

## **DEADWOOD HISTORIC PRESERVATION COMMISSION REGULAR MEETING**

**Wednesday, January 13, 2021 ~ 5:00 PM**

City Hall, 102 Sherman Street, Deadwood, SD 57732

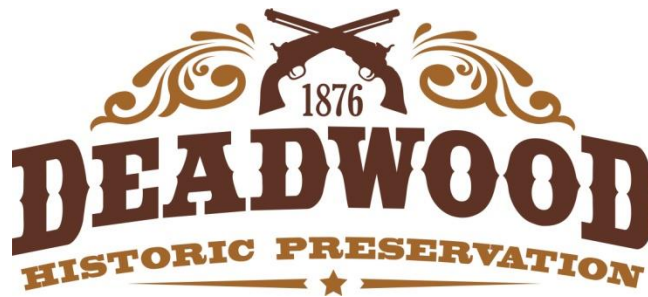
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1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - [a.](#) Approval of HPC Regular Meeting Minutes of 12/22/2020
4. **Voucher Approvals**
  - [a.](#) HPC Operating Vouchers Approval
    - 2020 Operating Vouchers
    - 2021 Operating Vouchers
  - [b.](#) HPC Revolving Loan Vouchers
    - 2020 HPC Revolving Vouchers
    - 2021 HPC Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
  - [a.](#) HP Revolving Loan Program Matters
    - Daniel & Shaunna Sjomeling, 405 Williams, RLF Preservation Loan Request
    - Michael & Susan Guilbert, 14 Harrison, Request to Forgive
    - Kevin & Janet Bloom, 17 Filmore, RLF L/S & Preservation Loan Request
  - [b.](#) 2020 Project Grant Extensions - Loan Committee
  - [c.](#) Mike Runge - 37 Jackson - Retaining Wall Program Application
  - [d.](#) Hire Ketel Thorstensen to conduct audit for Revolving Loan Fund
6. **Old or General Business**
  - [a.](#) Deadwood History, Inc. Annual Report and Update - Carolyn Weber, Director
  - [b.](#) 2021 ESRI GIS Software Maintenance Schedule
7. **New Matters Before the Deadwood Historic Preservation Commission**

- [a.](#) COA 210001 ZCW Inc. 1906 Deadwood Mountain Dr. - Install Gutters
- 8. **New Matters Before the Deadwood Historic District Commission**
  - [a.](#) PA 210002 Kevin Bloom 17 Fillmore - Replace Front Porch
- 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.)
- 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



## DEADWOOD HISTORIC PRESERVATION COMMISSION MEETING

Tuesday, December 22, 2020 ~ 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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### 1. Call Meeting to Order

### 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 Tony Williams

ABSENT

HP Commission Chair Dale Berg

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Charlie Struble-Mook, City Commissioner

Mike Walker, Neighborworks Director

### 3. Approval of Minutes

- a. Approval of HPC Regular Meeting Minutes of 12-09-2020

***It was moved by Mr. Diede and seconded by Ms. Weber to approve the HPC Minutes for December 9, 2020.***

Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams. Motion Carries.

### 4. Voucher Approvals

- a. HPC Operating Vouchers Approval

***It was moved by Mr. Williams and Seconded by Ms. Weber to approve the HP Operating vouchers in the amount of \$120,633.87.***

Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams. Motion Carries.

b. HPC Grant Vouchers

***It was moved by Mr. Williams and seconded by Mr. Santochi to approve the HP Grant vouchers in the amount of \$43,519.12.***

Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams. Motion Carries.

c. HPC Revolving Loan Vouchers

***It was moved by Mr. Santochi and seconded by Ms. Weber to approve the HPC Revolving Loan vouchers in the amount of \$11,660.92.***

Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams. Motion Carries.

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

### **6. Old or General Business**

a. Ted Spencer appointed as new State Historic Preservation Officer

Mr. Kuchenbecker stated Ted Spencer has been appointed by Governor Noem as the State Historic Preservation Officer. Jay Vogt retired on December 8. City staff has a good working relationship with Mr. Spencer and the SHPO Office. Mr. Vogt will be missed.

b. Review of Conservation Easement Program and possible preservation alternatives

Mr. Kuchenbecker presented a short PowerPoint presentation on the "Basics of Conservation Easements within the National Historic Landmark District". In an effort to protect Deadwood's resources a conservation easement could protect the scenic, historic, and small city character and emphasize and preserve the community's historic past for future generations.

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

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

a. PA 200275 Todd & Jill Weber, 562 Williams, Replace Garage Windows

Ms. Weber Recused herself from the meeting.

Mr. Kuchenbecker stated the applicant is requesting permission to replace the old fiberglass windows in the garage with historic salvaged six pane glass windows and add battens to the siding to create a board and batten look.

***It was moved by Ms. Carmody and seconded by Mr. Diede to approve the replacement of the windows with historically salvaged windows and add battens to the siding at 562 Williams.***



Voting Yea: Posey, Carmody, Diede, Santochi, Williams. Motion Carries.

Recused from Voting: Weber

Ms. Weber Returned to the meeting.

**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.)

Mr. Kuchenbecker stated he attended (Zoom) the SHPO Board meeting on December 11, 2020. Several properties in Deadwood were granted tax moratoriums this year. One was denied because of the standing seam metal roof. As we move forward with our roofing materials staff is researching and clarifying with the state office on what is appropriate.

A web page was created today on the state laws, statues and administrative rules governing historic preservation in Deadwood and South Dakota. It was sent out to you by e-mail today.

Sports betting will not happen until after the legislative session and the Gaming Commission develops administrative rules based on legislative direction. This could be as early as July of 2021

We are currently going through the annual audit process and working closely through the Legislative Audit and the finance office.

**11. Committee Reports**

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

Mr. Diede thanked Kevin for putting the governing documents on the website.

**12. Adjournment**

Being no further business the meeting adjourned at 5:47 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary*

# Historic Preservation Commission

## Bill List - 2020

OPERATING ACCOUNT: Historic Preservation
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<b>HP Operating Account Total:</b>	<b>\$ 45,828.29</b>
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Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

HPC	01/13/21
Batch	01/20/21

1/12/2021 3:10 PM  
 PACKET: 05246 01/20/21-HP OPERATING 202  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

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-15433		37 JACKSON RETAIN WALL 2020	660.00				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N			
		37 JACKSON RETAIN WALL 2020		215 4575-515	GRANT/LOAN RETAINING WAL	660.00	
I-15437		462 WILLIAMS ROOF ANAYLSI 202	1,927.50				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N			
		462 WILLIAMS ROOF ANAYLSI 2020		215 4576-600	PROFES. SERV. CURRENT EX	1,927.50	
I-15441		30 ADAMS RETAIN WALL 2020	624.65				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N			
		30 ADAMS RETAIN WALL 2020		215 4575-515	GRANT/LOAN RETAINING WAL	624.65	
I-15503		DAYS OF 76 CROWS NEST ADD 202	1,402.50				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N			
		DAYS OF 76 CROWS NEST ADD 2020		215 4576-600	PROFES. SERV. CURRENT EX	1,402.50	
		=== VENDOR TOTALS ===	4,614.65				
=====							
01-3373     AMAZON WEB SERVICES							
=====							
I-637087609		WEB SERV 12/1/20-12/30/20 '2	231.82				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N			
		WEB SERV 12/1/20-12/30/20 '20		215 4641-428	UTILITIES	231.82	
		=== VENDOR TOTALS ===	231.82				
=====							
01-4269     BRUNSON, RONDA							
=====							
I-123020		LIBRARY BC REIMBURS LGHTS 202	95.79				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N			
		LIBRARY BC REIMBURS LGHTS 2020		215 4576-630	PROFES. SERV. NEIGHBORH.	95.79	
		=== VENDOR TOTALS ===	95.79				
=====							
01-3314     CENTURY BUSINESS PRODUCTS, INC							
=====							
I-549458		HP/PZ CONTR 12/9/20-1/8/21 '2	171.78				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N			
		HP/PZ CONTR 12/9/20-1/8/21 '20		101 4640-428	UTILITIES	171.78	
		=== VENDOR TOTALS ===	171.78				

1/12/2021 3:10 PM  
 PACKET: 05246 01/20/21-HP OPERATING 202  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====							
01-0475		DEADWOOD CHAMBER & VISITORS BU					
I-123120HP		BILL LIST THRU DEC 31, 2020	22,881.76				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021			1099: N		
		BILL LIST THRU DEC 31, 2020			215 4572-210	VISITOR MGMT MARKETING	22,881.76
=== VENDOR TOTALS ===			22,881.76				
=====							
01-3558		DEADWOOD HISTORY, INC.					
I-122320		EDUCATION PROGRAMS 2020	15,000.00				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021			1099: N		
		EDUCATION PROGRAMS 2020			215 4572-235	VISITOR MGMT ADVOCATE	15,000.00
=== VENDOR TOTALS ===			15,000.00				
=====							
01-4625		FIB CREDIT CARDS					
I-123120HP		CREDIT CARD PURCHASES DEC 202	2,050.70				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021			1099: N		
		PHOTOSHP/CREATCLOUD RENEW ARCH			215 4573-335	HIST. INTERP. ARCHIVE DE	511.07
		WEBCAM TRIPOD - KEVIN K			215 4641-426	SUPPLIES	12.99
		FLAGS STAGE RUN BC			215 4576-630	PROFES. SERV. NEIGHBORH.	341.35
		LEGISLATIVE CALENDER SOC LIST			215 4572-235	VISITOR MGMT ADVOCATE	20.00
		EASELS - HP			215 4641-426	SUPPLIES	189.95
		POSTER FRAMES - JERAMY			101 4640-426	SUPPLIES	49.94
		MAIL COMM CALENDARS TO SHPO			215 4641-426	SUPPLIES	15.05
		PRIME MEMBERSHIP - HP PORTION			215 4641-426	SUPPLIES	39.67
		PRIME MEMBERSHIP - PB PORTION			101 4192-426	SUPPLIES	39.66
		PRIME MEMBERSHIP - PW PORTION			101 4520-426	SUPPLIES	19.84
		PRIME MEMBERSHIP - PW PORTION			101 4310-426	SUPPLIES	19.83
		10 FT USB EXTENSION CABLES			215 4641-426	SUPPLIES	17.98
		WILD BILL CALAMITY JANE GRAVES			215 4573-330	HIST. INTERP. HISTORIC C	563.39
		1800S DWD TOWN VIEW PHOTO			215 4573-330	HIST. INTERP. HISTORIC C	179.99
		FLEECE JACKET PZ COMM B RUNGE			101 4640-426	SUPPLIES	29.99
=== VENDOR TOTALS ===			2,050.70				
=====							
01-4415		PEARSON, JACI					
I-20204		ORAL HISTORY SULENTIC 2020	675.00				
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021			1099: Y		
		ORAL HISTORY SULENTIC 2020			215 4573-335	HIST. INTERP. ARCHIVE DE	675.00
=== VENDOR TOTALS ===			675.00				

