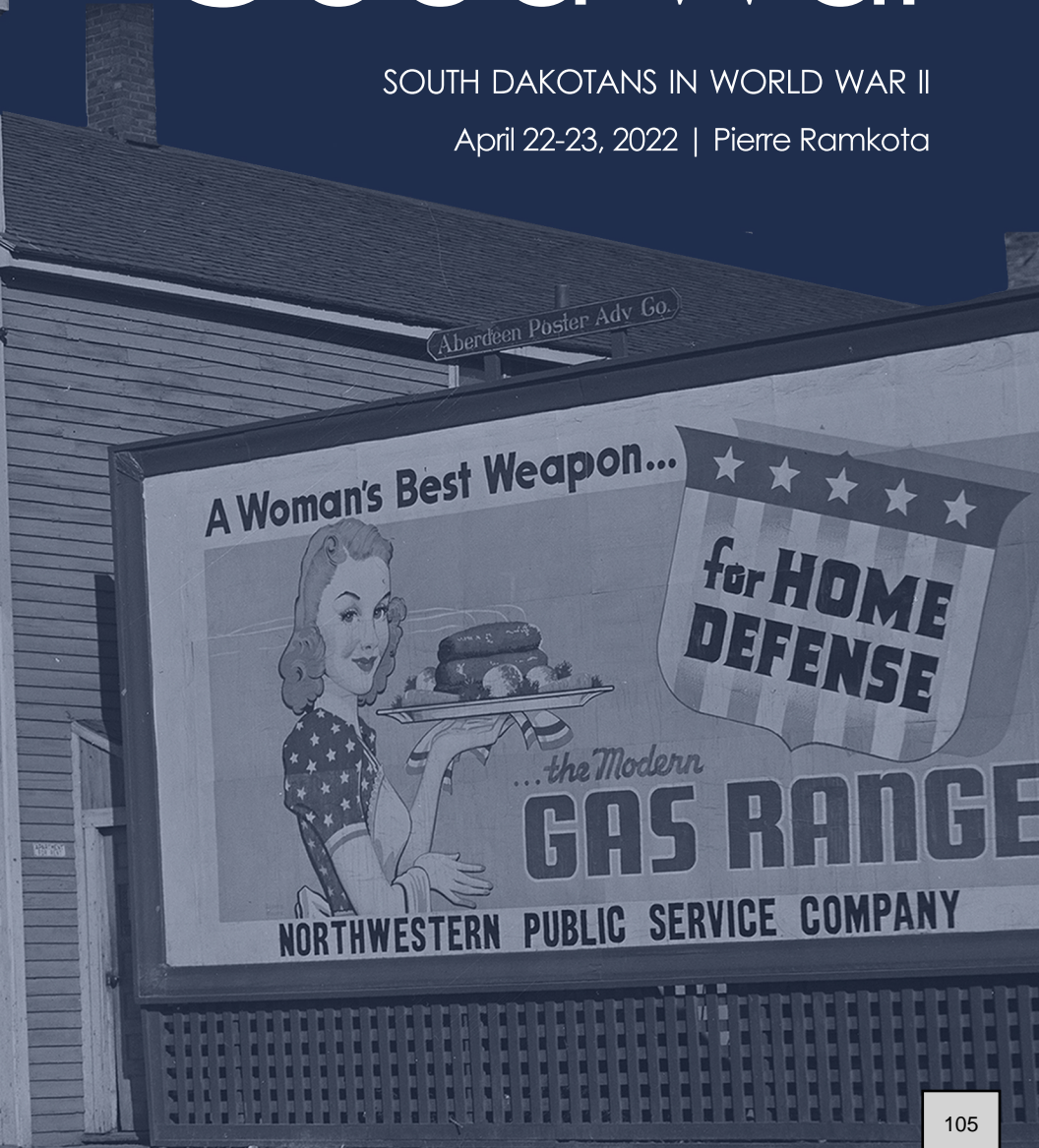
Please mention the SD Historic Preservation  
Commissions meeting. Reservations must be made  
by February 14<sup>th</sup> to receive the special room rate.

