



Historic Preservation Commission Regular Meeting Agenda

Wednesday, July 10, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Minutes from 06/26/24 meeting
4. **Voucher Approvals**
 - a. HP Operating Vouchers
 - b. HP Grant Vouchers
 - c. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. Aaron Sternhagen - 318 Williams St. - Request to Subordinate Loans
6. **Old or General Business**
 - a. Enter into a professional services contract with Chamberlain Architects in the amount of \$3,500.00 for conceptual design services for a possible Deadwood Senior Center (to be paid by HP Professional Services).
 - b. Permission to purchase new laptop workstation from Golden West Technologies in the amount not to exceed \$3,600.00 for City Archives (to be paid out of 2024 Archives Budget).
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 240107 - Roger & Sharon Styer - 46 Wabash - Construct Storage Shed
 - b. PA 240018 Danika McFarland - 37 Lincoln - Repair Foundation
9. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)
10. **Staff Report**

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

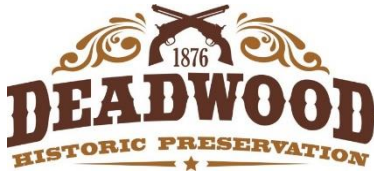
 - a. Budget Meeting set for 8:00 a.m. on August 20, 2024 to review 2025 Proposed Budget
11. **Committee Reports**

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

 - a. Executive Session for Legal Matters per SDCL1-25-2 (3) w/ possible action

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.*



Historic Preservation Commission Agenda

Wednesday, June 26, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on June 26, 2024, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Vicki Dar

HP Commission 2nd Vice Chair Trevor Santochi

HP Commissioner Tony Williams

HP Commissioner Anita Knipper

HP Commissioner Jesse Allen

HP Commissioner Molly Brown

City Commissioner Blake Joseph

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Amy Greba, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

a. Minutes from 06/12/24 meeting

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to approve minutes of the June 12, 2024, meeting. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$277,095.64. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

b. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of

\$32,576.50. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve HP Revolving Vouchers in the amount of \$4,598.65. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Sean and Tiffany Byrne - 20 Denver - Extension Request

Danika McFarland - 37 Lincoln - Extension Request

It was moved by Commissioner Dar and Seconded by Commission Williams to approve loan extensions for Sean and Tiffany Byrne - 20 Denver and Danika McFarland – 37 Lincoln. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

6. Old or General Business

- a. Recommendation to place Conservation Easements on eleven (11) undeveloped properties owned by the City of Deadwood and/or Deadwood Historic Preservation Commission to prevent future development and/or alterations that would encroach upon, damage, or destroy the Deadwood National Historic Landmark District.

Over the past two decades, the City of Deadwood and Deadwood Historic Preservation Commission has acquired a variety of parcels to protect the hillside environs surrounding the Deadwood National Historic Landmark District.

The conservation of eleven (11) properties, owned by the City of Deadwood and/or Deadwood Historic Preservation Commission, yield significant benefits to the public by protecting the cultural, historical, archaeological, natural, scenic, and recreational values of the properties. Further, the conservation of the properties will keep them free from new structures, alterations or changes that would encroach upon, damage, or destroy the historic properties within and surrounding the Deadwood National Historic Landmark District.

The conservation of the properties, subject to the terms of a Conservation Easement, will yield significant benefits to the public by protecting the properties in perpetuity.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to recommend approval of Conservation Easements on the eleven (11) undeveloped properties owned by the City of Deadwood. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- b. Permission to purchase four outdoor interpretive panels from Pannier Graphics at a cost not to exceed \$3,400.00 (to be paid from HP Public Education).

Mr. Runge stated The City of Deadwood Archives is requesting permission to purchase four (4) outdoor interpretive panels from Pannier Graphics of Gibsonia, PA

to be placed throughout Deadwood Gulch as part of Deadwood's Historic Walking Tour.

As part of this quote, the Historic Preservation Office would like to update and add the following panels to the downtown walking tour:

- 18 x 24" First Baptist Church, 110 Sherman Steet, single pedestal.
- 18 x 24" Serving the Black Hills, Outlaw Square, wall mount.
- 18 x 24" Deadwood Changing, Outlaw Square, single pedestal.
- 24 x 36" Deadwood Formation, Deadwood Welcome Center, double pedestal.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to purchase four outdoor interpretive panels from Pannier Graphics at a cost not to exceed \$3,400.00 to be paid out of Public Education. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- c. Consider recommendation for proposed changes to the Upper Floor Revitalization Program.

Mr. Kuchenbecker stated in an effort to spur revitalization and usage of upper floors on Main Street, the Historic Preservation Commission created a revolving loan for upper floor rehabilitation on structures in the local historic district in 2018. The program was set up as a 0% three-year loan with a maximum amount of \$250,000 per resource. There have been a couple of businesses who have utilized this program; however, there is an opinion it has been underutilized due to the rise of construction costs and additional requirements for commercial properties to install required sprinkler systems.

The Loan Committee discussed changes to the revolving loan to a square foot allowance to better support the larger structures on Historic Main Street. The recommendation is to change the loan to a five-year loan with the first three years at 0% and the fourth and fifth year be a 3% interest rate. The loan amount will be \$100 per square foot of floor space capped at \$500,000 maximum.

The Loan Committee has reviewed this request and recommends approval.

It was motioned by Commissioner Knipper and seconded by Commissioner Dar to the change the revolving loan for upper floor development to a square foot allowance to better support the larger structures on Historic Main Street and change the loan to a five-year loan with the first three years at 0% and the fourth and fifth year be at 3% interest rate. The loan amount will be \$100 per square foot of floor space, capped at \$500,000 maximum loan to qualified borrowers. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- d. Consider recommendation to establish procedures for Satisfaction of Historic Preservation Grants.

Mr. Kuchenbecker stated that upon approval and acceptance of the grant program, an agreement is recorded at the County Register of Deeds. If the property is sold or

the owner refinances, this agreement will show up during the title search. Title Companies and banks request the grant be satisfied so there will be a clear title. Currently, when satisfying a grant there is no procedure, but staff has been taking the requests to Loan Committee and then to Historic Preservation Commission for approval. This is a long and timely process, and it has been difficult to meet closing dates so much of the time the approval is after the fact.

Staff is requesting a procedure be put into place so satisfaction of grants can be done quickly without needing Historic Preservation Commission approval. The satisfaction does not release the owner or new owner from maintaining the structure to the Minimum Maintenance Standards or to allow the property to deteriorate to a point of demolition by neglect. The satisfaction only releases the grant dollar amount associated with the agreement.

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to establish a procedure to give the authority of preparing and approving grant satisfactions for title companies and banks to the Historic Preservation Officer or his/her designee. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- e. Consider recommendation to increase Interest Rates for Historic Preservation Loan Programs.

Mr. Kuchenbecker stated Residential Mortgage interest rates have increased dramatically since November of 2022. Currently, the prime interest rate is 8.5% from 7.00% in November of 2022, when we last changed interest rates. The Historic Preservation loan interest rates have remained at 3-5% during this same period.

The Loan Committee is recommending increasing the interest rates as follows:

- Increase the interest rate from 4% to 5% for Owner Occupied properties
- Increase the interest rate from 5% to 6% for NON-Owner-Occupied properties
- Increase the interest rate from 5% to 6% for Commercial properties

The Loan Committee has reviewed this request and recommend approval.

It was motioned by Commissioner Brown and seconded by Commissioner Dar to increase the interest rate to 5% for owner occupied properties; 6% for non-owner-occupied properties; 6% for commercial properties. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- f. Consider recommendation for changes to Retaining Wall Program

Mr. Kuchenbecker stated the current procedure for the forgivable portion of the retaining wall loan program has created a negative effect on our property owners in being able to access equity on these properties. The forgivable portion of the program is the city portion of the retaining wall costs from the Historic Preservation's annual operating budget. If the property is refinanced or sold within 10 years a prorated portion is paid back to the city. Changing this portion of the loan to a grant would help remedy the issue to our residential property owners. The recapture clause on a grant is the same as the revolving loan. The Loan Committee

and staff has reviewed this process and recommend approval for this alteration to the retaining wall program.

It was motioned by Commissioner Allen and seconded by Commissioner Williams to change the revolving loan portion of the retaining wall program to a grant with recapture clause. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- g. Recommend awarding 2024 Round 2 Outside of Deadwood Grants

Mrs. Anfinson state that on June 20, 2024, the Projects Committee reviewed the 2024 Round 2 Outside of Deadwood Grant applications. This round included six (6) Outside of Deadwood Grant applications for a project total of \$182,616.95 which included requests from the program of \$53,080.00.

The budget for 2024 is set at \$100,000.00 with two funding cycles, January and June of each year. Round 2 budget is set at \$50,000.00. The Projects Committee closely reviewed the applications and made the following recommendations for grant approval. The table lists the applicant, project, location and amount for six grants totaling \$50,000.00.

It was motioned by Commissioner Brown and seconded by Commissioner Williams to recommend to the City Commission to approve the 2024 Round 2 Outside of Deadwood Grants in the amount of \$50,000.00. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- h. Nugget Saloon, LLC - Historic Façade Program - Expand Scope of Work

The Nugget Saloon LLC was entered into the Façade Program in November of 2015. As per the program guidelines the project was approved for \$40,800.00 with a cap of \$75,000.00. The applicant now wishes to continue the façade repairs using the remaining funds of the program. The cost of the proposed repairs will be \$15,665.10 and the reimbursable amount is 80% of the project cost for \$12,532.00. Currently there is \$34,200.00 remaining on this grant.

Staff has conducted a site visit to discuss the proposed scope of work and recommends approval of the additional funding request.

It was motioned by Commissioner Williams and seconded by Commissioner Allen to approve the Nugget Saloon LLC additional funding request for the façade repairs for cost totaling \$12,532.00. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 240103 - Nugget Saloon LLC - 606 Main - Exterior repairs to façade

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 606 MAIN ST, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

The applicant is requesting permission to continue the repairs to the façade that were started in 2016 through the Façade Program. At that time, only the windows were completed. Plans are to install dark mirrored glass in the arched brick area

above the windows, repair and paint brick on upper half of building. Repair the Corbel in red color and paint the upper half of the building in dark grey.

Staff has met with the applicant and discussed possible additional work to bring back some of the proportions of the façade which would include the allusion of full storefront windows on the façade. The dark glass over the brick would improve the overall proportions of the lower façade; however, this glass should not be mirrored. Additionally, the façade, while repainting is appropriate since the brick is already painted, it is staff's opinion the color should still be a reddish brick color and the cornice should remain in the same color scheme.

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

It was motioned by Commissioner Dar and seconded by Commissioner Brown, based upon the guidance found in DCO 17.68.050 and following of staff recommendations, 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. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

b. COA 240100 - Joel Livengood - 732 Main - Replace siding on garage

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 732 Main Street, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

The applicant is requesting permission to install cedar siding to match the house. Paint with same colors as house.

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 or National Register Historic Districts or the Deadwood National Historic Landmark District.

It was motioned by Commissioner Knipper and seconded by Commissioner Santochi 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. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

8. **New Matters Before the Deadwood Historic Preservation Commission**
9. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
10. **Staff Report**
(Items considered but no action will be taken at this time.)

- a. Staff update on Adams House Museum - roof, porch repair and paint.
Mr. Kuchenbecker shared that he spoke with the Public Works Director and the department has been working with insurance company re: repairs to roof. Contractor from Denver is scheduled to be here early July. Porch repair, fascia, and other repairs are on the fall project list. As for lightbulbs, they were already ordered and were on the Public Works Director's desk.
- b. Check/Plaque Presentation Beal Cemetery July 1, 2024, 2:00 p.m. - leave at 1:00 p.m.
Mrs. Anfinson invited any member of the commission interested in attending the plaque presentation for the Beal Cemetery to be at City Hall by 1:00 pm.
- c. List of Historic Preservation Commission assignments to committees
Mr. Kuchenbecker stated the committee assignments have been finalized with minor adjustments following the previous meeting.
Mr. Kuchenbecker stated the city is busy with many projects.
Progress meetings took place for Whitewood Creek Trail construction, FEMA Phase 1, and Summit at Stage Run.
Pre-bid meeting for 85 Charles. Bids are due July 9th.
FEMA Project- Utility work on Water St. Ground needed for all the utilities is becoming a challenge. Trying to accommodate their needs while not losing our parking.
Retaining wall projects are progressing. 10 Denver has been poured. 33.5 Jackson and 458 Williams are finished. 74 Van Buren is nearing completion. Will collect bids on three more this summer. 5 Harrison progressing into fall.

11. **Committee Reports**

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

Commissioner Dar- Farmer's Market this Friday, 4-7pm. Had an amazing turnout last week.

Commissioner Allen- Deadwood Redemption went great last week. Deadwood Alive was busy and ran the stagecoach with extended hours. Trail cleanup was last Thursday. Cleaned from Welcome Center to Event Complex.

Commissioner Santochi shared that he's getting acclimated to new committee assignments.

Commissioner Diede commended Commissioner Dar on her hard work in organizing the Farmer's Market. The community and visitors are all enjoying the benefits of her efforts.