1/12/2021 3:10 PM  
 PACKET: 05246 01/20/21-HP OPERATING 202  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====							
01-1725	QUILL CORPORATION						
=====							
I-13157636		CLOROX WIPES - HP 2020		10.82			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021			1099: N		
		CLOROX WIPES - HP 2020			215 4641-426	SUPPLIES	10.82
=== VENDOR TOTALS ===				10.82			
=====							
01-0568	TDG COMMUNICATIONS						
=====							
I-15997		WEBSITE DEV - DWD HISTORY LIN		45.00			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021			1099: N		
		WEBSITE DEV - DWD HISTORY LINK			215 4641-422	PROFESSIONAL SERVICES	45.00
=== VENDOR TOTALS ===				45.00			
=====							
01-4739	TWIN CITY HARDWARE-HP PAINT PR						
=====							
I-2012-109825		PAINT GRANT - 42 LINCOLN -202		5.98			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021			1099: N		
		PAINT GRANT - 42 LINCOLN -2020			215 4575-525	GRANT/LOAN PAINT PROGRAM	5.98
=====							
I-2012-110491		PAINT GRANT - 30 ADAMS - 2020		44.99			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021			1099: N		
		PAINT GRANT - 30 ADAMS - 2020			215 4575-525	GRANT/LOAN PAINT PROGRAM	44.99
=== VENDOR TOTALS ===				50.97			
=== PACKET TOTALS ===				45,828.29			

1/12/2021 3:10 PM  
PACKET: 05246 01/20/21-HP OPERATING 202  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
101	1/2021	331.04
215	1/2021	45,497.25

NO ERRORS

NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

APPROVED BY \_\_\_\_\_

ON \_\_\_\_\_

APPROVED BY  \_\_\_\_\_

ON 1-12-2021

1/12/2021 3:10 PM  
 PACKET: 05246 01/20/21-HP OPERATING 202  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

\*\* T O T A L S \*\*

INVOICE TOTALS	45,828.29
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

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BATCH TOTALS	45,828.29
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\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2021		101-2020	ACCOUNTS PAYABLE	331.04-*						
		101-4192-426	SUPPLIES	39.66	63,000	61,886.11				
		101-4310-426	SUPPLIES	19.83	135,000	127,531.01				
		101-4520-426	SUPPLIES	19.84	40,000	38,650.68				
		101-4640-426	SUPPLIES	79.93	5,000	4,891.41				
		101-4640-428	UTILITIES	171.78	3,000	2,828.22				
		215-2020	ACCOUNTS PAYABLE	45,497.25-*						
		215-4572-210	VISITOR MGMT MARKETING	22,881.76	400,000	314,693.87		732,500	597,133.79	
		215-4572-235	VISITOR MGMT ADVOCATE	15,020.00	197,500	182,480.00		732,500	604,995.55	
		215-4573-330	HIST. INTERP. HISTORIC C	743.38	10,000	9,256.62				
		215-4573-335	HIST. INTERP. ARCHIVE DE	1,186.07	48,545	42,917.03				
		215-4575-515	GRANT/LOAN RETAINING WAL	1,284.65	414,500	413,215.35				
		215-4575-525	GRANT/LOAN PAINT PROGRAM	50.97	12,500	12,449.03				
		215-4576-600	PROFES. SERV. CURRENT EX	3,330.00	60,000	56,670.00				
		215-4576-630	PROFES. SERV. NEIGHBORH.	437.14	8,000	7,525.69				
		215-4641-422	PROFESSIONAL SERVICES	45.00	27,500	27,455.00				
		215-4641-426	SUPPLIES	286.46	15,000	14,619.47				
		215-4641-428	UTILITIES	231.82	10,000	9,629.99				
		999-1301	DUE FROM FUND 101	331.04 *						
		999-1306	DUE FROM FUND 215	45,497.25 *						
			** 2021 YEAR TOTALS	45,828.29						

# Historic Preservation Commission

## Bill List - 2021

OPERATING ACCOUNT: Historic Preservation
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<b>HP Operating Account Total:</b>	<b>\$</b>	<b>781.56</b>
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Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

HPC	01/13/21
Batch	01/20/21



1/12/2021 2:38 PM  
 PACKET: 05247 01/20/21-HP OPERATING 202  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2818	NATIONAL TRUST FOR HISTORIC PR					
=====						
I-R21FORMRN1		2021 MEMBERSHIP DUES	250.00			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		2021 MEMBERSHIP DUES		215 4573-325	HIST. INTERP. DUES AND S	250.00
=== VENDOR TOTALS ===			250.00			
=====						
01-2585	PASTPERFECT SOFTWARE					
=====						
I-2021-37392		SERVICE 1/30/21-1/30/22 2021	432.00			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		SERVICE 1/30/21-1/30/22 2021		215 4573-335	HIST. INTERP. ARCHIVE DE	432.00
=== VENDOR TOTALS ===			432.00			
=====						
01-1725	QUILL CORPORATION					
=====						
I-13457338		OFFICE SUPPLIES - HP	99.56			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		OFFICE SUPPLIES - HP		215 4641-426	SUPPLIES	99.56
=== VENDOR TOTALS ===			99.56			
=== PACKET TOTALS ===			781.56			

1/12/2021 2:38 PM  
 PACKET: 05247 01/20/21-HP OPERATING 202  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

\*\* T O T A L S \*\*

INVOICE TOTALS	781.56
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

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BATCH TOTALS	781.56
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\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2021	215-2020	ACCOUNTS PAYABLE	781.56-*						
		215-4573-325	HIST. INTERP. DUES AND S	250.00	2,485	2,235.00				
		215-4573-335	HIST. INTERP. ARCHIVE DE	432.00	48,545	43,671.10				
		215-4641-426	SUPPLIES	99.56	15,000	14,806.37				
		999-1306	DUE FROM FUND 215	781.56 *						
			** 2021 YEAR TOTALS	781.56						

1/12/2021 2:38 PM  
PACKET: 05247 01/20/21-HP OPERATING 202  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
215	1/2021	781.56

NO ERRORS NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

APPROVED BY \_\_\_\_\_  
ON \_\_\_\_\_

1/13/2021 10:29 AM  
PACKET: 05257 01/20/21 - HP REVOLING 20  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-4785		CONTRACTORS SUPPLY ROOFING,SID				
I-20023912		WEBER 562 WILLIAMS	9,749.40			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		WEBER 562 WILLIAMS		216 1310	DUE FROM OTHER FUNDS	9,749.40
		=== VENDOR TOTALS ===	9,749.40			
01-1496		LAWRENCE CO. REGISTER OF DEEDS				
I-122420		MORTG MODIF BUSSIERS 45 BURNH	60.00			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		MORTG MODIF BUSSIERS 45 BURNHA		216 4653-960	CLOSING CO	60.00
		=== VENDOR TOTALS ===	60.00			
01-1496		LAWRENCE CO. REGISTER OF DEEDS				
I-122920		MORTG MODIF MUNCE 36 JACKSON	60.00			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		MORTG MODIF MUNCE 36 JACKSON		216 4653-960	CLOSING CO	60.00
		=== VENDOR TOTALS ===	60.00			
01-0558		NHS OF THE BLACK HILLS				
I-2020 12		DECEMBER 2020 SERVICE CONTRAC	3,193.75			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		DECEMBER 2020 SERVICE CONTRACT		216 4653-422	PROFESSIONAL SERVICES	3,193.75
I-2020-12		CLIENT CREDIT REPORTS	160.48			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		CLIENT CREDIT REPORTS		216 4653-960	CLOSING CO	160.48
		=== VENDOR TOTALS ===	3,354.23			
01-4729		ROCHELLE CONSTRUCTION				
I-121620		UNDERHILL 33 TAYLOR AVE	14,373.88			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		UNDERHILL 33 TAYLOR AVE		216 1310	DUE FROM OTHER FUNDS	14,373.88
		=== VENDOR TOTALS ===	14,373.88			
		=== PACKET TOTALS ===	27,597.51			

APPROVED BY \_\_\_\_\_

ON \_\_\_\_\_

APPROVED BY \_\_\_\_\_

ON \_\_\_\_\_

1/13/2021 10:29 AM  
 PACKET: 05257 01/20/21 - HP REVOLING 20  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

\*\* T O T A L S \*\*

INVOICE TOTALS	27,597.51
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

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BATCH TOTALS	27,597.51
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\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2021	216-1310	DUE FROM OTHER FUNDS	24,123.28						
		216-2020	ACCOUNTS PAYABLE	27,597.51-*						
		216-4653-422	PROFESSIONAL SERVICES	3,193.75	65,000	61,806.25				
		216-4653-960	CLOSING CO	280.48	2,500	2,189.52				
		999-1307	DUE FROM FUND 216	27,597.51 *						
			** 2021 YEAR TOTALS	27,597.51						

1/13/2021 10:29 AM  
PACKET: 05257 01/20/21 - HP REVOLING 20  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
216	1/2021	27,597.51

NO ERRORS NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

**\*\*\*\* VOUCHER \*\*\*\*****VENDOR:** Contractor Supply**INVOICE #** 20023912**INVOICE DATE** 12/4/2021**FUND:** Loan Disbursement #216-1310**AMOUNT:** \$ 9,749.40**Property Owner:** Todd and Jill Weber  
**Address:** 562 Williams Street, Deadwood**DESCRIPTION:** Materials**Date Approved by Deadwood Historic Preservation:**1/13/21



## Contractor/Material Supplier/Owner Payment Request

Property Address: ~~621 W main~~ 562 Williams  
 Project: ~~Lucky Horse Livery~~ Variant Home  
 Owner: Todd Weber  
 Phone: 605 641 6970  
 Contractor: Contractors supply  
 Address: 2331 Dakota Craft Dr  
Rapid City SD  
 Phone: 605 961 2600

This Payment is to the: ☐ Owner ☒ Contractor/Material Supplier  
 Type of Payment Requested: ☐ Progress Payment ☒ Final Payment  
 The check should be: ☒ Mailed ☐ Hold check for personal pick-up  
 All invoices associated with this request are attached ☒ Yes ☐ No

## CONTRACTOR/MATERIAL SUPPLIER:

I hereby request an inspection to receive payment for the above referenced project in the amount of \$ 9749.40. I further agree to sign any lien waivers required prior to receipt of payment. I certify that I have satisfactorily completed the necessary work to justify this request. I understand 10% of the invoiced amount will be withheld until satisfactory completion of entire project.

Supplier/Contractors Signature: Kelly Linn Date: 12/17/2020

## OWNER:

I hereby agree the work represented in the payment request has been completed, and approve payment in accordance with the inspection results by the City of Deadwood. It is understood the actual amount disbursed will be based on the finding of said inspection. I understand 10% of the invoiced amount will be withheld until satisfactory completion of entire project. I hereby request approval of the payment in the amount of \$ \_\_\_\_\_.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 9/28/17



Date: 12/17/2020

To: Trent

From: Susan Trucano

Homeowner: Todd Weber

Property Address: 562 Williams St, Deadwood, SD

Phone Number: 605-961-2600

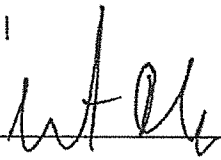
Invoice Amount: \$ 9,749.40

Vendor: Contractor Supply

Materials are still in Rapid and Todd will be picking them up.

Will you please inspect the property and approve this advance at your earliest convenience?

Thank you for your time!