*Thank you to this year's sponsors!*

# Fighting the Good War

SOUTH DAKOTANS IN WORLD WAR II

April 22-23, 2022 | Pierre Ramkota





## South Dakota State Historical Society

900 Governors  
Drive, Pierre

Monday-Friday  
8am-5pm

[history.sd.gov](http://history.sd.gov)

Administration  
605.773.3458

Archaeological  
Research Center  
605.394.1936

Historic Preservation  
605.773.3458

Research & Publishing  
605.773.6009  
[sdhspress.com](http://sdhspress.com)

State Archives  
605.773.3804

Historical Society  
Foundation  
605.773.6003  
[sdhsf.org](http://sdhsf.org)

## Welcome!

We are excited to bring you stories and history surrounding one of the Twentieth Century's most impactful events. The Research and Publishing Office has assembled a fascinating set of speakers about South Dakotans in World War II.

Our own South Dakota Historical Society Press is debuting two books that look at unique aspects of the war. Each title, a children's picture book highlighting the experience of a Japanese American soldier from Spearfish and an illustrated biography of South Dakota Governor Joe Foss, will bring our history and heritage to new audiences.

Just as WWII brought great change, the Covid-19 pandemic has also prompted change for us, and we are pleased that the conference can be both in-person and virtual this year.

Remember to check in with our State Archives and Museum about how to share and preserve your and your family's experiences during these significant times.

Thank you for joining us,

Dr. Benjamin F. Jones,  
Director & State Historian

*Together we empower audiences to experience South Dakota's stories. We professionally collect, preserve, interpret, and publish our history for present and future generations.*

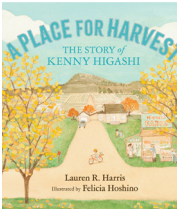


# History Talks (A Free Monthly Speaker Series)



## **March 03, 2022 | Pre-Conference Event**

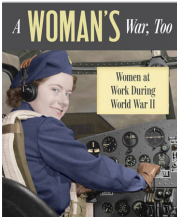
“Lessons in Perseverance from the Women Airforce Service Pilots of World War II”  
with Dr. Katherine Sharp Landdeck



## **April 07, 2022 | Pre-Conference Event**

“Loyalty and Freedom: the all-Japanese American Soldiers of WWII”  
with Lauren R. Harris

Register at  
[sdhsf.org/events](https://sdhsf.org/events)



## **May 12, 2022 | Post-Conference Event**

“A Woman's War, Too: Women at Work During World War II”  
with Virginia Wright-Peterson

# Conference Sponsors

A big thank you to our generous donors and supporters:



**SOUTH DAKOTA  
HUMANITIES COUNCIL**

[sdhumanities.org](https://sdhumanities.org)





Friday, April 22

8:00am-4:00pm

Registration Table Open

12:30pm-1:00pm

Vendor Area Open

1:00pm-1:30pm

WELCOME

Dr. Benjamin F. Jones

1:40pm-2:30pm

MARCELLA LEBEAU:

PRETTY RAINBOW WOMAN

OF CHEYENNE RIVER

Donovin Sprague

2:30pm-3:00pm

Vendor Break

3:00pm-3:50pm

KENNY HIGASHI, NISEI

SON OF SD, & THE

100TH/442ND REGIMENTAL

COMBAT TEAM

Lauren Harris

4:00pm-5:00pm

A HISTORICAL SOCIETY'S

PERSPECTIVE

with Dedra Birzer, Renee

Boen, Catherine Forsch,

Katy Schmidt, Chelle

Somsen, Ted Spencer

The USS *South Dakota* fires its guns, crewman Allan Robinson recalled the blowback "stood your hair on end." Photograph used in *South Dakota History*, vol. 23, no. 3.

Friday, April 22

Conference Reception

5:30pm-7:30pm

Location: Missouri Avenue Event  
Center, 217 W. Missouri Avenue

CARTOON PROPAGANDA  
AND AMERICAN PERCEPTIONS  
OF WORLD WAR TWO  
Kurt Hackemer

On Display at the Reception  
ILLUSTRATIONS BY  
FELICIA HOSHINO AND  
HECTOR CURRIELL



On Display Now

## 25 Years of Publishing



### ARTWORK FROM THE SOUTH DAKOTA HISTORICAL SOCIETY PRESS COLLECTION

Visit the Jay D. Vogt Education Room at the Cultural Heritage Center,  
900 Governors Dr., Pierre, from January to July 2022, to celebrate 25 years  
of publications that reflect the rich and varied history of the region.