12. **Adjournment**

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to adjourn the Historic Preservation Commission meeting. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

The HP Commission meeting adjourned at 4:37 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant

Historic Preservation Commission

Bill List - 2024

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 205,684.86

Approved by _____ on ____/____/____
HP Chairperson

HPC	07/10/24
Batch	07/16/24

PACKET: 06690 07/16.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776		ALBERTSON ENGINEERING, INC.				
I-20609		34/35 JACKSON RW	4,006.25			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		34/35 JACKSON RW		215 4575-515	GRANT/LOAN RETAINING WAL	4,006.25
I-20610		10 DENVER RW	250.00			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		10 DENVER RW		215 4577-775	CAPITAL ASSETS GENERAL M	250.00
I-20613		85 CHARLES FOUNDATION	2,287.50			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		85 CHARLES FOUNDATION		215 4575-505-04	85 CHARLES ST	2,287.50
I-20617		33.5 JACKSON RW	350.00			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		33.5 JACKSON RW		215 4575-515	GRANT/LOAN RETAINING WAL	350.00
I-20620		TAYLOR ST SIDEWALK/RW RECON	1,825.00			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		TAYLOR ST SIDEWALK/RW RECON		215 4577-755	CAPITAL ASSETS RETAINING	1,825.00
I-20621		WELCOME CNTR TRAIL	3,313.20			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		WELCOME CNTR TRAIL		215 4576-600	PROFES. SERV. CURRENT EX	3,313.20
I-20622		74 VAN BUREN RW	848.69			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		74 VAN BUREN RW		215 4575-515	GRANT/LOAN RETAINING WAL	848.69
I-20629		458 WILLIAMS RW	250.00			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		458 WILLIAMS RW		215 4577-755	CAPITAL ASSETS RETAINING	250.00
		=== VENDOR TOTALS ===	13,130.64			
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01-5052 AVID4 ENGINEERING

I-23-123.13		GIS TECH SRVC RETAINER	2,287.50			
7/08/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: Y		
		GIS TECH SRVC RETAINER		215 4576-600	PROFES. SERV. CURRENT EX	100.00
		GIS TECH SRVC RETAINER		101 4520-422	PROFESSIONAL SERVICES	187.50
		GIS TECH SRVC RETAINER		610 4361-422	PROFESSIONAL SERVICES	2,000.00
		=== VENDOR TOTALS ===	2,287.50			

PACKET: 06690 07/16.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
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01-2022	BOEN, RENEE					
I-072024.01		CONSULTING SERVICES 06.2024	960.00			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		CONSULTING SERVICES 06.2024		215 4573-335	HIST. INTERP. ARCHIVE DE	960.00
		=== VENDOR TOTALS ===	960.00			
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01-3314	CENTURY BUSINESS PRODUCTS, INC					
I-739891		ARCHIVES CONTRACT 06/2024	29.54			
7/08/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		ARCHIVES CONTRACT 06/2024		215 4573-335	HIST. INTERP. ARCHIVE DE	29.54
I-739892		HP/PZ CONTRACT 06/2024	192.67			
7/08/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		HP/PZ CONTRACT 06/2024		215 4641-428	UTILITIES	64.22
		HP/PZ CONTRACT 06/2024		101 4640-428	UTILITIES	64.22
		HP/PZ CONTRACT 06/2024		101 4310-426	SUPPLIES	64.23
		=== VENDOR TOTALS ===	222.21			
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01-3857	DAN'S DUMPSTER SERVICE					
I-45616		85 CHARLES CLEAN-UP	400.00			
6/06/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		85 CHARLES CLEAN-UP		215 4575-505-04	85 CHARLES ST	400.00
		=== VENDOR TOTALS ===	400.00			
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01-0475	DEADWOOD CHAMBER & VISITORS BU					
I-072424		HISTORY & INFO CNTR/MARKETING	41,611.08			
7/09/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		HISTORY & INFO CNTR		215 4572-215	VISITOR MGMT HISTORY/INF	17,528.03
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	24,083.05
		=== VENDOR TOTALS ===	41,611.08			
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01-4625	FIB CREDIT CARDS					
I-063024		EASEMENT/FETERL	62.00			
6/30/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		FETERL -RYAN RD HLDNG POND		101 4520-422-01	PROF SERV- FEMA-WHITEWOO	31.00
		BROKEN BOOT-FULLER TRL EASEMEN		101 4520-422	PROFESSIONAL SERVICES	31.00
		=== VENDOR TOTALS ===	62.00			

PACKET: 06690 07/16.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0782	JACOBS PRECISION WELDING					
I-31227		RODEO GROUNDS CHUTE REPAIR	29.14			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		RODEO GROUNDS CHUTE REPAIR		215 4577-735	CAPITAL ASSETS RODEO GRO	29.14
		=== VENDOR TOTALS ===	29.14			
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01-3597	LEAD-DEADWOOD ARTS CENTER					
I-214		COIN MOUNT	90.00			
6/27/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		COIN MOUNT		215 4573-335	HIST. INTERP. ARCHIVE DE	90.00
		=== VENDOR TOTALS ===	90.00			
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01-5178	LEGENDARY ELECTRIC LLC					
I-4270		TOOTSIE SIGN	2,142.86			
5/31/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		TOOTSIE SIGN		215 4572-250	VISITOR MGMT DAYS 76 ROD	2,142.86
		=== VENDOR TOTALS ===	2,142.86			
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01-3130	MIDWEST ART CONSERVATION					
I-070124		2024 ANNUAL MBRSHIP	50.00			
7/01/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		2024 ANNUAL MBRSHIP		215 4573-335	HIST. INTERP. ARCHIVE DE	50.00
		=== VENDOR TOTALS ===	50.00			
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01-5268	PACIFIC METAL SOLUTIONS, PSP					
I-60829MS-IN		LIGHTPOLE FLOWER BRACKETS	5,200.05			
5/24/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		LIGHTPOLE FLOWER BRACKETS		215 4577-750	CAPITAL ASSETS BENCHES	5,200.05
		=== VENDOR TOTALS ===	5,200.05			
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01-3060	QUIK SIGNS					
I-45241		PRESIDENTIAL BC UTILITY WRAP	796.55			
4/19/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		PRESIDENTIAL BC UTILITY WRAP		215 4572-235	VISITOR MGMT ADVOCATE	398.27
		PRESIDENTIAL BC UTILITY WRAP		215 4576-630	PROFES. SERV. NEIGHBORH.	398.28
I-46255		DAYS OF 76 INTERP SIGNS	307.05			
6/25/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		DAYS OF 76 INTERP SIGNS		215 4572-235	VISITOR MGMT ADVOCATE	307.05
		=== VENDOR TOTALS ===	1,103.60			

PACKET: 06690 07/16.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1514	RAPID CITY JOURNAL SUBSC.					
I-060424		RAPID CITY JOURNAL SUBSC.	126.39			
6/04/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		RAPID CITY JOURNAL SUBSC.		215 4573-325	HIST. INTERP. DUES AND S	126.39
		=== VENDOR TOTALS ===	126.39			
=====						
01-3366	ROGERS CONSTRUCTION, INC.					
I-002		WELCOME CNTR TRAIL RECON	66,289.16			
7/05/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		WELCOME CNTR TRAIL RECON		215 4577-775	CAPITAL ASSETS GENERAL M	66,289.16
		=== VENDOR TOTALS ===	66,289.16			
=====						
01-0039	SD STATE HISTORICAL SOCIETY					
I-HP2024-01		SD STATE HISTORICAL SOCIETY	70,000.00			
6/26/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		SD STATE HIST SOCIETY FUNDS		215 4576-640	PROFES. SERV. STATE PRES	70,000.00
		=== VENDOR TOTALS ===	70,000.00			
=====						
01-0568	TDG COMMUNICATIONS					
I-18409		WALKING TOUR BROCHURE	1,250.00			
6/30/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		WALKING TOUR BROCHURE		215 4572-235	VISITOR MGMT ADVOCATE	1,250.00
		=== VENDOR TOTALS ===	1,250.00			
=====						
01-2014	TOMS, DON					
I-070524		1910 TOWN LOTS PT 1	600.00			
7/08/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: Y		
		1910 TOWN LOTS PT 1		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			
=====						
01-0578	TWIN CITY HARDWARE & LUMBER					
I-2406-000642		STEEL WOOL	4.49			
6/03/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		STEEL WOOL		215 4573-335	HIST. INTERP. ARCHIVE DE	4.49
I-2406-001209		FASTENERS	4.20			
6/06/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N		
		FASTENERS		215 4577-750	CAPITAL ASSETS BENCHES	4.20

PACKET: 06690 07/16.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #			
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----		DISTRIBUTION
=====							
01-0578		TWIN CITY HARDWARE & LUMBER (** CONTINUED **)					

I-2406-002085		HARWOOD DOWEL	14.98				
6/11/2024	FNBP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N			
		HARWOOD DOWEL		215 4573-335	HIST. INTERP. ARCHIVE DE		14.98

I-2406-002475		SANDPAPER/LAQUER/BRUSHES	84.60				
6/13/2024	FNBP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N			
		SANDPAPER/LAQUER/BRUSHES		215 4573-335	HIST. INTERP. ARCHIVE DE		84.60

I-2406-003128		RUBBER SWIVEL CASTERS	21.96				
6/18/2024	FNBP	DUE: 7/16/2024 DISC: 7/16/2024		1099: N			
		RUBBER SWIVEL CASTERS		215 4577-750	CAPITAL ASSETS BENCHES		21.96

		=== VENDOR TOTALS ===	130.23				
		=== PACKET TOTALS ===	205,684.86				

APPROVED BY _____

ON _____

PACKET: 06690 07/16.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

** T O T A L S **

INVOICE TOTALS	205,684.86
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	205,684.86
--------------	------------

** 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
2024		101-2020	ACCOUNTS PAYABLE	377.95-*				
		101-4310-426	SUPPLIES	64.23	190,000	91,909.07		
		101-4520-422	PROFESSIONAL SERVICES	218.50	47,600	42,355.68		
		101-4520-422-01	PROF SERV- FEMA-WHITEWOO	31.00	80,000	5153,956.94- Y		
		101-4640-428	UTILITIES	64.22	3,000	1,939.92		
		215-2020	ACCOUNTS PAYABLE	203,306.91-*				
		215-4572-210	VISITOR MGMT MARKETING	24,083.05	414,000	210,268.32	819,000	467,607.99
		215-4572-215	VISITOR MGMT HISTORY/INF	17,528.03	70,000	33,651.61	819,000	474,163.01
		215-4572-235	VISITOR MGMT ADVOCATE	1,955.32	220,000	93,404.71	819,000	489,735.72
		215-4572-250	VISITOR MGMT DAYS 76 ROD	2,142.86	65,000	58,657.14	819,000	489,548.18
		215-4573-325	HIST. INTERP. DUES AND S	126.39	2,500	551.12		
		215-4573-335	HIST. INTERP. ARCHIVE DE	1,833.61	43,300	33,846.26		
		215-4575-505-04	85 CHARLES ST	2,687.50	175,000	94,663.25		
		215-4575-515	GRANT/LOAN RETAINING WAL	5,204.94	575,000	400,057.12		
		215-4576-600	PROFES. SERV. CURRENT EX	3,413.20	75,000	20,682.89		
		215-4576-630	PROFES. SERV. NEIGHBORH.	398.28	8,000	7,388.52		
		215-4576-640	PROFES. SERV. STATE PRES	70,000.00	70,000	0.00		
		215-4577-735	CAPITAL ASSETS RODEO GRO	29.14	650,000	638,030.61		
		215-4577-750	CAPITAL ASSETS BENCHES	5,226.21	25,000	19,773.79		
		215-4577-755	CAPITAL ASSETS RETAINING	2,075.00	475,000	413,339.49		
		215-4577-775	CAPITAL ASSETS GENERAL M	66,539.16	75,000	143,289.36- Y		
		215-4641-428	UTILITIES	64.22	12,500	9,381.73		
		610-2020	ACCOUNTS PAYABLE	2,000.00-*				
		610-4361-422	PROFESSIONAL SERVICES	2,000.00	48,700	17,440.78		
		999-1301	DUE FROM FUND 101	377.95 *				
		999-1306	DUE FROM FUND 215	203,306.91 *				
		999-1345	DUE FROM FUND 610	2,000.00 *				
		** 2024 YEAR TOTALS		205,684.86				

PACKET: 06690 07/16.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	7/2024	377.95
215	7/2024	203,306.91
610	7/2024	2,000.00

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission 2024 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 9,690.00

Approved by _____ on ___/___/___
HP Chairperson

Approved by _____ on ___/___/___
HP Officer

HPC	07/10/24
Batch	07/16/24

PACKET: 06699 07/16/24 - HP GRANT - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item b.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4877		SCHLOSSER CONSTRUCTION & FOUND				

I-1030-2		320 WILLIAMS HEPPER	9,690.00			
7/16/2024	FNBAP	DUE: 7/16/2024 DISC: 7/16/2024		1099: Y		
		320 WILLIAMS HEPPER		216 4653-962-04	SIDING GRANT EXPENSE	9,690.00
		=== VENDOR TOTALS ===	9,690.00			
		=== PACKET TOTALS ===	9,690.00			

PACKET: 06699 07/16/24 - HP GRANT - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item b.