Approved by: 

Date: 1-8-21

*Inspected  
materials  
on  
site*

Vacant House

Loan Amount	\$ 10,000.00
Previously Disbursed	\$ -
Total Disbursements	\$ 9,749.40
Remaining Funds	\$ 250.60

# **CONTRACTORS SUPPLY** ROOFING, SIDING & WINDOWS

CONTRACTORS SUPPLY - RAPID CITY  
 2331 DAKOTA CRAFT DR  
 RAPID CITY, SD 57701  
 FAX: (605)-961-2606 USA  
 Phone: (605)-961-2600

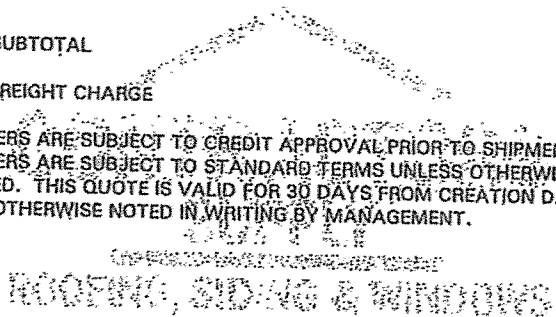
## ORDER ACKNOWLEDGMENT

0020023912

Account: CASH 4741  
 Branch: COHAC  
 Phone: (605)-961-2600  
 Fax: (605)-961-2606

BILL TO:  
 CASH CUSTOMER

SHIP TO:  
 LUCKY HORSE LIVERY  
 621 W MAIN  
 DEADWOOD SD 57732

QUANTITY		UOM	ITEM/DESCRIPTION	PRICE/UOM	AMOUNT
120	BD	CEDFGLIVSH001	8 BD/SQ	69.2771/BD	8,313.25
		CEDUR SHAKE LIVE OAK			
		120/BD Loc:			
7	BD	CEDUSLOCBR	25'/BD	106.6265/BD	746.39
		CEDUR STARTER LIVE OAK CARMEL BROWN			
		7/BD Loc:			
8	BD	CEDFGLIVHRL0001	10'/BD 4/12 - 7/12	67.4699/BD	539.76
		CEDUR LOW RIDGE LIVE OAK			
		8/BD Loc:			
SUBTOTAL					9,599.40
FREIGHT CHARGE					150.00
ALL ORDERS ARE SUBJECT TO CREDIT APPROVAL PRIOR TO SHIPMENT. ALL ORDERS ARE SUBJECT TO STANDARD TERMS UNLESS OTHERWISE APPROVED. THIS QUOTE IS VALID FOR 30 DAYS FROM CREATION DATE UNLESS OTHERWISE NOTED IN WRITING BY MANAGEMENT.					
					
PAYMENT TERMS:					
COD					
Balance					\$9,749.40

PRINTED: 12/17/20 10:36:37

Weight: 20,591.00

Load: 1.88

**\*\*\*\* VOUCHER \*\*\*\*****VENDOR:** Lawrence County ROD**INVOICE #****INVOICE DATE** 12/24/2020**FUND:** Closing Cost Distribution- Acct #216-4653-960**AMOUNT:** \$ 60.00**Property Owner:** Bussiere, Erica and Ryan**Address:** 45 Burnham Avenue, Deadwood, SD**DESCRIPTION:** Mortgage Modification #HPFNDBUS  
Mortgage Modification # HPRLFBUS**Date Approved by Deadwood Historic Preservation:**1-13-21

**\*\*\*\* VOUCHER \*\*\*\*****VENDOR:** Lawrence County ROD**INVOICE #****INVOICE DATE** 12/29/2020**FUND:** Closing Cost Distribution- Acct #216-4653-960**AMOUNT:** \$ 60.00**Property Owner:** Munce, Jeffrey and Tracy  
**Address:** 36 Jackson, Deadwood, SD**DESCRIPTION:** Mortgage Modification #HPRFNDMUN  
Mortgage Modification # HPRWINMUN**Date Approved by Deadwood Historic Preservation:**1-13-21

----VOUCHER----

**VENDOR:** Neighborhood Lending Services

**INVOICE:** 2020-~~4~~ 12

**INVOICE DATE:** 1/13/2021

**FUND:** Closing Cost Disbursement – # 216-4653-960

**AMOUNT:** \$160.48

**DESCRIPTION:** Client Credit Report Reimbursement

Date Approved by Deadwood Historic Preservation:

795 Main Street  
Deadwood, SD 57732  
Phone 605-578-1401 Fax 605-578-1405

DATE: January 13, 2021  
INVOICE # 2020-4  
FOR: *credit reports*

Deadwood Historic Preservation  
102 Sherman Street  
Deadwood, SD 57732

**Make all checks payable to Neighborhood Housing Services of the Black Hills.**  
If you have any questions concerning this invoice, contact Katie at 605-578-1401.

----VOUCHER----

**VENDOR:** NHS of the Black Hills

**INVOICE:** 2020-12

**INVOICE DATE:** 1/13/2021

**FUND:** Professional Fees 216-4653-422

**AMOUNT:** \$3193.75

**DESCRIPTION:** Servicing Contract –Interim Billing

Date Approved by Deadwood Historic Preservation:

# Neighborhood Housing Services of the Black Hills

795 Main Street  
Deadwood, SD 57732  
Phone 605-578-1401 Fax 605-578-1405

DATE: January 13, 2021  
INVOICE # 2020-12  
FOR: Service Contract

## Bill To:

Deadwood Historic Preservation  
102 Sherman Street  
Deadwood, SD 57732

DESCRIPTION	AMOUNT
DHP Service Contract	
December 2020 Contract for Services	3,193.75
<b>TOTAL</b>	<b>\$ 3,193.75</b>

**Make all checks payable to Neighborhood Housing Services of the Black Hills.**  
If you have any questions concerning this invoice, contact Katie at 605-578-1401.



**\*\*\*\* VOUCHER \*\*\*\*****VENDOR:** Rochelle Construction**INVOICE #** Final Billing signed 12/16/2020**INVOICE DATE** 10/6/2020**FUND:** Loan Disbursement #216-1310**AMOUNT:** \$ 14,373.88**Property Owner:** Underhill, Ron and Tate**Address:** 33 Taylor Ave, Deadwood, SD 57732

**DESCRIPTION:** Foundation work  
\$4,373.88 paid from Life Safety  
\$10,000 paid from Vacant House

**Date Approved by Deadwood Historic Preservation:** \_\_\_\_\_

## Inspection Request

Date: 12/16/2020

To: Trent

From: Susan Trucano

Homeowner: Underhill, Ron and Tate

Property Address: 33 Taylor Ave, Deadwood

Phone Number: 605-641-1928 (Ron)  
605-645-2293 (Tate)

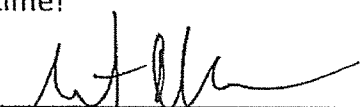
Invoice Amount: \$ 55,036.63

Vendor: Rochelle Construction LLC

This invoice says it is for foundation. As you see below, the only possible funds available for foundation work may be Vacant House, life safety, and possibly siding, if siding work can be confirmed during inspection. Please advise after inspection, on what funds can be used for this project.

Will you please inspect the property and approve this advance at your earliest convenience?

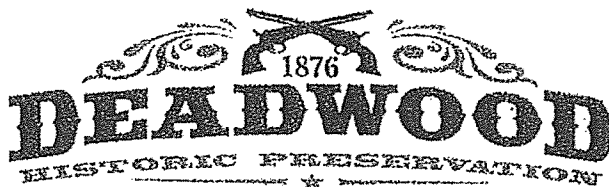
Thank you for your time!

Approved by: 

Date: 12-16-2020

*Ins 3:00pm  
12-16-20*

	Foundation	Siding	Windows	Preservation	Life Safety	Vacant House
Loan Amount	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 10,000.00
Previously Disbursed	\$ 10,000.00			\$ 25,000.00	\$ 20,626.12	
This Disbursements	\$ -	\$ -	\$ -	\$ -	\$ 4,373.88	\$ 10,000.00
Remaining Funds	\$ -	\$ 10,000.00	\$ 20,000.00	\$ -	\$ -	\$ -



### Contractor/Material Supplier/Owner Payment Request

Property Address: 33 TAILOR AVE.  
 Project: HOUSE FOUNDATION  
 Owner: RON UNDERHILL  
 Phone: 605 641 1928  
 Contractor: ROCHELLE CORST LLC  
 Address: 336 HICKSUFEN DR.  
SPEARFISH SD 57783  
 Phone: 605 641 1198

This Payment is to the: ☐ Owner ☒ Contractor/Material Supplier  
 Type of Payment Requested: ☒ Progress Payment ☐ Final Payment  
 The check should be: ☐ Mailed ☒ Hold check for personal pick-up  
 All invoices associated with this request are attached ☐ Yes ☒ No

#### CONTRACTOR/MATERIAL SUPPLIER:

I hereby request an inspection to receive payment for the above referenced project in the amount of \$ 55,036.63. I further agree to sign any lien waivers required prior to receipt of payment. I certify that I have satisfactorily completed the necessary work to justify this request. I understand 10% of the invoiced amount will be withheld until satisfactory completion of entire project.

Supplier/Contractors Signature: Rochelle Corst Date: 12-15-2020

#### OWNER:

I hereby agree the work represented in the payment request has been completed, and approve payment in accordance with the inspection results by the City of Deadwood. It is understood the actual amount disbursed will be based on the finding of said inspection. I understand 10% of the invoiced amount will be withheld until satisfactory completion of entire project. I hereby request approval of the payment in the amount of \$ 55,036.61.

Owner Signature: Tah Wm Date: 12/16/20

**RON UNDERHILL  
33 TAYLOR AVE.  
DEADWOOD , SD  
December 15,2020**

**Final billing for foundation only:**

1. Original estimate:	\$138,211.68
2. Minus cyanide lids and roof replacement/ To be performed in spring	\$ 19,500.00
3. Minus front porch/ To be performed in spring	\$ 6,500.00
<b>TOTAL</b>	<b>\$112,211.68</b>

**ACTUAL COST VS ESTIMATE:**

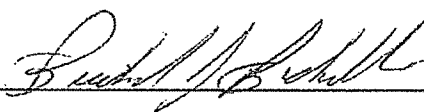
A. Unforeseen material and labored time		
1. Water line excavation and insulate		
2. Unforeseen excessive deterioration / floor joists/ balloon frame stud walls		
3. Unforeseen 8" drainage pipe		
4. Unforeseen ¾" fill from remodeled earlier project/ Causing more materials to move and stockpile- and replace/ time/ labor		
5. Extra support timbers - timber replacements - Due to deterioration and extra support in needed areas not done correctly previously		
A. Rental expense (mortar mixer/grout pump/mini excavator/ Mini skid-steer/compressor and packer / telehandler/waterproofing		
	<i>Estimate</i>	<i>Actual</i>
	<b>\$8,300.00</b>	<b>\$12,870.26</b>
B. Dump fees	<b>\$ 900.00</b>	<b>\$ 928.25</b>
C. Materials/timbers/ concrete/ CMU units/ grout/mortar/ rough lumber/ fasteners		
	<b>\$6,568.00</b>	<b>\$10,649.30</b>
D. Fuel	<b>\$1,500.00</b>	<b>\$ 1,269.14</b>
E. Labor on foundation only	<b>\$86,500.00</b>	<b>\$79,517.00</b>