## April 23, Saturday

7:45AM-3:00PM

Vendor Area and  
Registration Table Open

8:15AM-8:30AM

MORNING WELCOME

Dr. Benjamin Jones

8:30AM-9:20AM

JOE FOSS: FROM FARM BOY  
TO AMERICAN HERO  
Hector Curriel

9:30AM-10:20AM

EXPLORING OUR ARTIFACTS

"The Glenn E. Soladay  
Collection (147th Field  
Artillery), 1940-1945"  
Liz Cisar


"Oral Histories of World War II  
Veterans from the 1960s, and  
1970s"

Sam Herley

"United We Stand  
Magazines and Elizabeth  
(Meadow) Crissman Collec-  
tion—Summer 1942"  
Matthew T. Reitzel

10:30AM-11:00AM

Vendor Break



Kenneth ("Kenny") Higashi,  
442nd Regimental Combat Team  
(Spearfish, SD)

# April 23, Saturday

11:00AM-11:50AM

CALL-SIGN 'CHIEF': A LAKOTA  
SIOUX AVIATOR AT WAR IN THE  
PACIFIC

Sean Flynn

12:00PM-1:30PM

AWARDS LUNCHEON

Keynote speaker:

John Little, University of  
South Dakota

1:45PM-2:30 OPM

DON SMITH, DOOLITTLE  
RAIDER

Paul Higbee

2:30-3:00PM

Vendor Break

3:00-3:50PM

THE BLACK HILLS VETERANS  
LEGACY PROGRAM

Kelly Kirk

4:00PM-4:45PM

HISTORY 605 PODCAST,  
LIVE!: LAKOTA CODE  
TALKERS with Francis  
Whitebird and host  
Ben Jones

Listen to more episodes at  
[listen.sdpb.org/show/history-605](http://listen.sdpb.org/show/history-605)



Benjamin ("Ben")  
Reifel, Military  
Police Corps  
(Rosebud Indian  
Reservation)





Hornet crew members watch as a raider becomes airborne over choppy seas. Photograph used in *The First Strike: Doolittle Raider Don Smith* by Paul Higbee, National Archives

# SPEAKER BIOS

**DEDRA MCDONALD BIRZER** is director and editor-in-chief of the South Dakota Historical Society Press. She holds a doctorate in the History of the American West from the University of New Mexico and is currently writing a biography of Rose Wilder Lane. She is married to Dr. Brad Birzer and has six children, five cats, and one dog.

**RENEE M. BOEN** is the State Archaeologist and Director of the Archaeological Research Center. She has also served as the South Zone Archaeologist for Hell Canyon and Mystic Ranger Districts at the Black Hills National Forest, and as Area Archaeologist/Principal Investigator at the Bureau of Reclamation, Dakotas Area Office.

**LIZ CISAR** is collections assistant at the Center for Western Studies of Augustana University in Sioux Falls. A Minnesota native, she received her B.A. in history from Augustana in 2006. Most of her archival training has been on the job, but she completed the Western Archives Institute in 2021.

**HECTOR CURRIEL** is a visual artist from Sioux Falls, South Dakota. A native of Lima, Peru, his variety of art production include fine art, book illustration, and cartooning. His distinctive personal style emanates in his composition's different stages of the human spirit. As an artist, he defines himself as a storyteller.

**SEAN FLYNN** is professor of history at Dakota Wesleyan University, Mitchell, South Dakota. He is the author of *Without Reservation: Benjamin Reifel and American Indian Acculturation* (South Dakota Historical Society Press, 2018), and *Chief, Marine Corps Warrior* (2003), which chronicles his father's exploits as a combat aviator and POW.

**CATHERINE K. FORSCH** is the CEO of the South Dakota Historical Society Foundation. She previously worked in donor relations at Sanford Health Foundation and has over twenty years in executive planning, administration communications, and marketing.

**KURT HACKEMER** is Professor of History and Provost and Vice President for Academic Affairs at the University of South Dakota. He teaches a wide range of military history courses at USD, including HIST 470: History of World War II, and he has published extensively on a variety of American naval and military history topics.

**LAUREN R. HARRIS** is an author and writer, focused on illuminating the experiences of men who fought in the 100th/442nd battalion. Her book *A Place for Harvest: The Story of Kenny Higashi* was published by South Dakota Historical Society Press.

# SPEAKER BIOS

**SAM HERLEY**, Ph.D., has been the curator of the South Dakota Oral History Center at the University of South Dakota since 2015. He has served as an instructor at USD for the Department of History, Native American Studies Program, and Honors Program since 2011.

**PAUL HIGBEE** is the author of *The First Strike: Doolittle Raider Don Smith*, published by the South Dakota Historical Society Press. He is a contributing writer for the next volume of *The Plains Political Tradition* series, set for publication later this year. Since 1992 Paul has been the Black Hills writer and columnist for *South Dakota Magazine*.