** T O T A L S **

INVOICE TOTALS	9,690.00
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	9,690.00
--------------	----------

** 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
	2024	216-2020	ACCOUNTS PAYABLE	9,690.00-*				
		216-4653-962-04	SIDING GRANT EXPENSE	9,690.00	60,000	35,146.96		
		999-1307	DUE FROM FUND 216	9,690.00 *				
			** 2024 YEAR TOTALS	9,690.00				

PACKET: 06699 07/16/24 - HP GRANT - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item b.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	7/2024	9,690.00

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

7/10/2024 10:08am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 7/1/2024 - 7/31/2024
 Batch = 1

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
07/2024								
NHS OF THE BLACK HILLS - 2024-6 - 7/10/2024 - 3,000.00 - Batch: 1 - Header Memo: Servicing Contract-June 2024								
Servicing Contract-June 2024	100	5000				PROF & ADMIN FEES	3,000.00	
Servicing Contract-June 2024	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
SoDak Title - OE-0330-24 - 7/10/2024 - 120.00 - Batch: 1 - Header Memo: OE Report-7 Stewart-Schramm								
OE Report-7 Stewart-Schramm	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-7 Stewart-Schramm	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Total:							3,120.00	3,120.00
Report Total:							3,120.00	3,120.00

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786

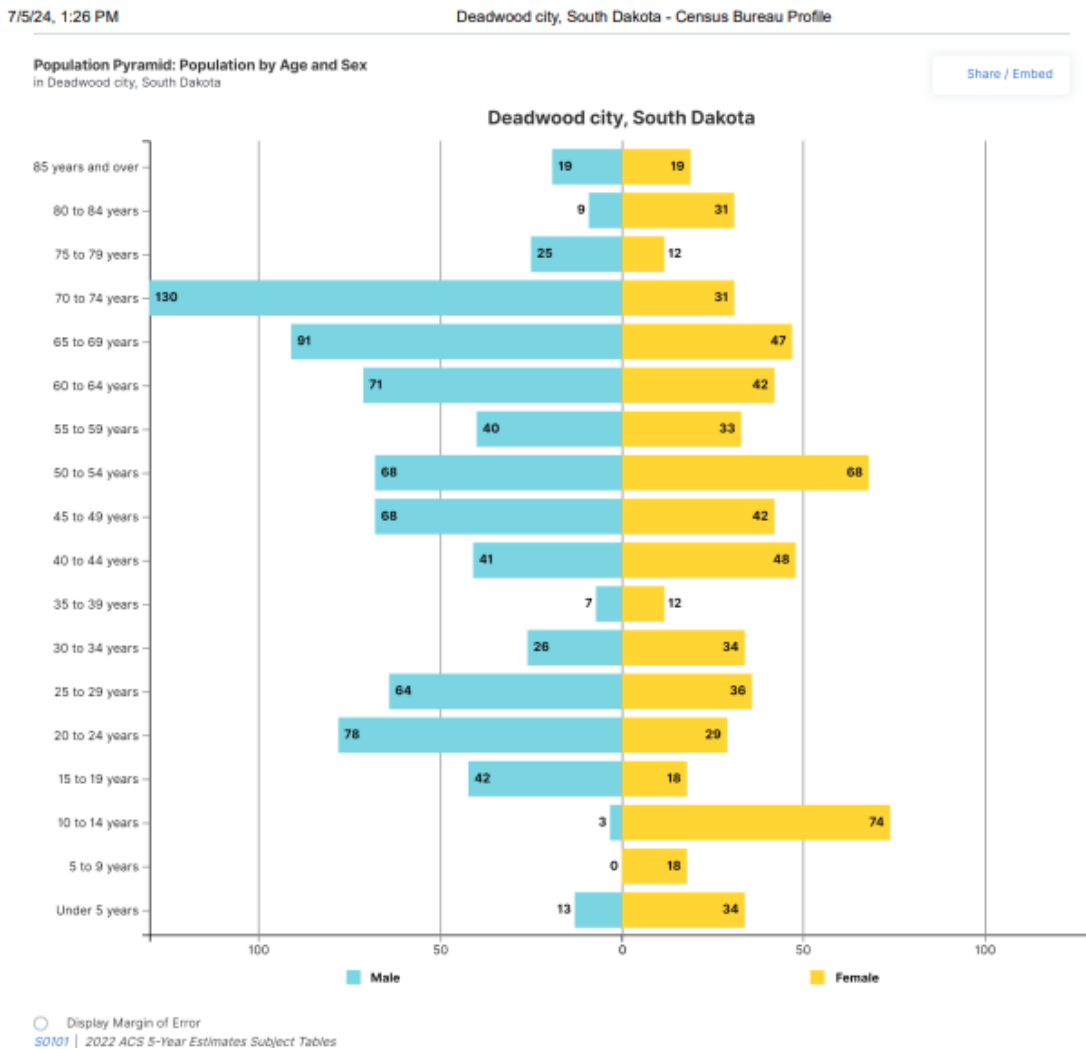


Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: June 20, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Deadwood Senior Center Programming and Space Planning Proposal

Deadwood has a significant number of residents who qualify as senior citizens; however, there is currently no senior center for residents to meet, have events or socialize. This has been identified as an unfulfilled need for our community for many years.



The City of Deadwood has explored the possibility of adding an addition to the Deadwood Recreation and Aquatic Center as a multi-use facility which could act as a senior center; however, with the recent success of this facility, space would be minimal for such use.

The Deadwood Historic Preservation staff has had several meetings and site visits to discuss the future of the archival records and building associated with the Deadwood Granite and Marble Works business and location (142 Sherman Street). Bruce and Mary Ann (Akrop) Oberlander currently own the building.

The archival records of the business are packed full of valuable insight and information associated with Deadwood and the Northern Black Hills. Discussion also have centered around the possibility of this structure being a prime location for a Senior Center because of the easy access and parking.

Staff has reached out to Brad Burns of Chamberlin Architects for a site visit to develop a proposal (attached) for the preliminary programming, space layout and opinion of possible cost for a fixed fee of \$3,500.00. Additional discussions, planning and budgeting would need to take place; however, it is essential to explore the potential programming and rehabilitation / construction costs associated with the project.

Recommended Motion:

Move to recommend to the City Commission to hire Brad Burns with Chamberlin Architects to prepare preliminary programming, space layout and opinion of cost for the consideration of a potential Senior Center at 142 Sherman Street for a cost of \$3,500.00 to be paid out of the HP Professional Services line item.



Kevin Kuchenbecker
 City of Deadwood
 108 Sherman Street
 Deadwood, South Dakota 57732



RE: Deadwood Senior Center – Programming and Space Planning Proposal

June 28, 2024

Dear Kevin,

We are pleased to provide this proposal to provide Design Services for the new Deadwood Senior Center located at the Marble Works building on Sherman Street. This proposal is for the first phase of design, which includes some basic programming of the Center, preliminary space planning and an estimated rough order of magnitude of costs for construction. Plans will consist of simple floor plan sketches or drafted plans to determine if this site is an acceptable location for the Senior Center.

Exterior conceptual design is not included.

Building condition and structural assessments beyond what is visually evident are not included.

Up to two trips to Deadwood are included.

Notes from Site Visit 06-20-2024

1. Building Condition:

- a. At some time, a foundation was poured under the exterior walls with the building in place. The construction details of the foundation are unknown.
- b. A concrete slab was poured inside the building. It is not in bad condition, but it is made up of multiple pours and not very level in areas.
- c. The southeast corner of the building's south exterior wall has settled, so the wall is not level. The exterior windows are very much out of square.
- d. There is moisture where the wall is settling, and the wall framing has likely deteriorated.
- e. The likely reason for the settling and moisture is that the concrete patio outside the building is higher than the floor inside the building. The wall is poorly flashed at the base of the wall. It is anticipated that much of the wall will need to be re-framed.
- f. The original plaster inside the building has been replaced with gypsum board on both the walls and the ceiling.
- g. The roof trusses are hand-framed, but in good condition with minimal sagging. Sagging is evident in the southeast area of the building where the wall is settling.
- h. In the attic, wood boards were installed on the bottom chord of the trusses to provide storage. It is likely that storage in the attic will be eliminated, and some additional diagonal bracing will be installed.
- i. Exterior siding is a combination of wood lap and asbestos-cement shingles.
- j. The roofing is asphalt shingles, which appear to be in good condition.
- k. There is a projecting wood-framed sign structure, which is not original to the building.
- l. Windows are single-pane, wood windows, and the paint on the exterior has flaked off, which has contributed to deterioration of wood frames and sills.

- m. As part of an addition project, some demolition of existing building components was performed. This includes the removal of the entire rear end wall and cutting/removal of approximately four trusses on the southeast corner of the building.
- 2. A large wood-framed building addition is attached to the back of the original building. It will be demolished in its entirety, so no description is being provided.
- 3. General program for the new senior center:
 - a. Space(s) where people can gather and socialize.
 - b. Large multipurpose space for special events and games such as poker tournaments, bingo, etc.
 - c. Large kitchen. This would not be a commercial kitchen with equipment requiring a hood, but large enough for multiple people to use and make large meals.
 - d. Accessible restrooms.
 - e. Outdoor patio with seating for outdoor activities such as shuffleboard. An attractive fence will be installed along the sidewalk for security.
 - f. The main entrance will be at the back of the building where the City parking lot is located. There will not be any parking on the building site, but there may be a drop-off zone in the alley.
 - g. The original Marble Works building will be repaired and remodeled to meet the program requirements of the Senior Center. Existing interior walls will be removed. Existing windows will be repaired and/or replaced. Existing east entry doors will be repaired or replaced. These doors will be used primarily for meeting exiting requirements, so they will need to be reversed so they swing outward. Below-grade structural issues will need to be addressed to reduce the potential for settling/heaving floor slab, foundations and walls. Some exploratory excavation may be needed to determine how the foundation was constructed and its condition.

COMPENSATION

For the preliminary programming, space layout and opinion of cost work indicated above, we propose a fixed fee of \$3,500.

Reimbursable expenses shall be billed at cost, which includes mileage for travel and printing expenses, if required.

Thank you for allowing us to present this proposal. This proposal is good for a period of up to 60 days from the date of the proposal. If you find it acceptable, please sign this proposal and send it back to me. If you have any questions, please feel free to contact me.

Sincerely,



Bradley P. Burns, AIA
Vice President
Chamberlin Architects, PC

Terms and Conditions

Chamberlin Architects, P.C. (Architect) shall perform the Services outlined in this Agreement for the stated fee arrangement.

Access to Site:

Unless otherwise stated, Client shall provide Architect with access to the site for activities necessary for the performance of the Services. Architect will take reasonable precautions to minimize damage due to these activities.

Standard of Care:

Architect shall perform its Services for the Project in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time. Architect provides no guarantees or warranties in connection with its Services.

Dispute Resolution:

Any claims or disputes arising out of Architect's Services shall be submitted to non-binding mediation. Client and Architect agree to include a similar mediation Agreement with all contractors, subcontractors, sub-consultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties. In the event that mediation does not resolve the dispute, for claims less than \$50,000, the parties agree to submit their dispute to binding arbitration before a licensed and practicing professional architect. For claims in excess of \$50,000, the parties agree to submit their dispute to binding arbitration before a three-person panel of licensed and practicing professional architects.

Billings/Payments:

Architect shall submit invoices for its Services either upon completion of such Services or on a monthly basis at Architect's option. Payment on all invoices is due within 30 days after the invoice date. If the invoice is not paid within 30 days, Architect may, without waiving any claim or right against Client, and without liability whatsoever to Client, terminate the performance of its Service. Retainers shall be credited on the final invoice.

Late Payments:

Accounts that remain unpaid 60 days after the invoice date shall be subject to a monthly service charge of 1.0% on the then unpaid balance. If any portion or all of an account remains unpaid 90 days after billing, Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification:

Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Architect, its officers, directors, employees and sub-consultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, to the extent caused by Client's negligent acts in connection with the Project and for the acts of its contractors, subcontractors or consultants or anyone for whom Client is legally liable.

Certifications:

Guarantees and Warranties: Architect shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of conditions whose existence Architect cannot ascertain.

Fiduciary Responsibility:

Client agrees that neither Architect nor any of its sub-consultants or subcontractors will offer any fiduciary service to Client and no fiduciary responsibility shall be owed to Client by Architect or any of its sub-consultants or subcontractors, as a consequence of the parties entering into this Agreement.

Limitation of Liability:

In recognition of the relative risks and benefits of the Project to both Client and Architect, the risks have been allocated such that Client agrees, to the fullest extent permitted by law, to limit the liability of Architect and Architect's officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of Architect and Architect's officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed Architect's total fee for services rendered on this Project. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Consequential Damages:

Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither Client nor Architect, nor their respective officers, directors, partners, employees, contractors or sub-consultants, shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, increased financing costs and any other consequential damages that either party may have incurred from any cause of action, including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both Client and Architect shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this Project.

Corporate Protection:

Architect's services for the Project shall not subject Architect's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, Client agrees that as Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Architect, a Colorado corporation, and not against any of the Architect's individual employees, officers or directors.

Third-Party Beneficiaries:

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either Client or Architect. Architect's services under this Agreement are being performed solely for Client's benefit, and no other party or entity shall have any claim against Architect because of this Agreement or the performance or nonperformance of services hereunder. Client and Architect agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this Project to carry out the intent of this provision.

Termination of Services:

This Agreement may be terminated by Client or Architect should the other fail to perform its obligations hereunder. In the event of termination, Client shall pay Architect for all Services rendered to the date of termination and all reimbursable expenses. Architect shall have the absolute right to terminate this Agreement for nonpayment.

Ownership of Documents:

All documents, whether printed or electronic, produced by Architect under this Agreement shall remain the property of Architect and may not be used by Client for any endeavor other than the Project without the written consent of Architect. Client may retain copies, including reproducible copies, for information and reference in connection with Client's use and occupancy of the Project.

Additional Services

Additional Services are defined as those not included within the Scope of Services, or not included in the Project description. Additional Services include design, drafting, coordination, meetings or other time and expense due to a material change in the project including, but not limited to, size, quality, complexity, Client's schedule or budget for the Cost of the Work, or procurement or delivery method; delays in the schedule caused by Client or Client's consultants and/or contractors; or by other circumstances beyond Architect's control. Upon recognizing the need to perform the Additional Services, Architect shall notify Client with reasonable promptness and explain the facts and circumstances giving rise to the need. If Architect is authorized to provide Additional Services, Architect shall be appropriately compensated for such Additional Services and given additional time to provide those Services. For Additional Services provided by Architect's consultants, compensation shall be at the multiple 1.10 times the amounts billed to Architect for such Additional Services.

Unauthorized Changes:

In the event Client, Client's contractors or subcontractors, or anyone for whom Client is legally liable makes or permits to be made any changes to any reports, plans, specifications or other construction documents prepared by Architect and its sub-consultants without obtaining Architect's prior written consent, Client shall assume full responsibility for the results of such changes. Client waives any claim against Architect and releases Architect from any liability arising directly or indirectly from such changes.

In addition, Client agrees to include in any contracts for construction appropriate language that prohibits Contractor or any subcontractors of any tier from making any changes or modifications to Architect's construction documents without the prior written approval of Architect and that further requires Contractor to indemnify both Architect and Client from any liability or cost arising from such changes made without such proper authorization.

In addition, Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Architect, its officers, directors, employees, agents and sub-consultants from and against all damage, liability or cost, including reasonable attorney's fees and defense costs, arising from such changes.

Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Architect, its officers, directors, employees, agents and sub-consultants from and against all damage, liability or cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected to the reuse of the construction documents on any other project or site without the involvement of Architect in the services normally provided on such projects, excepting only those damages, liabilities or costs attributed to the sole negligence or willful misconduct by Architect.