Page 2

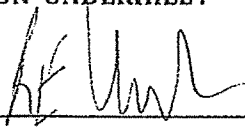
**BILLING FINAL FOUNDATION:**

1. Building materials / rentals/ dump fees/	
Fuel	\$25,716.95
2. Labor	\$79,517.00
<b>TOTAL</b>	<b>\$105,233.95</b>
A. Minus two previous payments	\$53,332.00
<b>TOTAL</b>	<b>\$51,901.95</b>
B. BLD permit	\$1,030.00
C. 2% excise tax (excise tax not charged	
on previous payments	\$2,104.68
<b>TOTAL AMOUNT DUE</b>	<b>\$55,036.63</b>

**ROCHELLE CONSTRUCTION, LLC:**

 12-16-20

**RON UNDERHILL:**

 12/16/20

**CITY OF DEADWOOD/ HISTORIC PRESERVATION:**

\_\_\_\_\_

1/13/2021 10:34 AM  
PACKET: 05258 01/20/21 - HP REVOLVING 2  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

-----ID-----						
POST DATE	BANK CODE	-----DESCRIPTION-----	GROSS DISCOUNT	P.O. # G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-1496		LAWRENCE CO. REGISTER OF DEEDS				
I-11221		RECORDING FEE ARSAGA 128 WILL	30.00			
1/20/2021	FNBAP	DUE: 1/20/2021 DISC: 1/20/2021		1099: N		
		RECORDING FEE ARSAGA 128 WILLI		216 4653-960	CLOSING CO	30.00
		=== VENDOR TOTALS ===	30.00			
		=== PACKET TOTALS ===	30.00			

APPROVED BY \_\_\_\_\_

ON \_\_\_\_\_

APPROVED BY \_\_\_\_\_

ON \_\_\_\_\_

1/13/2021 10:34 AM  
 PACKET: 05258 01/20/21 - HP REVOLVING 2  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

\*\* T O T A L S \*\*

INVOICE TOTALS	30.00
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

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BATCH TOTALS	30.00
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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
	2021	216-2020	ACCOUNTS PAYABLE	30.00-*				
		216-4653-960	CLOSING CO	30.00	2,500	2,440.00		
		999-1307	DUE FROM FUND 216	30.00 *				
			** 2021 YEAR TOTALS	30.00				

1/13/2021 10:34 AM  
PACKET: 05258 01/20/21 - HP REVOLVING 2  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
216	1/2021	30.00

NO ERRORS                      NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS:    0    TOTAL WARNINGS:    0



**\*\*\*\* VOUCHER \*\*\*\*****VENDOR:** Lawrence County ROD**INVOICE #****INVOICE DATE** 1/12/2021**FUND:** Closing Cost Distribution- Acct #216-4653-960**AMOUNT:** \$ 30.00**Property Owner:** Arsaga, Bryan and Roberta  
**Address:** 128 Williams, Deadwood, SD**DESCRIPTION:** Record Mortgage for loan #HPRREFARS**Date Approved by Deadwood Historic Preservation:**1-13-21

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:** January 8, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** 2020 Grant Project Extensions

The Historic Preservation Commission implemented a moratorium on the grant programs and initiated a deadline for completion of current grants caused by the impact of Covid-19. The majority of the applicants completed their projects within the deadline of December 16, 2020. However, due to unforeseen circumstances dealing with the pandemic, materials such as windows and doors being back ordered, some of the applicants could not finish their projects within the time line.

Fortunately, at the request of the City Finance Officer, limited funds were allocated in the 2021 budget to cover any grant carry overs. This will allow applicants to complete their projects. Staff has presented the requests to the loan committee recommending carry overs of the applicants listed below:

NAME	ADDRESS	SIDING	WINDOWS	FOUNDATION	ELDERLY	EASEMENT
<b>BUDGET</b>		<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$30,000.00</b>	<b>\$20,000.00</b>	<b>\$150,000.00</b>
David Herdt	97 Forest		\$933.00			
Jo Robuck	36 Lincoln		\$300.00			
Arlet Trehwella	360 Williams				\$3,813.00	
Mel Dennis	14 Lincoln		\$600.00			
Charlie Mook	61 Taylor Ave.		\$1,600.00			
Mike Johnson	8 Van Buren		\$1,825.00			
Meghan Clements	462 Williams	\$10,000.00				
Sylvia Trents	57 Lincoln		\$9,800.00			
Blake	1,3,5					
Haverberg	Burnham					\$18,452.68
Karin Pharham	42 Lincoln	\$10,000.00			\$10,000.00	
James Pontius	118 Charles	\$9,073.45	\$16,733.46			
Paul Casey	370 Williams		\$6,477.65			
		\$29,073.45	\$38,269.11	\$30,000.00	\$13,813.00	\$18,452.68

Due to conditions caused by the pandemic and beyond the control of the owners, the Loan Committee recommends an exception to the grant completion directive and recommends approval of the grant extensions with a new deadline to complete the projects by April 30, 2021.

**Recommend Motion:** *Move to approve the above referenced grant extensions with a deadline to complete the projects set for April 30, 2021.*

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

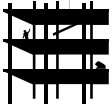
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**Date:** January 8, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Application

---

The following Historic Preservation Program application was received by this office. Staff's recommendation follows the program request.

- Mike Runge – 37 Jackson St -- Retaining Wall Program  
*Staff has conducted a site visit and has determined the proposed project meets the criteria for the Retaining Wall Program under the conditions of life-safety. Attached is the application and engineered sketches for repairs. This will likely be under the 50-50 cost share formula and will not need to be bid. Staff will coordinate with the applicant during the proposed project.*

**Albertson Engineering Inc.****Project Memorandum**

**Date:** December 22, 2020  
**To:** Kevin Kuchenbecker, City of Deadwood  
**From:** Jared Schippers, Albertson Engineering Inc.

**Project:** 35 Jackson Retaining Wall Repair  
**Project #:** 2020-497

On December 8, 2020, Jared Schippers, PE, of Albertson Engineering (AEI), met on site with City of Deadwood representatives and the homeowner of 35 Jackson Street. We discussed the small portion of failing retaining wall along the sidewalk that near the property line between 35 and 37 Jackson St.

Attached are the project plans which consist of 4 pages and are consistent with our site conversation.

Also attached is a Polycast 600 Series pre-sloped trench drain system which shall be used for the project. Grate type shall be Galvanized Steel Slotted (DG0640 – Class B).

Should you need anything further, please do not hesitate to contact our office.

**Attachments:**

- Project Plans (4 Pages)
- Trench Drain Specification (1 Page)



35 JACKSON RETAINING WALL  
ALBERTSON ENGINEERING (2020-497)  
REPAIR DETAIL 1  
DECEMBER 22, 2020  
PAGE 2 OF 4

CAST-IN-PLACE  
CONCRETE CAP,  
SLOPE ONTO GARAGE  
LID

NEW LEAN CONCRETE  
BACKFILL BEHIND  
STONE VENEER WALL.  
STONE TYPE TO  
MATCH FACE OF WALL  
DIRECTLY UPHILL

PIPE BEHIND WALL  
TIED INTO  
DOWNSPOUT  
EXTENSION ABOVE,  
OUTLET PIPE INTO  
NEW TRENCH DRAIN

MOVE VERTICAL  
SIDEWALK STEP TO  
ALIGN WITH EDGE OF  
BRICK VENEER AS  
SHOWN

SIDEWALK TO BE  
REMOVED AND  
REPLACED (TYPICAL)

NEW SIDEWALK TRENCH  
DRAIN, REMOVE & REPLACE  
SIDEWALK AND PORTION OF  
GUTTER AS REQ'D. POSITION  
TRENCH AT UPHILL SIDE OF  
WALL AS SHOWN



PROVIDE CONCRETE  
CAP, SURFACE FLOW  
ONTO GARAGE LID

APPROXIMATE  
EXTENT OF  
EXCAVATION AT  
GRADE

PORTION OF EXISTING  
DOWNSPOUT  
EXTENSION TO  
REMAIN

NEW 4" SOLID PVC PIPE  
(BELOW GROUND), CONNECT  
TO EXISTING DOWNSPOUT  
EXTENSION AND OUTLET  
BELOW INTO NEW TRENCH  
DRAIN

INDICATES SLOPE OF  
EXCAVATION BTWN  
EXISTING GARAGE  
AND RETAINING WALL





Albertson Engineering Inc.