**FELICIA HOSHINO** is the prize-winning illustrator of multiple children's books, including Jane Addams Peace Award winner *A Place Where Sunflowers Grow*. She earned her Bachelor of Fine Arts at the California College of the Arts and lives with her family in San Francisco, California. Her parents' families were forced to move into the Minidoka (Idaho) and Poston (Arizona) incarceration camps. Like Kenny Higashi, two of her great uncles served in the 442nd.

**BEN JONES** grew up in South Dakota and served 23 years in the Air Force and was twice assigned to the History Department at the Air Force Academy. He has served as Dean of Arts and Sciences at Dakota State and as South Dakota's Secretary of Education. He's been State Historian and Director of the Historical Society since Dec 2020.

**KELLY KIRK** is the Director of the Sanford Lab Homestake Visitor Center, history instructor, and the Director of the Veterans Legacy Program at Black Hills State University. Inspired by her surroundings, Kelly's research focuses on local history, contributing an essay to *Equality at the Ballot Box: Votes for Women on the Northern Great Plains* published by the South Dakota Historical Society Press in 2018. Ultimately, she enjoys finding new ways to share this history with others.

**JOHN LITTLE** is the Director of Native Recruitment and Alumni Engagement at USD. He received his PhD from the University of Minnesota in history. He is the co-director of the award-winning film *More Than A Word*. His research focuses on Native American Vietnam Veterans. He is Dakota and a member of the Standing Rock Sioux Tribe.

# SPEAKER BIOS

**MATTHEW T. REITZEL** has served as the South Dakota State Archives manuscript/photo archivist for seventeen years. He earned his B.A. in history in 2001 from Northern State University and his M.A. in history in 2003 from Oklahoma State University. He also compiles a weekly history column for the Pierre Capitol Journal. He lives in Pierre with his wife Jessica and daughters Emma and Lily.

**KATY SCHMIDT** has worked as Curator of Collections for the museum since 2017. She has an MA in Museum Science from Texas Tech University and a BA in Archaeology from the University of Evansville. Her interests in WWII include not just the military conflict, but the impact the war effort had on civilians and the home front.

**CHELLE SOMSEN** is the South Dakota State Archivist with degrees from South Dakota State University and Mankato State University. She received the Digital Archives Specialist certificate in 2013, is the chair of the South Dakota State Historical Records Advisory Board, is an alumnus of the Archives Leadership Institute, and a member of the National Heritage Responders.

**TED SPENCER** has been the State Historic Preservation Office deputy and director of the State Historic Preservation Office for ten years. A native South Dakotan, with degrees from South Dakota State University and the University of Oklahoma, Spencer previously served in the United States Air Force for twenty-seven years.

**DONOVIN SPRAGUE** was born at Dupree, SD. He is Lakota and faculty at Sheridan College, WY. An author of ten books, he is a historian & artisan. He taught at Black Hills State University, Iowa State University, University of Iowa, University of Northern Iowa, University of Wyoming, and Oglala Lakota College.

**FRANCIS WHITEBIRD** is a fluent Lakota speaker. He earned his Bachelors of Science degree from South Dakota State University and a Master of Education from Harvard University. Whitebird was a combat medic during the Vietnam War and earned a Purple Heart during his service. A member of the Red Feather Warrior Society, he was a cabinet member under the Mickelson administration and served on the South Dakota State Historical Society Board of Trustees for nine years.

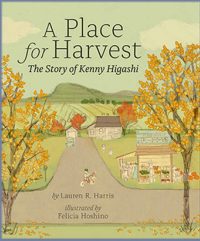


Marcella LeBeau, Army Nurse  
(Eagle Butte, So. Dak.)



Conference Releases:

Section 10 Item b.



*A Place for Harvest:  
The Story of Kenny  
Higashi*  
by Lauren Harris  
Illustrated by  
Felicia Hoshino



*American Ace:  
Joe Foss, Fighter  
Pilot*  
written & illustrated  
by Hector Curriel

Don't Miss Out on the  
Latest Books from Our  
Own South Dakota  
Historical Society Press

Find the Entire Catalog at  
[sdhspress.com](http://sdhspress.com)

Save the Date!

2023 History Conference  
April 21-22, 2023

Next year's conference  
is brought to you by the  
South Dakota State Historic  
Preservation Office.

For updates, follow us  
on Facebook:  
[@SDSHistoricalSociety](https://www.facebook.com/SDSHistoricalSociety)