Jobsite Conditions

Neither the professional activities of Architect, nor the presence of Architect nor its employees and subconsultants at a construction site, shall relieve General Contractor, Client or any other entity of their obligations, duties and responsibilities. These include, but are not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the Work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. Neither Architect nor its personnel shall have any authority to exercise any control over any construction contractor or other entity nor their employees in connection with their work or any health or safety precautions. Client agrees that General Contractor is solely responsible for jobsite safety and jobsite conditions. Architect's provision of services shall not relieve others of any responsibility to perform according to their contract or applicable standards or specifications. Architect is not acting as Owner's Representative unless such a service is specifically contracted and paid for separately and apart from the Services contracted herein.

Design Without Full Construction Phase Services:

If Architect's Services under this Agreement do not include project observation or review of contractor's performance or other construction phase services, Client shall arrange to provide at its own risk and expense such services. In such event, Client also assumes sole responsibility for interpretation of the construction documents and for construction observation. Client waives all claims against Architect and releases Architect of all liability related to construction phase activities that may be in any way connected thereto.

In addition, Client agrees, to the fullest extent permitted by law to indemnify and hold harmless Architect, its officers, directors, employees and subconsultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of such Services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to the Contract Documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct of Architect.

If Client requests in writing that Architect provide any specific construction phase services and if Architect agrees in writing to provide such Services, then Architect shall be compensated as an Additional Service.

Offered By:

 06/28/2024

Signature _____ Date _____

Bradley P. Burns _____

Printed Name/Title _____

Chamberlin Architects, P.C. _____

Firm Name _____

Signature _____ Date _____

Printed Name/Title _____

Name of Client _____

OFFICE OF
 PLANNING, ZONING AND
 HISTORIC PRESERVATION
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 722-0786



Kevin Kuchenbecker
 Planning, Zoning and
 Historic Preservation Officer
 Telephone (605) 578-2082
 kevin@cityofdeadwood.com

MEMORANDUM

Date: July 11, 2024
To: Deadwood City Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
 Mike Runge, City Archivist
Re: Purchase Workstation for City Archives

The City of Deadwood Archives is requesting permission to purchase from Golden West Technologies a HP ZBook Studio G10 16" Mobile workstation. This will replace one of three laptops purchased by the City Archives in 2017.

At the present time, the City Archives laptop's hardware is aging out and is not compatible with current versions of Adobe Creative Cloud that is used daily (Photoshop; Illustrator; InDesign and Acrobat).

Included in this memorandum is a quote and email discussing the current issues regarding why a new laptop would be a welcomed addition to the City Archives.

The Historic Preservation Commission reviewed this request at their July 10, 2024 meeting and recommend approval.

RECOMMENDATION

Move to allow the City Archives to purchase from Golden West Technologies a HP ZBook Studio G10 16" Mobile workstation. The cost for this laptop will not exceed \$3,600.00 and will come out of the 2024 City Archives budget.



2727 N Plaza Dr.
Rapid City, SD 57702

Phone 605-348-6529 Fax 605-342-1160

Quote

No.: **71730**

Date: 6/28/2024

Prepared for:

Mike Runge
Deadwood City Of-Historic Preservation
108 Sherman Street
Deadwood, SD 57732 USA

Account No.: 7517
Phone: (605) 578-2082
Fax: (605) 578-2084

Qty	Description	UOM	Sell	Total
1	HP ZBook Studio G10 16" Mobile WS - Intel Core i7-13700H, 32GB RAM, 1TB SSD, 3840x2400 Touch Display, Win11 Pro, RTX A1000 w/6GB, WiFi, 1yr Warranty	EA	\$2,503.39	\$2,503.39
1	HP Care Pack Hardware Support - 3 Year - Warranty - 9 x 5 x Next Business Day - On-site - Maintenance - Labor	EA	\$103.00	\$103.00
1	System Installation & Configuration	EA	\$954.00	\$954.00

Your Price: \$3,560.39

Total: \$3,560.39

Prices are valid for 30 days from quote date.

Prepared by: Chris Bernard, chrisbernard@goldenwest.com

Date: 6/28/2024

Accepted by: _____ **Date:** _____

Disclaimer

Unless otherwise specified, all labor is charged on a time and materials basis. Any additional service charge or travel will apply.
Any quoted cable runs assume that there is an available cable pathway; if not, additional charges may apply.
Applicable taxes and/or shipping charges may be added to the invoice.
Terms: A 30% down payment may be required for sales of \$10,000 or more, with the balance due 15 days from the invoice date.
Large, long-term projects are subject to progress billing.

Michael Runge

From: Chris Bernard <ChrisBernard@GoldenWest.com>
Sent: Friday, June 28, 2024 2:27 PM
To: Michael Runge
Subject: Mobile workstation: Quote - 71730
Attachments: Quote - 71730 - Deadwood City Of-Historic Preservation.pdf

Mike,

Attached is a quote for that Mobile workstation we discussed today. Per our conversation, I have direct knowledge of the system resources needed to run the Adobe Creative suite as my wife does marketing and advertising for a living and uses it extensively.

Adobe requires a very robust hardware platform to be effectively used. Because it is subscription based, you are at the mercy of Adobe when they come out with updates. It seems that each generation of the software (while amazing when compared with the previous generation) takes more and more resources to effectively operate.

The system I have quoted should give you a very long usable life, even with ever increasing hardware requirements that Adobe Creative Cloud requires.

Please let me know if you have any questions.

Chris Bernard
Phone: 605.719.3638
Fax: 605.342.1160
Email: ChrisBernard@GoldenWest.com
<http://www.gwtis.com>

Golden West Technologies
Innovative Solutions. Trusted Partner.

Date: July 01, 2024

Case No. 240107
Address: 46 Wabash St.

Staff Report

The applicant has submitted an application for Project Approval for work at 46 Wabash St., a Noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Roger Styer
Owner: STYER, ROGER A & SHARON K
Constructed: 1985

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 is a roughly constructed, modern building. It was used as an outbuilding when a future house was being constructed and neither structure contributes to the historic integrity of the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a stick storage shed 10x20, metal roof and siding, 2 windows, walk through door and a roll-up door.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

As long as the shed matches materials and color 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 because it is not readily visible within the historic district.



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

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

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

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

C: Second Motion:

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

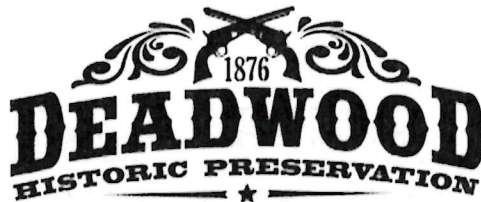
OR

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

OR

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

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



FOR OFFICE	
Case No.	240107
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/21/24
Date of Hearing	7/10/24

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:	46 Wabast Ave, Deadwood, South Dakota 57732
Historic Name of Property (if known):	

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

Owner's Name:	Roger + Sharon Styer
Address:	757 Lincoln Ave SW
City:	Huron
State:	SD
Zip:	57350
Telephone:	605-354-6250
Fax:	
E-mail:	roger2121@live.com

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

Contractor's Name:	Self - Roger Styer
Address:	757 Lincoln Ave SW
City:	Huron
State:	SD
Zip:	57350
Telephone:	605-354-6250
Fax:	
E-mail:	roger2121@live.com

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

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>6-21-2024</u>		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input 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"/> Restoration		<input type="checkbox"/> Replacement
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
	Material _____ Style/type _____ Dimensions _____		
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

Building a stick storage shed 10x20, metal roof & siding, 2 windows, walk through door and a roll-up door.

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

[Handwritten Signature] 6-21-24
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

[Handwritten Signature] 6-21-2024
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

For Roger Styer

Please mark location of ~~shed~~ shed.



Date: July 5, 2024

Case No. 240018
Address: 37 Lincoln Ave.

Staff Report

The applicant has submitted an application for work at 37 Lincoln Ave., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Danika McFarland
Owner: MCFARLAND, DANIKAO
Constructed: c 1880

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 1875, 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. This is one of the oldest and best-preserved houses in the Ingleside neighborhood.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to lift the house and install a concrete foundation. Excavate the land to create a basement and extend to back of the lot where a garage will face Taylor Street. Install an egress window on the left side of the foundation wall. Remove the concrete retaining wall that has fallen on the right side of the house.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

This project has been divided into phases. The first phase will consist of repairing the foundation (While this project approval is for the first phase of the project, preliminary plans for the entire project are included in the packet). Staff has conducted a site visit with the owner to review the proposed project. The owner will be required to conduct archeology during any dirt removal. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

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

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

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

C: Second Motion:

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

OR

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

OR

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



FOR OFFICIAL USE	<i>Section 8 Item b.</i>
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> 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: <u>37 lincoln ave, deadwood</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>danika mcfarland</u>
Address: <u>37 lincoln ave</u>
City: <u>deadwood</u> State: <u>sd</u> Zip: _____
Telephone: <u>3055878999</u> Fax: _____
E-mail: <u>danikamcfarland1@gmail.com</u>

Architect's Name: <u>Bruce Drapeux, residential desig</u>
Address: _____
City: <u>Spearfish</u> State: <u>SD</u> Zip: _____
Telephone: <u>6056457981</u> Fax: _____
E-mail: <u>plansinaction@hotmail.com</u>

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

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

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: <u>april15</u> _____	Project Completion Date (anticipated): <u>october 15</u> _____
<input type="checkbox"/> ALTERATION <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> Residential <input type="checkbox"/> Other _____	
<input type="checkbox"/> ROOF <input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE <input type="checkbox"/> New <input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE <input type="checkbox"/> New <input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
Material _____	Style/type _____ Dimensions _____
<input checked="" type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input 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 checked="" type="checkbox"/> Side(s) <input type="checkbox"/> Rear
Material _____	Style/type <u>egress</u>
<input type="checkbox"/> PORCH/DECK <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings	
<input type="checkbox"/> SIGN/AWNING <input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____	Style/type _____ Dimensions _____
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

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Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

We will be lifting the house and putting a concrete foundation down. We will excavate the land to create b
a basement and extend to back end of the lot where a garage will face Taylor St.

We will put in an egress window on the left side of the foundation wall.

We will remove the retaining wall thats fallen onto the right hand side of the house.

Intended designs are attached.

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.

 Feb 16
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

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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.









GENERAL STRUCTURAL NOTES:

DESIGN BUILDING CODES:

- 1. INTERNATIONAL BUILDING CODE 2021

DESIGN LOADS

Table with columns for Wind Loads, Snow Loads, and Dead Loads, including values for wind speed, ground snow, and roof loads.

LIVE LOADS:

Table for live loads: ROOF: 20PSF, FLOOR: 40 PSF (UNO)

FUTURE CONSTRUCTION:

Table for future construction: ROOF: NONE, FLOOR: NONE

DEFLECTION CRITERIA:

Table for deflection criteria: ROOF: SPAN/240 (TOTAL), FLOOR: SPAN/360 (TOTAL), WALLS: SPAN/600 (MASONRY)

MATERIAL GRADES AND STRENGTHS:

Table for material grades: STRUCTURAL STEEL: WIDE FLANGE SHAPES (FY=50KSI), HOLLOW STRUCTURAL STEEL (HSS) (FY=46KSI)

Table for concrete: CAST IN PLACE CONCRETE: INTERIOR SLAB ON GRADE (Fc=4000PSI), FOUNDATION WALLS (Fc=4000PSI)

Table for concrete reinforcing steel: TYPICAL BARS (ASTM A615), WELDABLE BARS (ASTM A706)

Table for dimensional lumber: -SPRUCE PINE FIR (SPF) (#1/#2), -DOUGLAS FIR (DF) (#1/#2)

Table for engineered lumber: -LAMINATED VENEER (LVL) (2.0E)

GENERAL CONSTRUCTION NOTES:

- The drawings represent the finished structure. They do not show construction methods unless so noted. Fabricate and construct all items according to the drawings, specification and building codes.

FOUNDATION AND BACKFILLING NOTES:

- Footings are designed for a net allowable soil bearing pressure of 2000PSF. The responsibility of the GC to verify on site allowable soil bearing pressure prior to construction.

CONCRETE NOTES:

- CONTRACTORS SHALL PROVIDE CONCRETE INSTALLATION IN ACCORDANCE WITH ACI 318 AND ACI 301. PROVIDE ADMIXTURES AND SPECIAL CONDITIONS AS REQUIRED IN CONTRACT DOCUMENTS.

Table for concrete reinforcement: 1. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FORMED AND EXPOSED TO EARTH), 2. A. #6 AND LARGER, B. #5 AND SMALLER, 3. SLABS ON GRADE (MID DEPTH)

- CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT OF REINFORCING STEEL DURING CONSTRUCTION TO ENSURE LIMITED MOVEMENT UNTIL CONCRETE IS CURED.

EXISTING CONDITIONS

- THE GENERAL CONTRACTOR SHALL VERIFY, BY FIELD CHECK, ALL SIZES, DIMENSIONS, ELEVATIONS, ETC. OF ELEMENTS OF THE EXISTING STRUCTURE ADJACENT TO THE PROPOSED CONSTRUCTION OR RELATED TO THE PROPOSED CONSTRUCTION.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILING PRACTICES OUTLINED IN THE AISC MANUAL OF STEEL CONSTRUCTION, 14TH EDITION LRFD/ASD, AISC 360-10 SPECIFICATION AND AISC 303-10 CODE OF STANDARD PRACTICE.

STEEL DECK

- STEEL ROOF AND FLOOR DECK SHALL BE OF SIZE, THICKNESS AND FINISH AS SHOWN IN THE PLANS AND SPECIFICATIONS AND ANCHORED TO THE STRUCTURAL STEEL SUPPORTS IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED SPECIFICATIONS AND THE RECOMMENDATIONS OF THE STEEL DECK INSTITUTE.