Project 35 JACKSON RETAINING WALL

Project# 2020-497

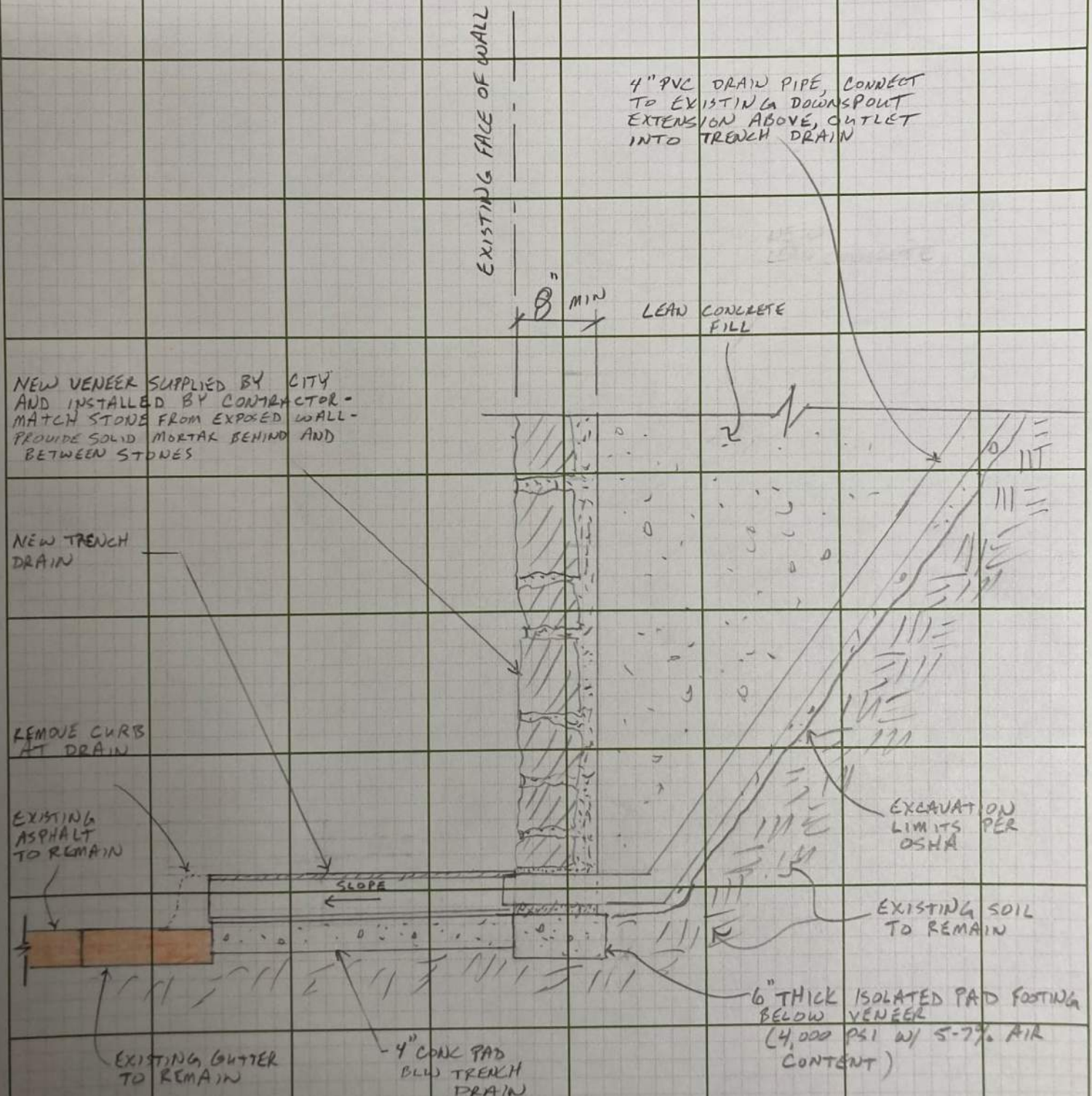
Subject WALL DETAIL 3

Page 4 of 4

Date 12/22/2020

By JDS

Checked By



SCALE :  $3/4" = 1'-0"$



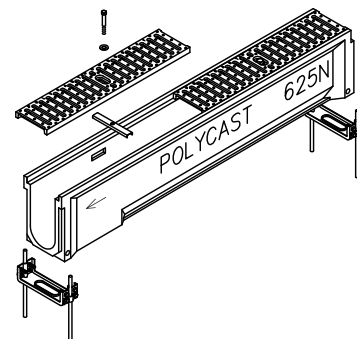
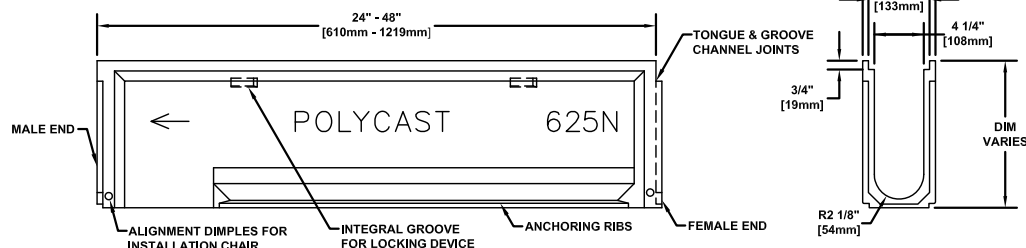
## 600 Series Pre-Sloped Trench Drain System

PROJECT ID/  
CONTRACT NO: \_\_\_\_\_

LOCATION: \_\_\_\_\_

### ENGINEERING SPECIFICATION:

POLYCAST® 600 Series Pre-Sloped Trench Drain System is a .65% sloped trench drain, with 6 1/4" [159mm] wide x a nominal 48" [1219mm] long (standard) polyester polymer concrete channels with tongue and groove connections. Channels 605/610/615/620/625 and non-sloping (neutrals) will be supplied with drill outs for a 4" [102mm] bottom outlet, Grating locking devices, installation chairs and end caps with a 4" [102mm] drain drill out as required. Installation chairs are recommended for installation of drainage channels.



<input checked="" type="checkbox"/> Channel Number	Part No.
<input type="checkbox"/> Polyester Concrete Channels	DP06 __
<input type="checkbox"/> Vinyl Ester Concrete Channels	DV06 __

Grate Options (Select One)		
<input checked="" type="checkbox"/> Grate Type	Part No.	DIN Load Class
<input type="checkbox"/> Galvanized Steel Solid (ADA Compliant)	DG0645	Class A
<input type="checkbox"/> Galvanized Steel Perforated (ADA Compliant)	DG0646	Class A
<input type="checkbox"/> Stainless Steel Perforated (ADA Compliant)	DG0657	Class A
<input type="checkbox"/> Stainless Steel Solid (ADA Compliant)	DG0667	Class A
<input checked="" type="checkbox"/> Galvanized Steel Slotted	DG0640	Class B
<input type="checkbox"/> Plastic Coated Galvanized Sheet	DG0640C	Class A
<input type="checkbox"/> Stainless Steel Slotted	DG0647	Class A
<input type="checkbox"/> DURAGUARD® Slotted	DG0670	Class A
<input type="checkbox"/> DURAGUARD® Longitudinal (ADA Compliant)	DG0675	Class A
<input type="checkbox"/> Fiberglass (5/8" Spacing)	DG0644	Class B
<input type="checkbox"/> Double Galvanized Steel Slotted	DG0640R	Class C
<input type="checkbox"/> Fiberglass (3/8" Spacing)	DG0644SP	Class C
<input type="checkbox"/> Double Galvanized Steel Solid (ADA Compliant)	DG0645R	Class C
<input type="checkbox"/> Double Galvanized Steel Perforated (ADA Compliant)	DG0646R	Class C
<input type="checkbox"/> Double Stainless Steel Slotted	DG0647R	Class C
<input type="checkbox"/> Double Stainless Steel Perforated (ADA Compliant)	DG0657R	Class C
<input type="checkbox"/> Double Stainless Steel Solid (ADA Compliant)	DG0667R	Class C
<input type="checkbox"/> Abbott, Decorative Iron	DG0693	Class C
<input type="checkbox"/> Patriot, Decorative Ductile Iron	DG0692	Class C
<input type="checkbox"/> Spiral Decorative Ductile Iron	DG0694	Class C
<input type="checkbox"/> Cobblestone, Decorative Ductile Iron	DG0695	Class C
<input type="checkbox"/> Cast Iron Slotted	DG0641	Class C
<input type="checkbox"/> Ductile Iron Slotted	DG0641D	Class D
<input type="checkbox"/> Ductile Iron Longitudinal Slotted (ADA Compliant)	DG0675HD	Class D
<input type="checkbox"/> Cast Iron Solid (ADA Compliant)	DG0675HD	Class D

<input checked="" type="checkbox"/> Options (Select All That Apply)	Part No.	Additional Specifications:
<input type="checkbox"/> Galvanized Steel POLYGUARD	DA0620A	
<input type="checkbox"/> Stainless Steel POLYGUARD	DA0620B	
<input type="checkbox"/> Drain End Cap (6" Outlet)	DA0620D6	
<input type="checkbox"/> Installation Alignment Chair	DA0633	
<input type="checkbox"/> Locking Device For Galvanized & DURAGUARD® Grates	DA0642	
<input type="checkbox"/> Locking Device For Cast & Ductile Iron Grates	DA0642B	
<input type="checkbox"/> Locking Device For Fiberglass Grates	DA0642F	
<input type="checkbox"/> Locking Device For Stainless Steel Grates	DA0642S	
<input type="checkbox"/> 6 1/4 x 24 Catch Basin	DP0650	
<input type="checkbox"/> 12 x 24 Catch Basin	DP0651	
<input type="checkbox"/> 24 x 24 Open Bottom Catch Basin	DP0653OB	
<input type="checkbox"/> 24 x 24 Solid Bottom Catch Basin	DP0653SB	
<input type="checkbox"/> Extender Panels	DP0660	
<input type="checkbox"/> Shovel Head	DA0661	
<input type="checkbox"/> 4" Strainer (For Bottom/End Outlet)	DA0662	
<input type="checkbox"/> End Cap (Inlet/Outlet)	DA0670M/DA0670	
<input type="checkbox"/> Channel Adaptor (Male/Female)	DP0699M/DP0699F	

### Meets the following Standards & Specifications:

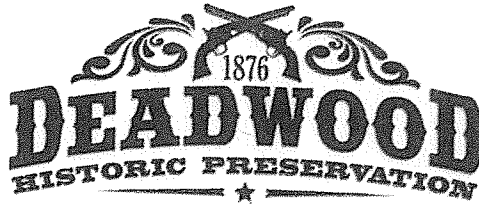
- DIN 19580 / DIN EN 1433 Drainage Channels for Vehicular and Pedestrian Areas
- AASHTO H-20 and H-25 per AASHTO M-306 Drainage, Sewer, Utility and Related Castings
- ASTM Standard D543, Test Method for Resistance of Plastics to Chemical Reagents
- ASTM Standard D570, Test Method for Water Absorption of Plastic
- ASTM Standard D576, Practice for Determination of Weight and Shape Change of Plastics Under Accelerated Service Conditions
- ASTM Standard G53, Recommended Practice for Operating Light and Water Exposure Apparatus for Exposure of Non-Metallic Materials
- ASTM Standard C78, Test Method for Flexural Strength of Concrete
- ASTM Standard C579, Test Method for Compressive Strength of Chemical Resistant Mortars and Monolithic Surfacing's



www.polycastdrain.com  
Toll Free Number:  
1-800-346-3062

PC-15  
9/6/11





## For Office Use Only:

☒ Owner Occupied  
☐ Non-owner Occupied  
 Assessed Value of Property \_\_\_\_\_  
 Verified Lawrence County Dept. of Equalization  
 Date: 1/8/21 Initials: BA

## Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information

## 1. Address of Property:

37 Jackson St

Please attach the legal description of the property.

## 2. Applicant's name &amp; mailing address:

Mike Runge

37 Jackson St

Deadwood, SD 57732

Telephone: (605) 717-0250

E-mail: diggerrunge@hotmail.com

## 3. Owner of property--(if different from applicant):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

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

## 4. Historic Preservation Programs applying for

- ☐ Foundation Program  
☐ Siding Program  
☐ Wood Windows and Doors Program

☐ Elderly Resident Program

What year were you born: \_\_\_\_\_

☐ Vacant Homes Program (must be vacant for 2 years)

☐ Revolving Loan Program

☒ Retaining Wall Program

## 5. Contractor

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

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

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is recommended the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval and attach to this document. All documentation must arrive by 5:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

## 9. Acknowledgement

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan is true and complete to the best of my knowledge and belief. I acknowledge I have read and understand the policy guidelines for the loan or grant programs included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance or a grant or loan. By signing this document it affirms I have read, understand and agree to this acknowledgement.

Applicant's signature: Michael Runge Date submitted: 12/10/2020

Owner's signature: \_\_\_\_\_ Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

7. The scope of work is a brief description of what will be done to the structure. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		Replace portion of retaining wall

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if they will be repaired or replaced.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View					
Right Side View					
Left Side View					
Rear View					
Total Windows/Doors					
Office Use Only					
TOTAL FUNDS ALLOWED					

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  
Fax: (605) 578-2084  
[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)

## MEMORANDUM

**Date:** January 8, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Contract with Ketel Thorstenson, LLP to conduct Auditor's Report for 2020 on Historic Preservation Revolving Loan Fund

The Historic Preservation Office, in conjunction with the Finance Office, is recommending engaging Ketel Thorstenson, LLP for an overall review of the Historic Preservation Commission's Revolving Loan Fund. With an agreed upon procedures engagement, the report will include the specific procedures performed, along with any findings related to those procedures. Below are the recommended procedures for the loan portfolio being serviced by NeighborWorks – Dakota Home Services:

- Inquire as to internal controls in process for the revolving loan fund to identify any segregation of duties issues.
- Recalculate interest charges on 25 haphazardly selected loans for the year ended 12/31/20.
- Recalculate allocation of principle and interest on 25 haphazardly selected loan payments received during the year ended 12/31/20.
- Agree subsidiary listing maintained by NHS to the City of Deadwood's records.
- Send confirmations to borrowers based on a standard sample size calculation. Confirmations will include original loan balance, balance as of 12/31/20, interest rate, security, payment terms, and maturity date.
- Recalculate aging for 25 haphazardly selected loans, as well as 5 delinquent loans, to verify delinquencies are properly reported.
- Detail loan file review of 25 haphazardly selected loans made during the year ended 12/31/20 in order to verify that loan policies are followed and all applicable documentation is included in the file.