COLD WEATHER CONCRETE NOTES:

THE FOLLOWING REQUIREMENTS SHALL GOVERN COLD WEATHER CONCRETE CONSTRUCTION:

- COLD WEATHER IS DEFINED AS A PERIOD WHEN FOR MORE THAN 3 SUCCESSIVE DAYS THE MEAN DAILY TEMPERATURE DROPS BELOW 40° F. THE SUBGRADE, AS WELL AS ALL CONCRETE BELOW THE NEW POUR, SHALL BE PROTECTED FROM FREEZING PRIOR TO CONCRETING.

Table for cold weather: AIR TEMPERATURE (°F) vs MINIMUM CONCRETE TEMPERATURE (°F) for sections with least dimension less than 12" and 12" or greater.

- IF WATER OR AGGREGATE IS HEATED ABOVE 100° F, COMBINE WATER WITH AGGREGATE IN MIXER BEFORE CEMENT IS ADDED. DO NOT MIX CEMENT WITH MIXTURES OF WATER AND AGGREGATE HAVING A TEMPERATURE GREATER THAN 100° F.

WOOD FRAMING NOTES

- UNLESS OTHERWISE SPECIFIED, EACH PIECE OF LUMBER TO BEAR A GRADE MARK, STAMP, OR OTHER IDENTIFYING MARKS INDICATING GRADES OF MATERIAL AND RULES OR STANDARDS UNDER WHICH PRODUCED.

LUMBER OTHER THAN STRUCTURAL:

- UNLESS OTHERWISE SPECIFIED, SPECIES GRADED UNDER THE GRADING RULES OF AN INSPECTION AGENCY APPROVED BY BOARD OF REVIEW, AMERICAN LUMBER STANDARDS COMMITTEE: FRAMING LUMBER: MINIMUM EXTREME FIBER STRESS IN BENDING OF 1100, FURRING, BLOCKING, NAILERS AND SIMILAR ITEMS 100 MM (4 INCHES) AND NARROWER STANDARD GRADE; AND, MEMBERS 150 MM (6 INCHES) AND WIDER, NUMBER 2 GRADE.

SIZES:

- SIZE TO CONFORM TO PROD. STD. PS20. SIZE REFERENCES ARE NOMINAL SIZES, UNLESS OTHERWISE SPECIFIED, ACTUAL SIZES WITHIN MANUFACTURING TOLERANCES ALLOWED BY STANDARD UNDER WHICH PRODUCED.

MOISTURE CONTENT:

- AT TIME OF DELIVERY AND MAINTAINED AT THE SITE BOARDS AND LUMBER 2 INCHES AND LESS IN THICKNESS SHALL BE 19 PERCENT OR LESS. LUMBER OVER 2 INCHES THICK SHALL BE 25 PERCENT OR LESS.

PLYWOOD/SHEATHING

- PLYWOOD SHALL COMPLY WITH PROD. STD. PS 1 AND APA E30. PLYWOOD SHALL BEAR THE MARK OF A RECOGNIZED ASSOCIATION OR INDEPENDENT INSPECTION AGENCY THAT MAINTAINS CONTINUING CONTROL OVER QUALITY OF PLYWOOD WHICH IDENTIFIES COMPLIANCE BY VENEER GRADE, GROUP NUMBER, SPAN RATING WHERE APPLICABLE, AND GLUE TYPE.

INSTALLATION

- FRAMING AND MISCELLANEOUS WOOD MEMBERS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE WITH APA STANDARDS FOR INSTALLATION OF PLYWOOD. TRUSSES SHALL BE BRACE IN ACCORDANCE WITH THE TRUSS MANUFACTURERS RECOMMENDATIONS. ALL TEMPORARY AND FINAL TRUSS BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONCRETE CONSTRUCTION

PLACEMENT OF REINFORCING STEEL

- REINFORCING STEEL WHICH IS PLACED ADJACENT TO A CONCRETE SURFACE WHICH SHALL BE CAST AGAINST WOOD, METAL OR OTHER REMOVABLE FORM WORK SHALL BE SUPPORTED AWAY FROM THE FORM WORK WITH CHAIRS OR BOLSTERS.

EMBEDEMENTS

- ALL ALUMINUM SURFACES TO BE PLACED IN CONTACT WITH CONCRETE SHALL BE COATED WITH BITUMASTIC PAINT.

CONSTRUCTION AND SOILS NOTES

- COMPACTION OF BACK FILL SHALL BE OBTAINED BY MEANS OF TAMPING ROLLERS, SHEEPS FOOT ROLLERS, PNEUMATIC TIRE ROLLERS, VIBRATING ROLLERS OR OTHER MECHANICAL TAMPERS. TAMPING OR POUNDING WITH BACK HOE BUCKET IS NOT AN ACCEPTABLE FORM OF COMPACTION.

Table for sieve size vs percent passing by weight: SIEVE SIZE (1", 3/4", No. 4, No. 40, No. 200) vs PERCENT PASSING BY WEIGHT (100, 90-100, 45-80, 15-35, 0-15)

- IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL / GENERAL CONTRACTOR SHALL DETERMINE WHEATER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL CHARACTERISTICS AT A PARTICULAR LOCATION.

LIMITS OF LIABILITY

- SUMMIT STRUCTURAL ENGINEERING HAS BEEN CONTRACTED TO PROVIDE ENGINEERED CONSTRUCTION DRAWINGS FOR ONLY THE INFORMATION PROVIDED IN THIS DRAWING PACKAGE. ALL OTHER INFORMATION NOT SPECIFICALLY DETAILED IS THE RESPONSIBILITY OF OTHERS.

Table for sheet list: Sheet Number vs Sheet Name (S1.0 SPEC SHEETS, S2.0 FOUNDATION & FRAMING PLANS, S3.0 FOUNDATION DETAILS, S4.0 FRAMING DETAILS, S4.1 FRAMING DETAILS)



MCFARLAND RESIDENCE
37 LINCOLN AVE, DEADWOOD, SD
CLIENT: DANIKA MCFARLAND

SPEC SHEETS
Sheet Size: 22" x 34"
Date: 6/17/2024
Drawn / Checked By: NU

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SPEARFISH, SD 57783
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S1.0

FOUNDATION PLAN NOTES:

1. 4" SLAB ON GRADE WITH #4 REINFORCING BARS @ 24" O.C. EACH WAY CENTERED IN SLAB AND SUPPORTED BY BOLSTERS.

WOOD FLOOR FRAMING PLAN NOTES:

- A. 16" TJI 560 @ 12" O.C. FLOOR JOISTS BELOW EXISTING STRUCTURE.
- B. 16" TJI 210 @ 19.2" O.C. FLOOR JOISTS AT NEW CONSTRUCTION.
- C. FLOOR SHEATHING SHALL BE A MINIMUM 23/32" PLYWOOD. TYPICAL FLOOR SHEATHING SHALL BE ATTACHED WITH MIN 8d NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT PANEL FIELD. MIN FASTENER PENETRATION INTO FRAMING MEMBER OR BLOCKING SHALL BE 1-3/8". PANELS SHALL BE ORIENTED PERPENDICULAR TO TRUSSES AND STAGGERED.
- D. 1.5VL 20GA DECK WITH 4-1/2" NORMAL WEIGHT CONCRETE TOPPING (6" TOTAL THICKNESS). VULCRAFT RECOMMENDED REINFORCING IS 6X6-W2.1XW2.1. PROVIDE FASTENERS TO SUPPORTING ELEMENTS PER S1.0
- E. PROVIDE POCKETS IN FOUNDATION WALL AS NEEDED FOR HOUSE MOVER BEAMS. AFTER SUPPORT BEAMS ARE REMOVED, INFILL POCKET WITH CONCRETE. DOWEL TYPICAL REINFORCEMENT 6" MINIMUM AT BEAM POCKET PERIMETER. CONTRACTOR MAY ELIMINATE NEW WOOD FLOOR JOIST BELOW EXISTING STRUCTURE AT HOUSE MOVER BEAM LOCATIONS IF NEEDED. PROVIDE DOUBLE JOISTS EACH SIDE OF FLOOR VOIDS. ASSUMED FLOOR VOID MAXIMUM WIDTH = 2'-0"
- F. PROVIDE SIMPSON HDU4 SHEARWALL HOLDDOWN TO FLOOR BEAM. SEE DETAIL 2 / S4.1

ROOF FRAMING PLAN NOTES:

- a. MANUFACTURED ENGINEERED ROOF TRUSSES AT 24" O.C. TOP CHORD SLOPED AND BOTTOM CHORD FLAT. SEE ARCH FOR ALL GEOMETRY.
- b. ROOF SHEATHING SHALL BE A MINIMUM 1/2" PLYWOOD OR OSB. TYPICAL ROOF SHEATHING SHALL BE ATTACHED WITH MIN 8d NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT PANEL FIELD. MIN FASTENER PENETRATION INTO FRAMING MEMBER OR BLOCKING SHALL BE 1-3/8". PANELS SHALL BE ORIENTED PERPENDICULAR TO TRUSSES AND STAGGERED.
- c. PROVIDE SHEARWALL HOLDDOWN AT BASE OF WALL. SEE LOWER LEVEL PLAN FOR PLACEMENT AND TYPE.

Structural Column Schedule

Type Mark	Shape
C4	HSS4X4X1/4

Structural Foundation Schedule

Type Mark	Description	Reinforcing
F4	4'-0" SQ. X 1'-0" THICK	(5) #4 EACH WAY AT BOTTOM

WALL SCHEDULE

WALL MARK	DESCRIPTION	MATERIAL TYPE AND GRADE
W1	2X6 @ 16" O.C.	SPF #1/#2
W2	2X4 @ 16" O.C.	SPF #1/#2

- ALL EXTERIOR AND INTERIOR FLOOR JOIST BEARING FRAMING SHALL BE WALL TYPE "W1" UNLESS SPECIFICALLY NOTED OTHERWISE. SEE PLANS FOR LOCATIONS.

BEAM SCHEDULE

PLAN MARK	DESCRIPTION	MATERIAL GRADE
BM1	(1) 1.75X16 (LVL)	MICROLAM LVL (2.0E)
BM2	(2) 1.75 X 16 LVL	MICROLAM LVL (2.0E)

HEADER SCHEDULE. SEE DETAIL 4 / S4.1

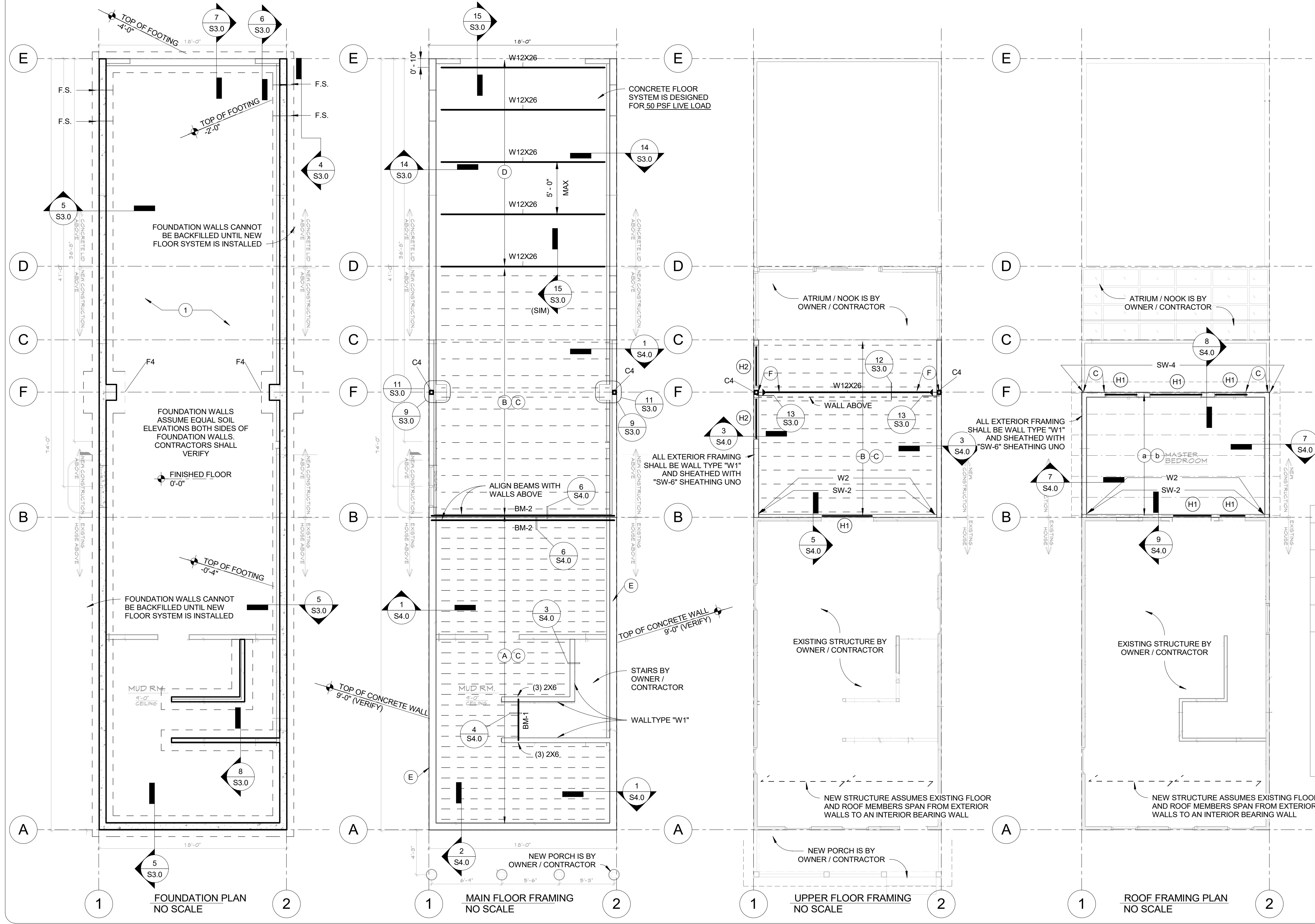
DESCRIPTION	HEADER	JAMB STUDS	
		BEARING	FULL HEIGHT
H1	(2) 2X6	(1) 2X6	(2) 2X6
H2	(3) 2X8	(2) 2X6	(2) 2X6

- GENERAL NOTES:**
- A. COORDINATE ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION.
 - B. IT IS THE UNDERSTANDING OF SUMMIT STRUCTURAL THAT THE EXISTING STRUCTURE WILL BE MOVED OFF PROPERTY, NEW FOUNDATIONS AND MAIN FLOOR FRAMING WILL BE INSTALLED, AND THE EXISTING STRUCTURE WILL BE PLACED ON TOP OF NEW FLOOR FRAMING.