The proposed cost is \$6,900 plus tax and travel expenses. If the need for additional procedures related to this agreement arises, or the procedures need to be modified the agreement will need to be revised.

### Recommended Motion:

Move to recommend to the City Commission to enter into a contract with Ketel Thorstenson, LLP to conduct an overall review of the Revolving Loan Fund in the amount of \$6,900.00 plus tax and travel expenses to be paid out of RLF Professional Services line item.



# Ketel Thorstenson, LLP

Certified Public Accountants/Business & Personal Consultants

810 Quincy Street • PO Box 3140, Rapid City, South Dakota 57709

Telephone (605) 342-5630 • FAX (605) 342-2172 • email: info@ktllp.com • ktllp.com

Members American Institute of Certified Public Accountants and AICPA Division of Firms for Quality Control

January 7, 2021

## Partners

Rex P. Vigoren  
CPA, PFS

Paul J. Thorstenson, CPA, PC  
d/b/a Paul J. Thorstenson  
CPA/ABV, CVA

Brent E. Siekman  
MST, CPA, CGMA

Stephen M. Schacht  
CPA

Denise M. Webster  
CPA, PFS

Jean M. Smith  
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Joel D. DeVries  
CPA

Nina Braun  
CPA, CFE

Douglas A. Kenoyer  
CPA

Jennifer L. Konvalin  
CPA

Kevin D. Sickels  
CPA

Traci M. Hanson  
CPA

Michelle M. Minnerath  
CPA

Todd Hoese, CPA, LLC  
d/b/a Todd Hoese  
CPA

Jess R. Weaver  
CPA

Jackie L. Maguire  
CPA

## Of Counsel

Peter Bergman  
CPA

Michael H. Finnegan  
CPA

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

Dear Kevin:

We are pleased to confirm our understanding of the terms of our engagement and the nature and limitations of the services we are to provide for the **City of Deadwood** (the City).

You will agree to the procedures described in the attachment to this letter and will acknowledge that the procedures to be performed are appropriate for the intended purpose of the engagement, which is provide oversight of the Historic Preservation Commission's Revolving Loan Fund. Our engagement to apply agreed-upon procedures will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA). Those standards require that we obtain your written agreement to the procedures to be applied and your acknowledgment that those procedures are appropriate for the intended purpose of the engagement, as described in this letter. The agreement and acknowledgment are contained within this letter. A refusal to provide such agreement and acknowledgment will result in our withdrawal from the engagement. We make no representation that the procedures we will perform are appropriate for the intended purpose of the engagement or for any other purpose.

Because the agreed-upon procedures do not constitute an examination or review, we will not express an opinion or conclusion on the revolving loan fund. In addition, we have no obligation to perform any procedures beyond those to which you agree.

We will issue a written report upon completion of our engagement that lists the procedures performed and our findings. Our report will be addressed to the City Council. If we encounter restrictions in performing our procedures, we will discuss the matter with you. If we determine the restrictions are appropriate, we will disclose the restrictions in our report. Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you. You understand that the report is intended solely for the information and use of the City, and should not be used by anyone other than these specified parties.

There may exist circumstances that, in our professional judgment, will require we withdraw from the engagement. Such circumstances include the following:

- You refuse to provide written agreement to the procedures and acknowledge that they are appropriate for the intended purpose of the engagement.
- You fail to provide requested written representations, or we conclude that there is sufficient doubt about the competence, integrity, ethical values, or diligence of those providing the written representations, or we conclude that the written representations provided are otherwise not reliable.
- We determine that the description of the procedures performed or the corresponding findings are misleading in the circumstances of the engagement.
- We determine that restrictions on the performance of procedures are not appropriate.

If circumstances occur relating to the condition of your records, the availability of evidence, or the existence of a significant risk of material misstatement of the subject matter caused by error or fraud, which in our professional judgment prevent us from completing the engagement or reporting findings on the subject matter, we retain the right to take any course of action permitted by professional standards including declining to report findings or issue a report, or withdrawing from the engagement.

An agreed upon procedures engagement is not designed to detect instances of fraud or noncompliance with laws or regulations; however, should any such matters come to our attention, we will communicate them in accordance with professional standards and applicable law. In addition, if in connection with this engagement, matters come to our attention that contradict the revolving loan fund, we will communicate such matters to you.

You agree to the procedures to be performed and acknowledge that they are appropriate for the intended purpose of the engagement.

You are responsible for the revolving loan fund. In addition, you are responsible for providing us with (1) access to all information of which you or the appropriate party are aware that is relevant to the performance of the agreed-upon procedures on the subject matter, (2) additional information that we may request from the appropriate party for the purpose of performing the agreed-upon procedures, and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence relating to performing those procedures.

You agree to assume all management responsibilities relating to any non-attest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them. At the present time, no other non-attest services provided by Ketel Thorstenson, LLP and its affiliates are:

Jean Smith is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to perform our procedures in July or August 2021 and, unless unforeseeable problems are encountered, the engagement should be completed by September 15, 2021. This schedule can be modified for our mutual convenience. At the conclusion of our engagement, we will require certain written representations in the form of a representation letter from management that, among other things, will confirm management's responsibility for the revolving loan fund in accordance with the internal policies established.

In connection with this engagement, we may communicate with you or others via email transmission. As emails can be intercepted and read, disclosed, or otherwise used or communicated by an unintended third party, or may not be delivered to each of the parties to whom they are directed and only to such parties, we cannot guarantee or warrant that emails from us will be properly delivered and read only by the addressee. Therefore, we specifically disclaim and waive any liability or responsibility whatsoever for interception or unintentional disclosure of emails transmitted by us in connection with the performance of this engagement. In that regard, you agree that we shall have no liability for any loss or damage to any person or entity resulting from the use of email transmissions, including any consequential, incidental, direct, indirect, or special damages, such as loss of revenues or anticipated profits, or disclosure or communication of confidential or proprietary information.

We are not hosts for any client information. You are expected to retain all financial and non-financial information, to include anything you upload to a portal, and are responsible for downloading and retaining anything we upload in a timely manner. Portals are only meant as a method of transferring data, and are not intended for the storage of client information, and may be deleted at any time. You are expected to maintain control over your accounting systems, to include the licensing of applications and the hosting of said applications and data. We do not provide electronic security or back-up services for any of your data or records. Giving us access to your accounting system does not make us hosts of information contained within.

In the interest of enhancing our availability to meet your professional service needs while maintaining service quality and timeliness, we may use a third-party service provider to assist us. This may include provision of your confidential information to the third-party service provider. We require our third-party service providers to have established procedures and controls designed to protect client confidentiality and maintain data security. As the paid provider of professional services, our firm remains responsible for exercising reasonable care in providing such services, and our work product will be subjected to our firm's customary quality control procedures. By accepting the terms and conditions of our engagement, you are providing your consent and authorization to disclose your confidential information to a third-party service provider, if such disclosure is necessary to deliver professional services or provide support services to our firm.

If you intend to publish or otherwise reproduce the report, it must be reproduced in its entirety. Inclusion of the report in any document should be done only with our prior approval of the document. You are responsible for providing us the opportunity to review such document before issuance. With regard to electronic dissemination of the report, including being published electronically on your website, you understand that electronic sites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

The attest documentation for this engagement will be retained for a minimum of seven years after the report release date.

Our professional fees for the services outlined above will be \$6,900, plus applicable sales tax. This fee is based upon the complexity of the work to be performed, and our professional time. In addition, this fee depends upon the timely delivery, availability, quality, and completeness of the information you provide to us. If significant additional time is necessary, we will keep you informed of any problems we encounter, and our fees will be adjusted accordingly. You agree that you will deliver all records requested and respond to all inquiries made by our staff to complete this engagement on a timely basis. You will also be billed for travel and other out-of-pocket costs such as postage. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed, even if we have not issued our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. At completion of the engagement, we will submit a final invoice which is due upon receipt.

If the need for additional procedures related to this engagement arises, or the procedures need to be modified, our agreement with you will need to be revised. It is customary for us to enumerate these revisions in an addendum to this letter. If additional specified parties of the report are added, we will consider whether they need to acknowledge in writing their agreement with the procedures performed or to be performed and their acknowledgement that the procedures are appropriate for their purposes.

Our engagement ends on delivery of our report. You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you concerning the scope of the additional services and their estimated fees. We may also issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

In the event we are requested pursuant to subpoena or other legal process to produce documents relating to current or prior engagements for the Organization in legal, administrative, arbitration, or similar proceedings to which we are not a party, the Organization shall reimburse us at our standard billing rates for our professional time and expenses, including reasonable attorney's fees, incurred by us in responding to such requests. In the event of a dispute, the courts of the state of South Dakota shall have jurisdiction, and all disputes will be submitted to the state of South Dakota, which is the proper and most convenient venue for resolution. We also agree that the law of the state of South Dakota shall govern all such disputes.

We are independent within the meaning of the AICPA *Code of Professional Conduct*.

City of Deadwood  
January 7, 2021  
Page Four

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In the event you should desire to hire an accountant to have on staff, we may assist you in that process. We do require, however, that no such inquiry be made directly to our staff, but only to the engagement partner. To ensure our independence is not impaired under the AICPA *Code of Professional Conduct*, you agree to inform the engagement partner before entering into any substantive employment discussions with any of our personnel. If you should choose to hire one of our employees, we may, at our discretion, charge you a recruiting fee of twenty percent of the annual salary offered to our employee to compensate us for the loss of our valued and extensively trained employee.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. Please sign one copy of this letter in the space provided to indicate your acknowledgement of, and agreement with, the arrangements for our engagement, and our respective responsibilities.

Sincerely,

KETEL THORSTENSON, LLP



Jean M. Smith, CPA  
Partner

-----

This letter correctly sets forth the understanding of our contract. I have read it and fully understand its terms and provisions.

Accepted by: \_\_\_\_\_

Title: \_\_\_\_\_

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:** January 8, 2021  
**To:** Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** 2021 ESRI GIS Software Maintenance Schedule

The maintenance for the ESRI GIS software is due for 2021 (attached). The maintenance agreement runs from April 5, 2021 through April 4, 2022. This is the annual fee and provides upgrades, maintenance and technical support for the software. This office is working closely with Ferber Engineering, Inc. and ESRI to utilize current technology by converting our licenses to an on-line platform which will allow greater integration into other departments and additional users within those departments. The below breakdown represents the current configuration but may change slightly as this transformation to on-line usage develops. This represents the maximum price for this year's annual maintenance agreement.

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

### Historic Preservation

Server	ArcGIS for Desktop Advanced	\$3,000.00
Concurrent	Historic Preservation Officer	\$500.00
Concurrent	Archivist	\$500.00
ArcGIS	Business Analyst	\$500.00
Server	ArcGIS Enterprise Server	<u>\$5,000.00</u>
<i>Subtotal</i>		<u>\$9,500.00</u>

### Public Works

Concurrent	Public Works Station	\$700.00
Single	Building Inspector	<u>\$400.00</u>
<i>Subtotal</i>		<u>\$1,100.00</u>

### Planning & Zoning

Single	Zoning Administrator	\$400.00
ArcGIS	Online Viewer	\$100.00
Concurrent	Administrative Assistant	<u>\$500.00</u>
<i>Subtotal</i>		<u>\$1,000.00</u>

### Parking & Transportation

ArcGIS	GeoEvent Server (Trolley Tracker)	\$5,000.00
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**GIS Maintenance Total** **\$16,600.00**

**Recommended Motion:** Recommend to the City Commission approval of the various departments share of the GIS Maintenance package for 2021 at a total cost of \$16,600.00 as budgeted.



Esri Inc  
380 New York Street  
Redlands CA 92373

## **Subject: Renewal Quotation**

**Date:** 01/04/2021  
**To:** Kevin Kuchenbecker  
**Organization:** City of Deadwood  
Planning & Preservation Office  
**Fax #:** 605-578-2084 **Phone #:** 605-578-2082  
  
**From:** Alan Chrest  
**Fax #:** 909-307-3083 **Phone #:** 888-377-4575 Ext. 2857  
**Email:** achrest@esri.com

Number of pages transmitted  
(including this cover sheet): 5

Quotation #25999063  
Document Date: 01/04/2021

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

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

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

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

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

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

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



**esri**<sup>®</sup> 380 New York Street  
Redlands, CA 92373  
Phone: 888-377-45752857  
Fax #: 909-307-3083

## Quotation

**Date:** 01/04/2021

**Quotation Number:** 25999063

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

**Send Purchase Orders To:**

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

**Please include the following remittance address on your Purchase Order:**

Environmental Systems Research Institute, Inc.  
P.O. Box 741076  
Los Angeles, CA 90074-1076

**Customer Number:** 272559

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

Item	Qty	Material#	Unit Price	Extended Price
10	1	52384 ArcGIS Desktop Advanced Concurrent Use Primary Maintenance Start Date: 04/05/2021 End Date: 04/04/2022	3,000.00	3,000.00
1010	1	87194 ArcGIS Desktop Basic Concurrent Use Primary Maintenance Start Date: 04/05/2021 End Date: 04/04/2022	700.00	700.00
2010	3	87195 ArcGIS Desktop Basic Concurrent Use Secondary Maintenance Start Date: 04/05/2021 End Date: 04/04/2022	500.00	1,500.00
3010	2	87192 ArcGIS Desktop Basic Single Use Primary Maintenance Start Date: 04/05/2021 End Date: 04/04/2022	400.00	800.00
4010	1	153147	100.00	100.00

**Quotation is valid for 90 days from document date.**

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

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

**Issued By:** Alan Chrest

**Ext:** 2857

[CSBATCHDOM]

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


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 Phone: 888-377-45752857  
 Fax #: 909-307-3083

# Quotation

Page 2

Date: 01/04/2021

Quotation Number: 25999063

Item	Qty	Material#	Unit Price	Extended Price
		ArcGIS Online Viewer (Formerly Named User Level 1) Term License Start Date: 04/05/2021 End Date: 04/04/2022		
5010	5	153417	100.00	500.00
		ArcGIS Business Analyst Web App Online Term License Start Date: 04/05/2021 End Date: 04/04/2022		
6010	1	161328	5,000.00	5,000.00
		ArcGIS Enterprise Standard Up to Four Cores Maintenance Start Date: 04/05/2021 End Date: 04/04/2022		
7010	1	161337	5,000.00	5,000.00
		ArcGIS GeoEvent Server Up to Four Cores Maintenance Start Date: 04/05/2021 End Date: 04/04/2022		
			<b>Item Subtotal</b>	16,600.00
			<b>Estimated Tax</b>	0.00
			<b>Total</b>	<b>USD 16,600.00</b>

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

[CSBATCHDOM]




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## Quotation

Page 3

Date: 01/04/2021

Quotation Number: 25999063

Item	Qty	Material#	Unit Price	Extended Price
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### Renewal Options:

- Online: Renew through My Esri site at <https://my.esri.com>
  - Credit Card
  - Purchase Order
  - Email Authorization
- Email or Fax: Email Authorization, Purchase Order or signed quote to:
  - Fax: 909-307-3083
  - Email: [service@esri.com](mailto:service@esri.com)

Requests via email or signed quote indicate that you are authorized to obligate funds for your organization and your organization does not require a purchase order.

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

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

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <http://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <http://assets.esri.com/content/dam/esrisites/media/legal/ma-full/ma-full.pdf> apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <http://www.esri.com/en-us/legal/terms/state-supplemental> apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.

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

[CSBATCHDOM]

**esri**<sup>®</sup>380 New York Street  
Redlands, CA 92373  
Phone: 888-377-45752857  
Fax #: 909-307-3083**Quotation**

Page 4

**Date:** 01/04/2021**Quotation No:** 25999063**Customer No:** 272559

Item	Qty	Material#	Unit Price	Extended Price
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US FEDERAL CUSTOMERS: If you are a federal customer or a contractor purchasing on behalf of a federal customer a purchase order is required to receive an invoice. Please email the purchase order to [service@esri.com](mailto:service@esri.com)

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

Please check one of the following:

☐ I agree to pay any applicable sales tax.

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

\_\_\_\_\_  
Signature of Authorized Representative\_\_\_\_\_  
Date\_\_\_\_\_  
Name (Please Print)\_\_\_\_\_  
Title

[CSBATCHDOM]

Date: 01/08/21

Case No. 210001

Address: 1906 Deadwood Mountain Drive

**Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 1906 Deadwood Mountain Drive, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: ZCW Inc.  
 Owner: ZCW Inc.  
 Constructed: 1906/1909

**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:** The last remaining mining processing building left in Deadwood, this facility operated until 1973. It takes its name from the crushed ore, suspended in water, left as a by-product of the gold removal process. This plant was built to further process that “slime” to extract the remaining gold. About 1,700 tons of slime were processed daily at this plant, using a system of filter presses developed by C.W. Merrill. Several similar buildings once stood at the norther entrance to Deadwood where the rodeo grounds are now located, but were abandoned and demolished or destroyed by fires shortly after this building was built. The left wing of this building was added in 1909. This resource has been adaptively reused as a gaming and event center.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to install gutters to the structure in an effort to help protect the structure from water damage caused by runoff from the roof. The gutters will be white metal and the down spouts will be hidden from public view.

**Attachments:** No

**Plans:** No

**Photos:** Yes

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

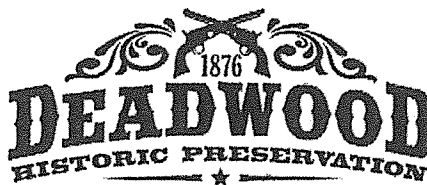
**Motions available for commission action:**

**A:** 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.

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



**FOR OFFICE USE ONLY**  
Case No. 210001  
☐ Project Approval  
☒ Certificate of Appropriateness  
Date Received 1/4/21  
Date of Hearing 1/13/21

## 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: <u>1906 Deadwood Mt. Drive</u>
Historic Name of Property (if known): <u>Slime Plant</u>

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: <u>ZCW Inc.</u>
Address: <u>1906 Deadwood Mt. Drive</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-559-0396</u> Fax: _____
E-mail: <u>charly@dingrand.com</u>

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

Contractor's Name: <u>Tony Albright</u>
Address: <u>19004 Meadow Ln.</u>
City: <u>Relle Fouché</u> State: <u>SD</u> Zip: <u>57717</u>
Telephone: <u>605-644-4017</u> Fax: _____
E-mail: _____

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

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

Updated July 6, 2015



FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

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

### DESCRIPTION OF ACTIVITY

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

Courters added to structure to protect building.  
Steel material - Color - white  
Downspouts hidden

**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)      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.

## Criteria Checklist for Project Approval OR Certificate of Appropriateness

### SUBMITTAL CRITERIA CHECKLIST

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

#### ALL WORK:

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

#### RENOVATIONS AND ADDITIONS:

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

#### MATERIAL CHANGES:

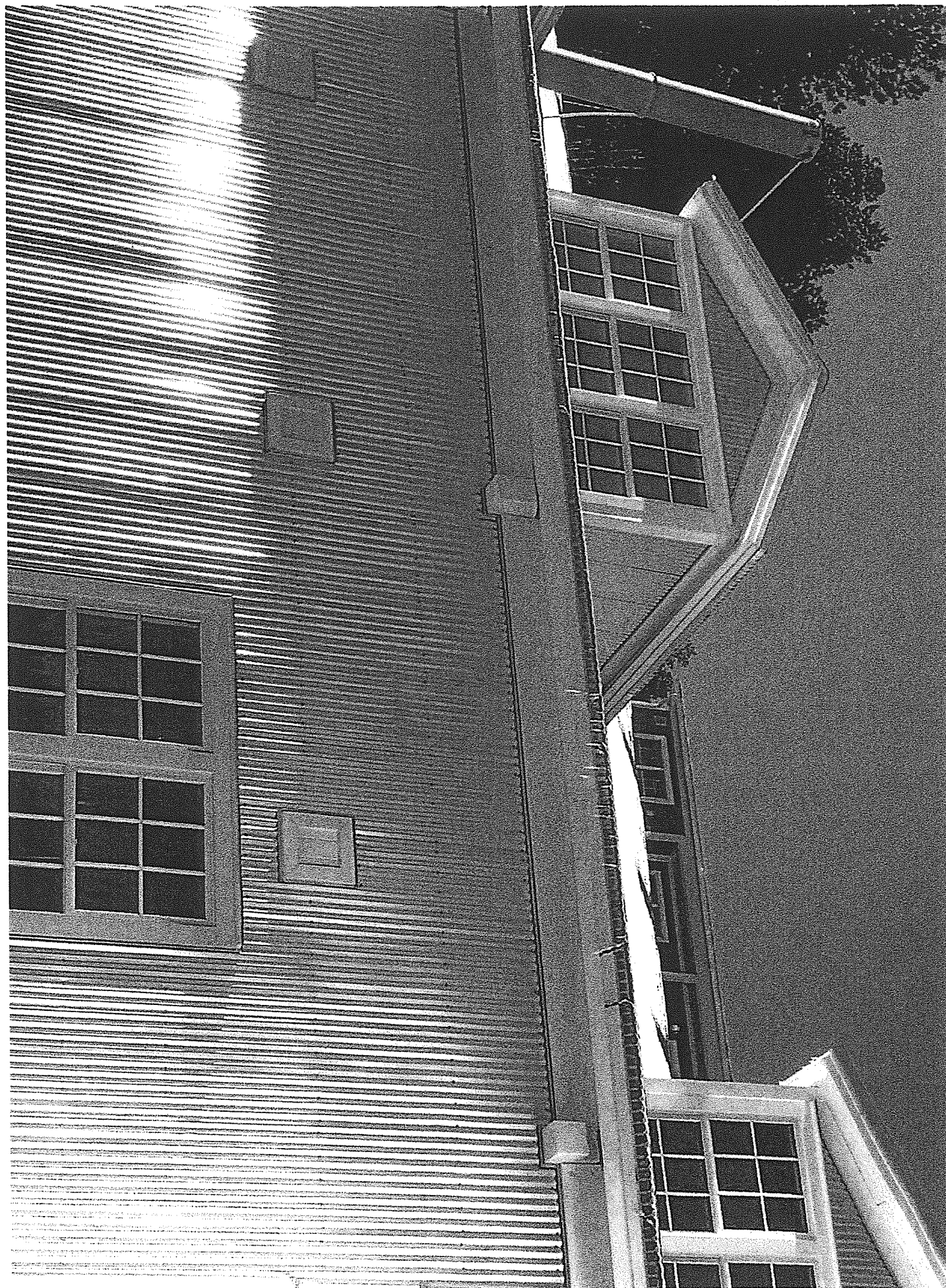
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