SHEARWALL SCHEDULE. SEE DETAIL 1 / S4.1

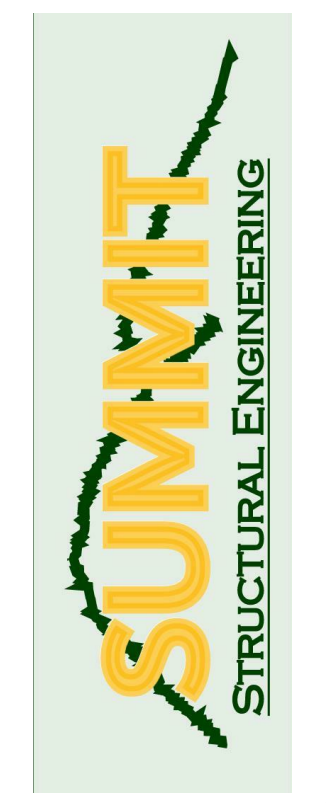
MARK	SHEATHING	FASTENERS		BLOCKED PANEL EDGES
		EDGE	FIELD	
SW-6	7/16" (MIN) OSB (ONE SIDE)	6	12	YES
SW-4	7/16" (MIN) OSB (ONE SIDE)	4	12	YES
SW-2	1/2" (MIN) GYP. (ONE SIDE)	4	12	YES

- SHEARWALL NOTES:**
- A. PANELS SHALL BE 4'X8' MIN WITH FASTENERS LOCATED MIN 3/8" FROM PANEL EDGES. PANELS SHALL BE LAID HORIZONTALLY AND STAGGERED
 - B. BLOCKING SHALL BE NOMINAL 2" OR GREATER AT ALL PANEL EDGES AS REQUIRED IN TABLE ABOVE.
 - C. FASTENERS INTO WOOD STRUCTURAL PANELS SHALL BE MIN 8d WITH MIN. 1 3/8" PENETRATION INTO FRAMING MEMBERS OR BLOCKING.
 - D. FASTENERS INTO GYPSUM SHEATHING SHALL BE MIN. #6 TYPE S OR W DRYWALL SCREWS WITH MIN. 3/4" PENETRATION INTO FRAMING MEMBER OR BLOCKING.
 - E. ALL INTERIOR GYP SHEATHING SHALL BE CONNECTED TO FRAMING WITH FASTENERS 6" O.C. AT PANEL EDGES AND 12" O.C. AT PANEL FIELD UNLESS NOTED OTHERWISE.