#### PAINTING, SIDING:

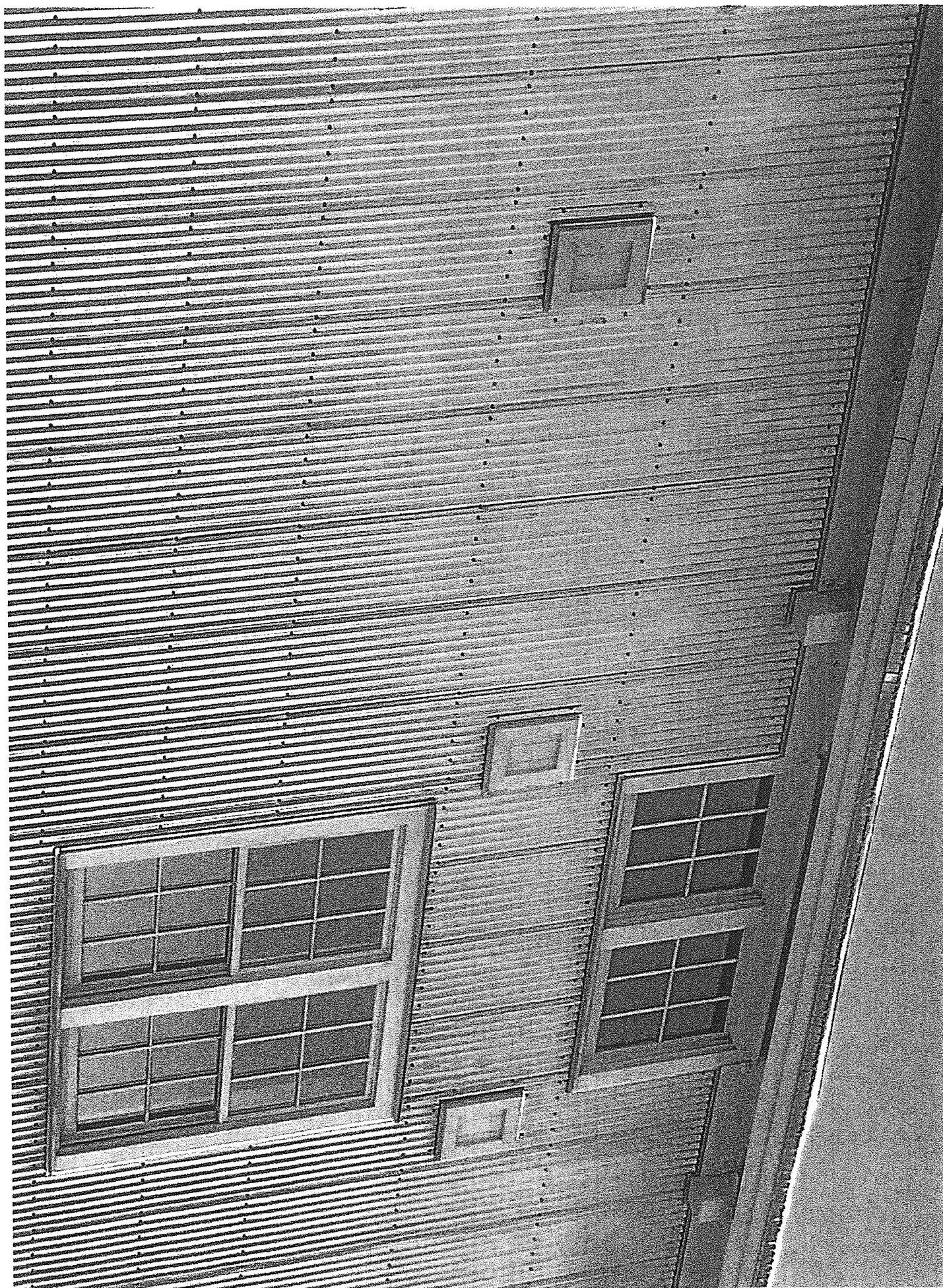
- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

#### NEW CONSTRUCTION:

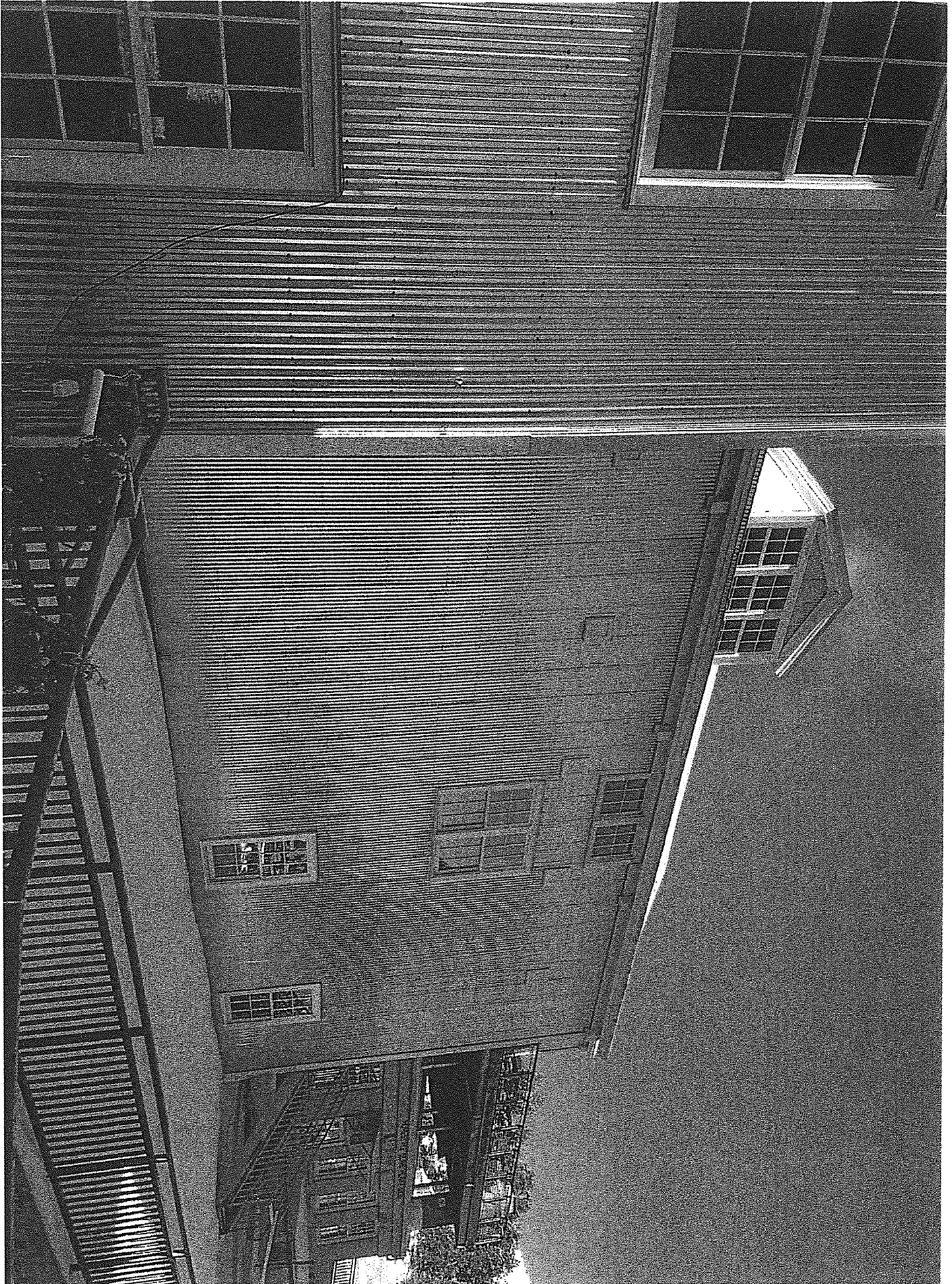
- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street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











Date: January 08, 2021

Case No. 210002  
Address: 17 Fillmore

### Staff Report

The applicant has submitted an application for Project Approval for work at 17 Fillmore, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Kevin Bloom  
Owner: BLOOM, KEVIN D BLOOM, JANET K CHIDESTER  
Constructed: c 1900

### 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, scattered throughout Deadwood's neighborhoods.

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

The applicant is requesting permission to replace the front deck of the structure. The deck is currently being supported by only two 4x4s which is a life safety issue.

Attachments: No

Plans: No

Photos: Yes

#### Staff Opinion:

The front porch (deck) is an integral part of the architectural character of the resource. Staff has communicated with the owner and contractor to ensure the post and railing is painted white. They have agreed to this recommendation and should be a contingency of any possible approval. 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 State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

**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

Section 8 Item a.

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: 17 Filmore

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

### APPLICANT INFORMATION

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

Owner's Name: Kevin Bloom

Address: 3409 Roughlock Lane

City: Spearfish State: SD Zip: 57783

Telephone: 307.421.3095 Fax: \_\_\_\_\_

E-mail: bloom.kevin.d@gmail.com

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

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

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

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

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

Contractor's Name: Stephen Hays

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

City: Spearfish State: SD Zip: 57783

Telephone: 605.641.7890 Fax: \_\_\_\_\_

E-mail: SKIscoot@hotmail.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. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>				
Project Start Date: <u>January 1<sup>st</sup></u>		Project Completion Date (anticipated): <u>march 1<sup>st</sup></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 checked="" 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).

The deck at 17 Filmore is in bad shape and need replaced. City officials along with Robbie, The Handy Man, looked it over extensively + it has been designated as a Life Safety issue. The deck is supported by only 2 4x4's. Trent Mohr, Kevin Kuchenbecker + Another official were part of making the life safety Recommendation

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.

*Kevin Bloom* 11-1-2020

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

*X Janet Bloom* 11/1/2020

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.

## Criteria Checklist for Project Approval OR Certificate of Appropriateness

### SUBMITTAL CRITERIA CHECKLIST

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

#### ALL WORK:

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

#### RENOVATIONS AND ADDITIONS:

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

#### MATERIAL CHANGES:

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

#### PAINTING, SIDING:

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

#### NEW CONSTRUCTION:

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

# Estimate

11/16/2020

Stephen Hayes  
605-641-7890

Kevin Bloom  
17 Filmore  
Dadwood SD 57732

Labor to install New Deck	10110.81
Material for frame	8908.61
Material for Decking 5/4 Cedar	2975.44
Material for Railing	2276.51
Old Deck Removal	1616
Labor to repace ceing on East deck section 10x12	950
Total	26837.37
Excise Tax	547.75
Total	27385.12