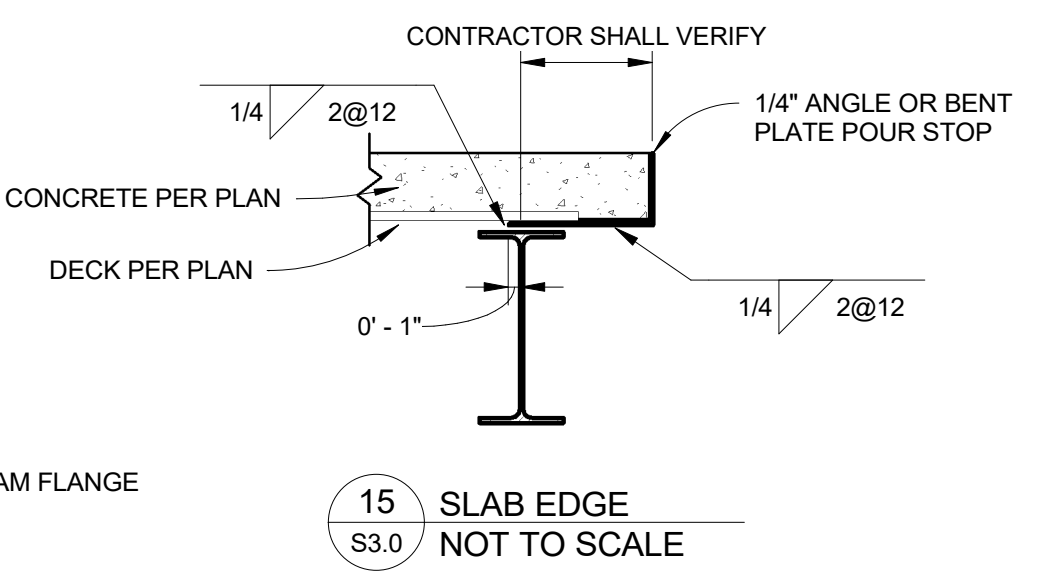
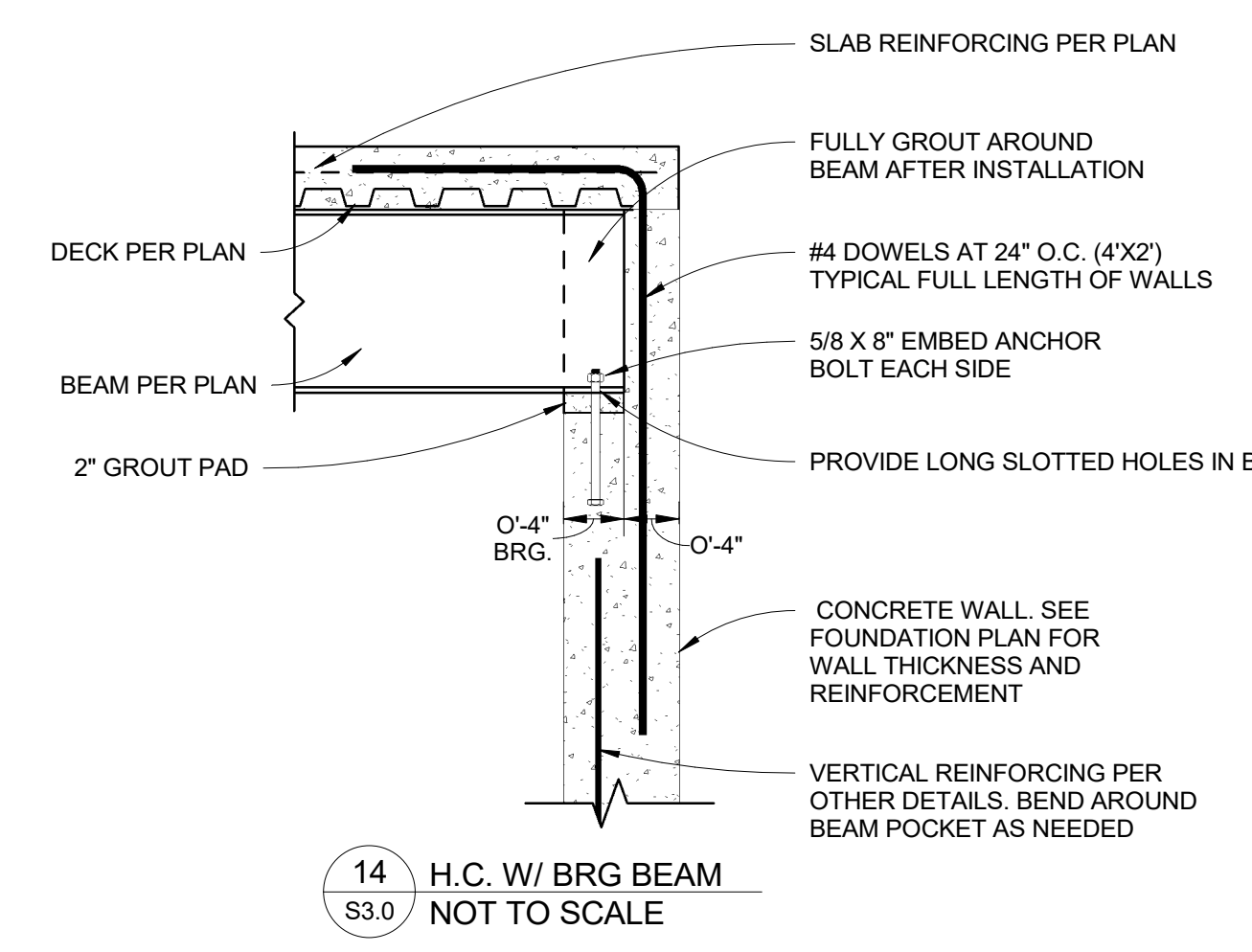
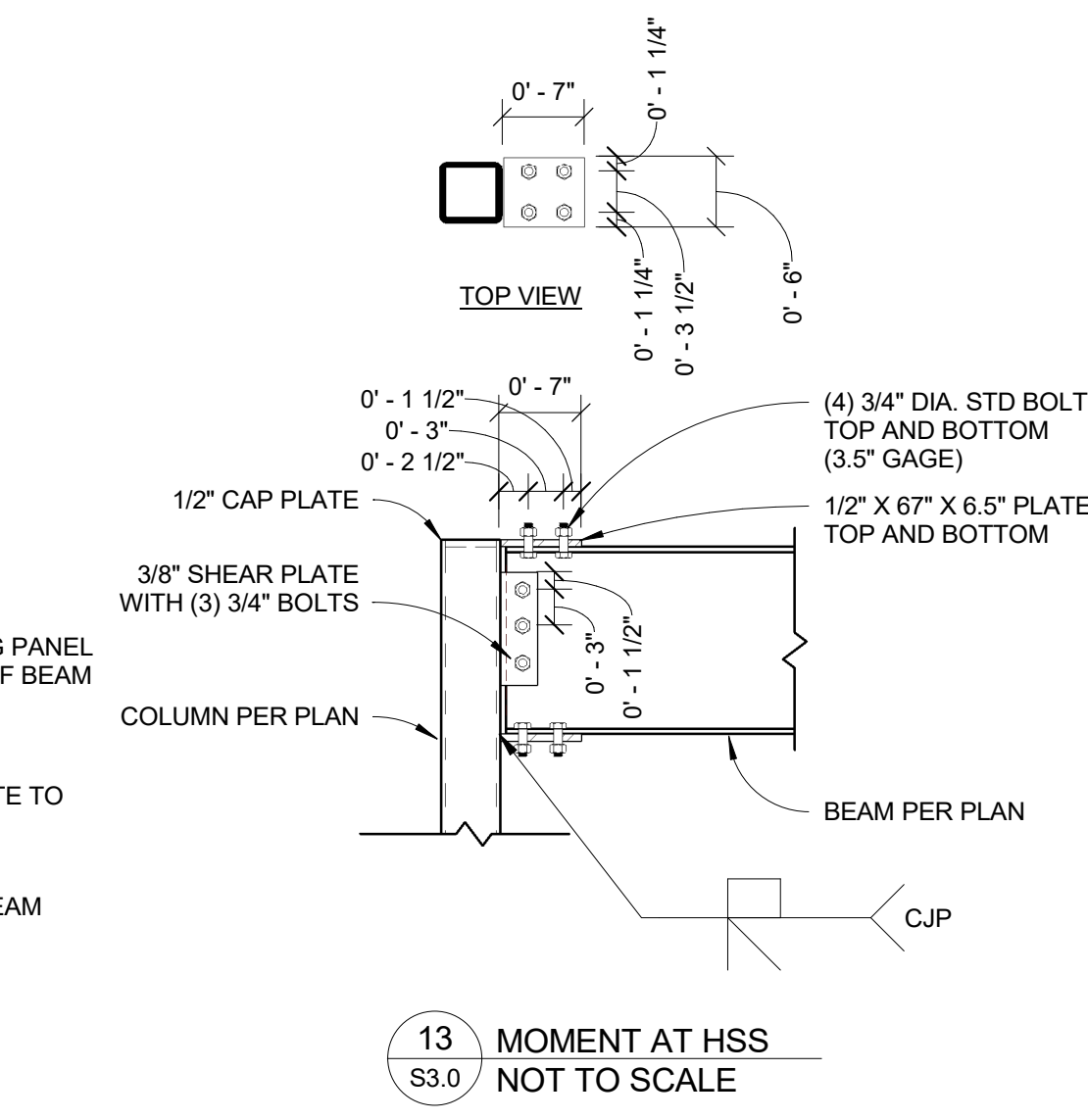
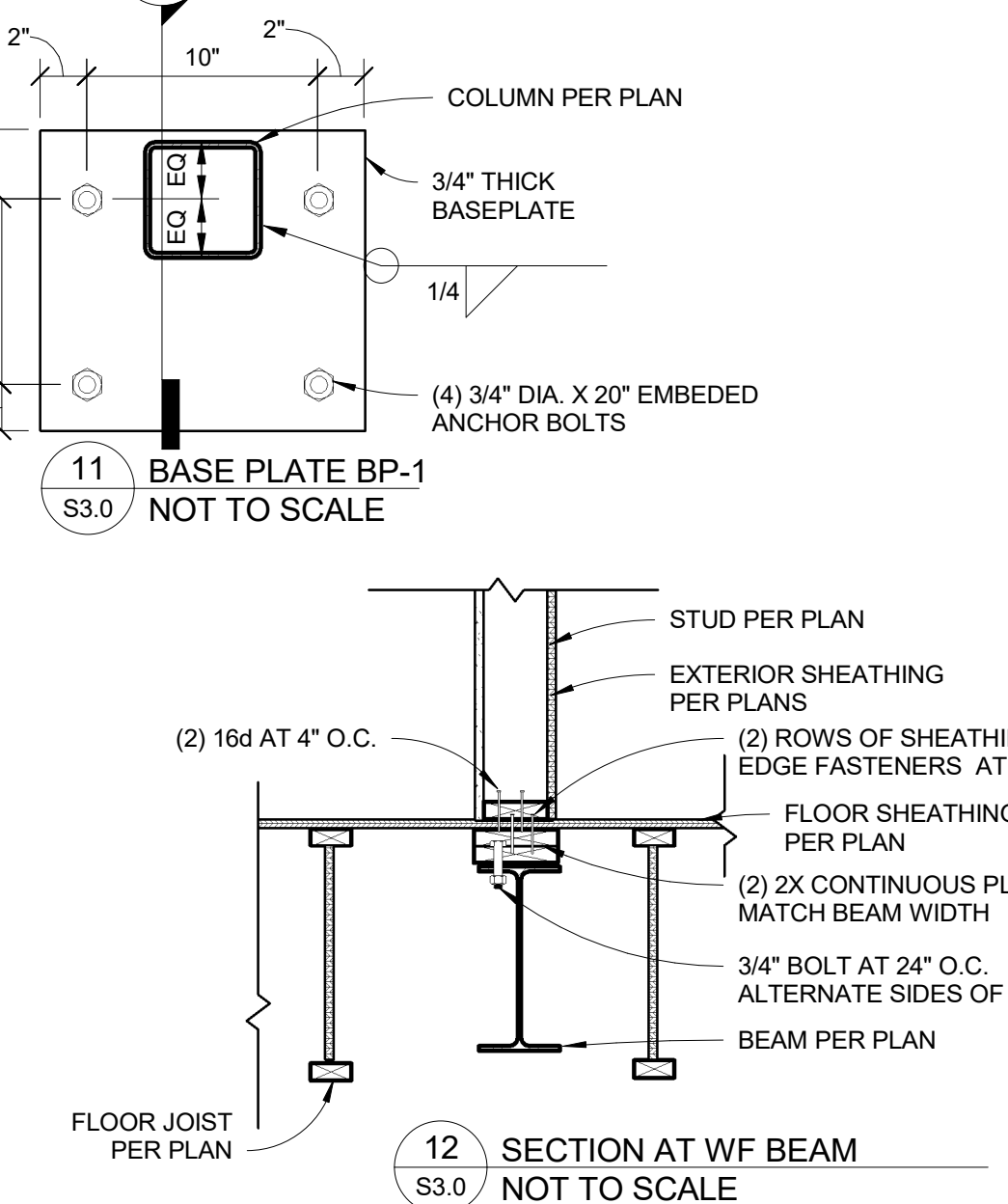
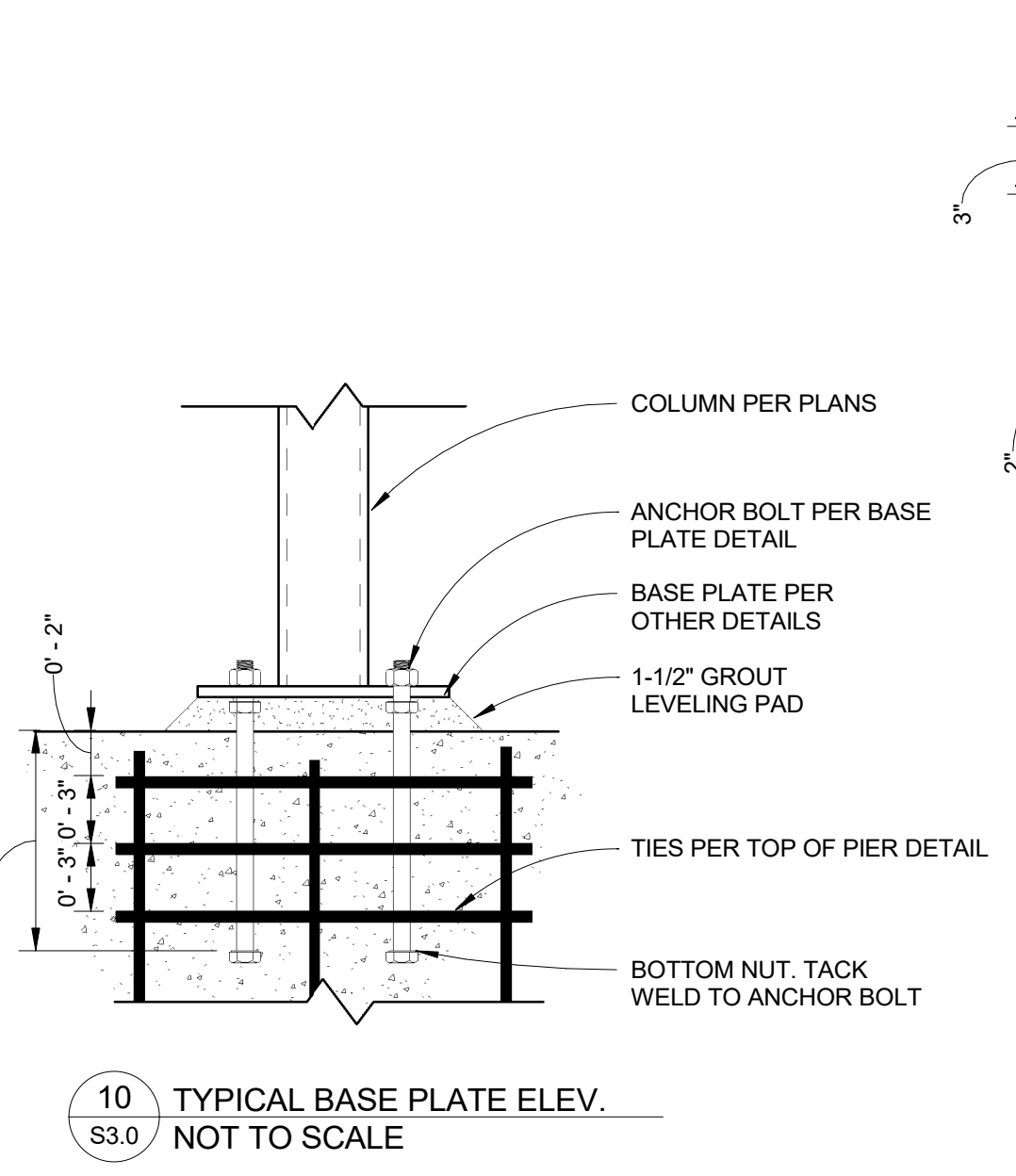
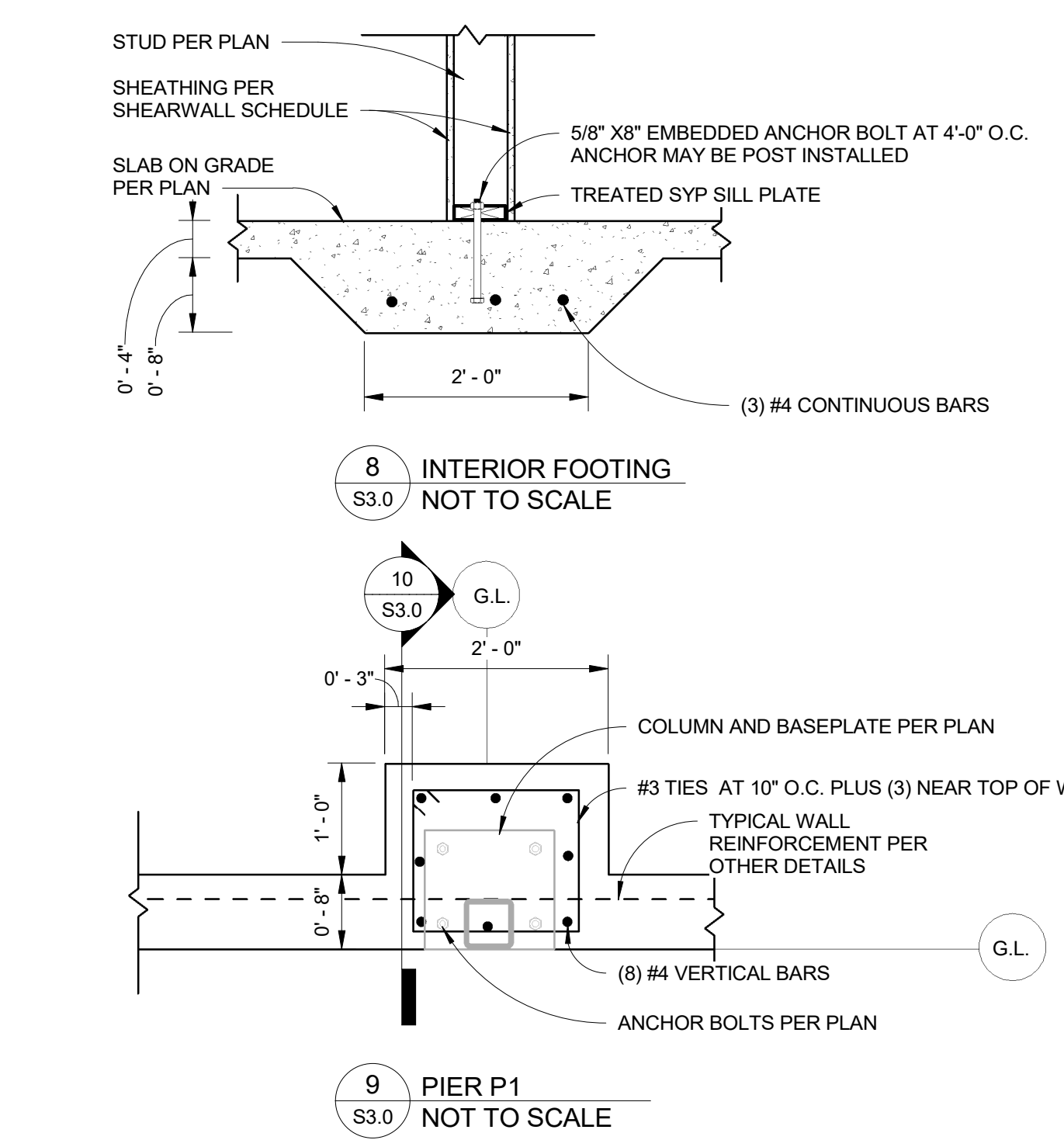
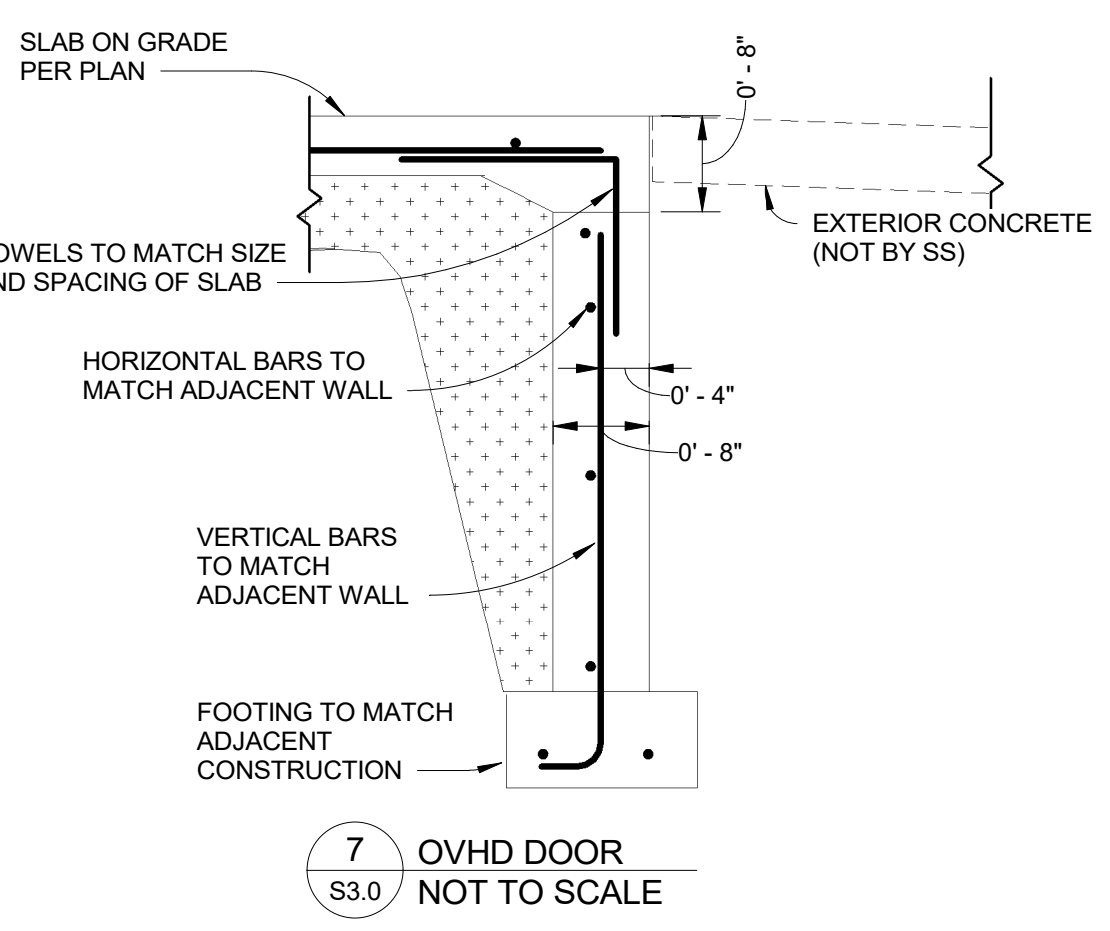
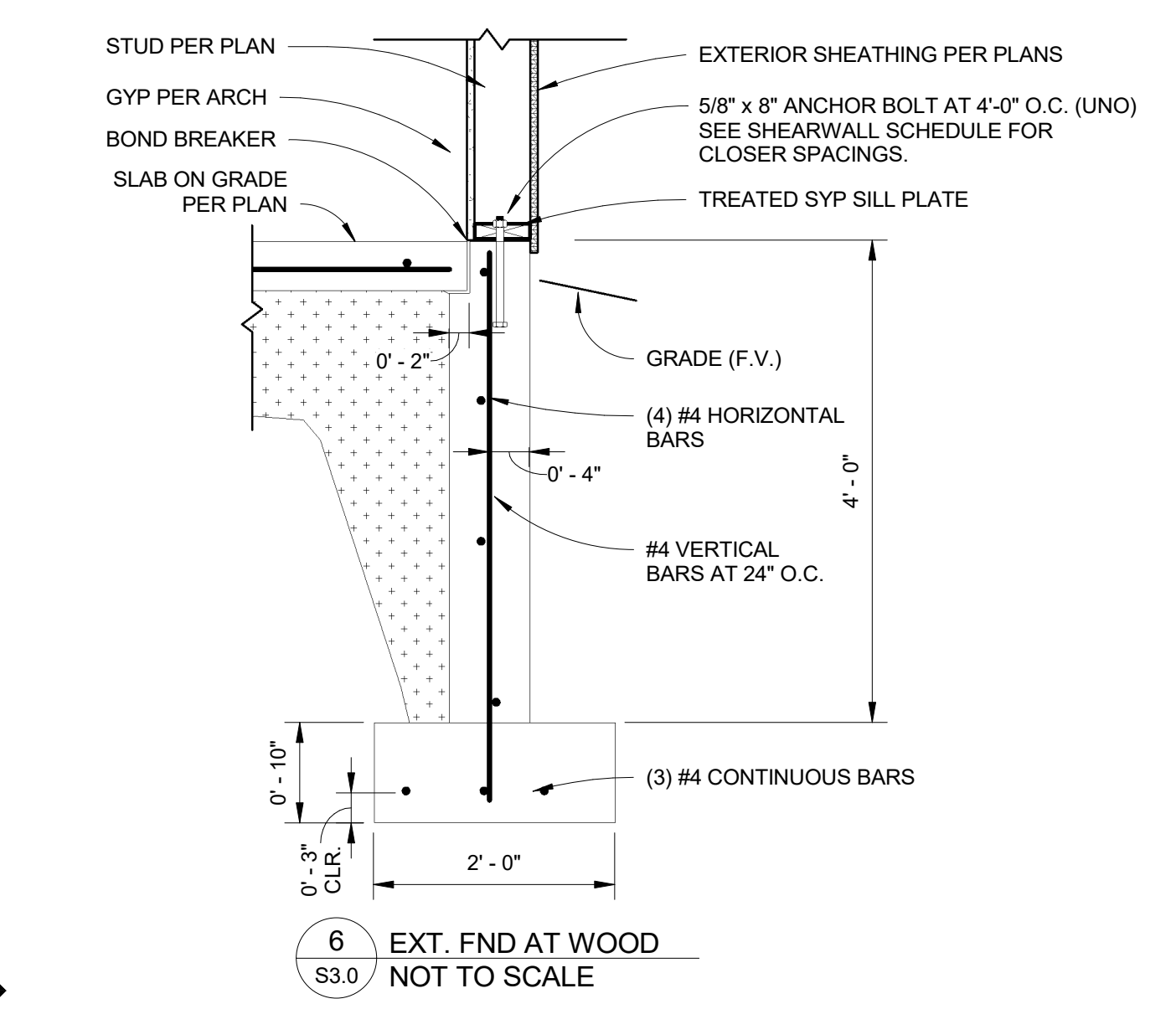
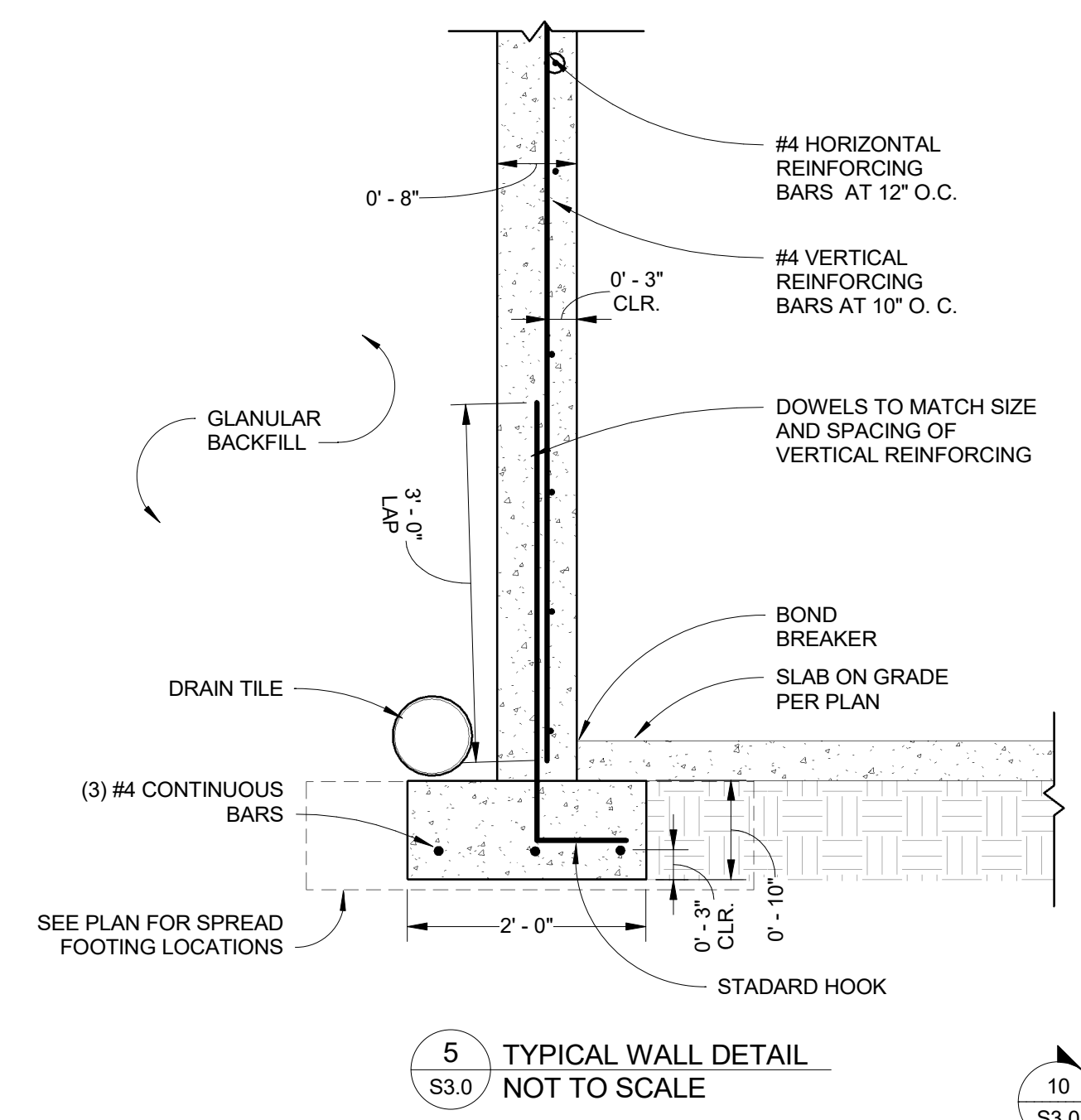
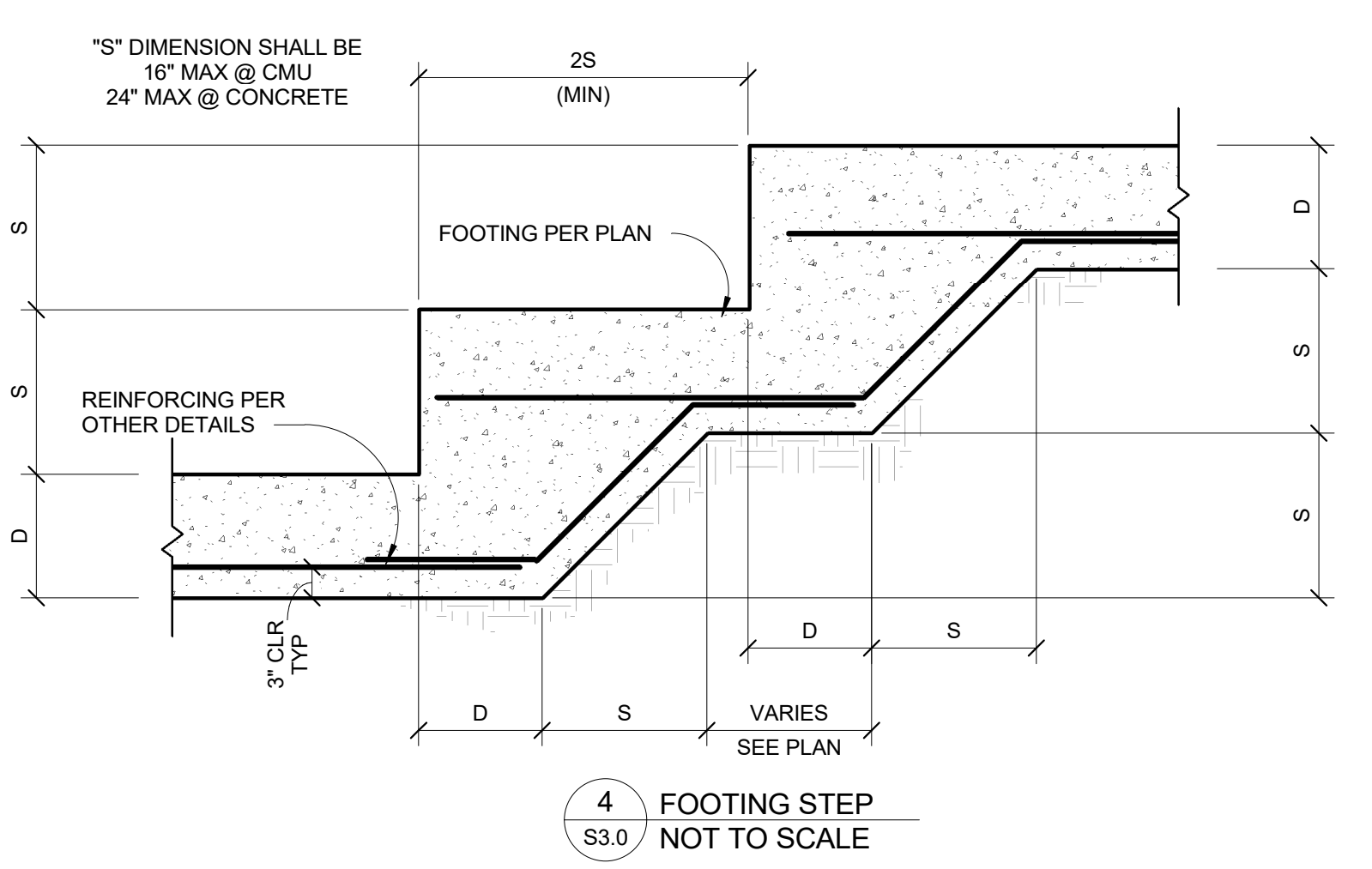
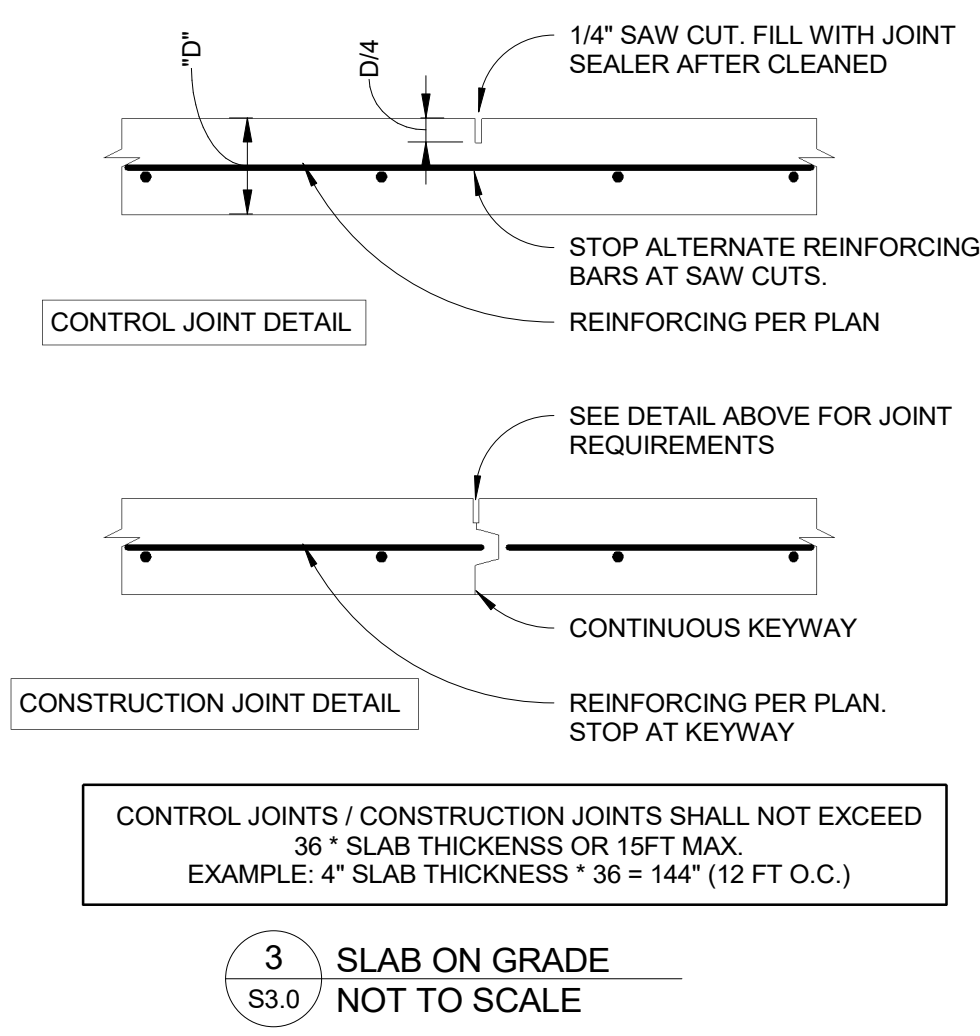
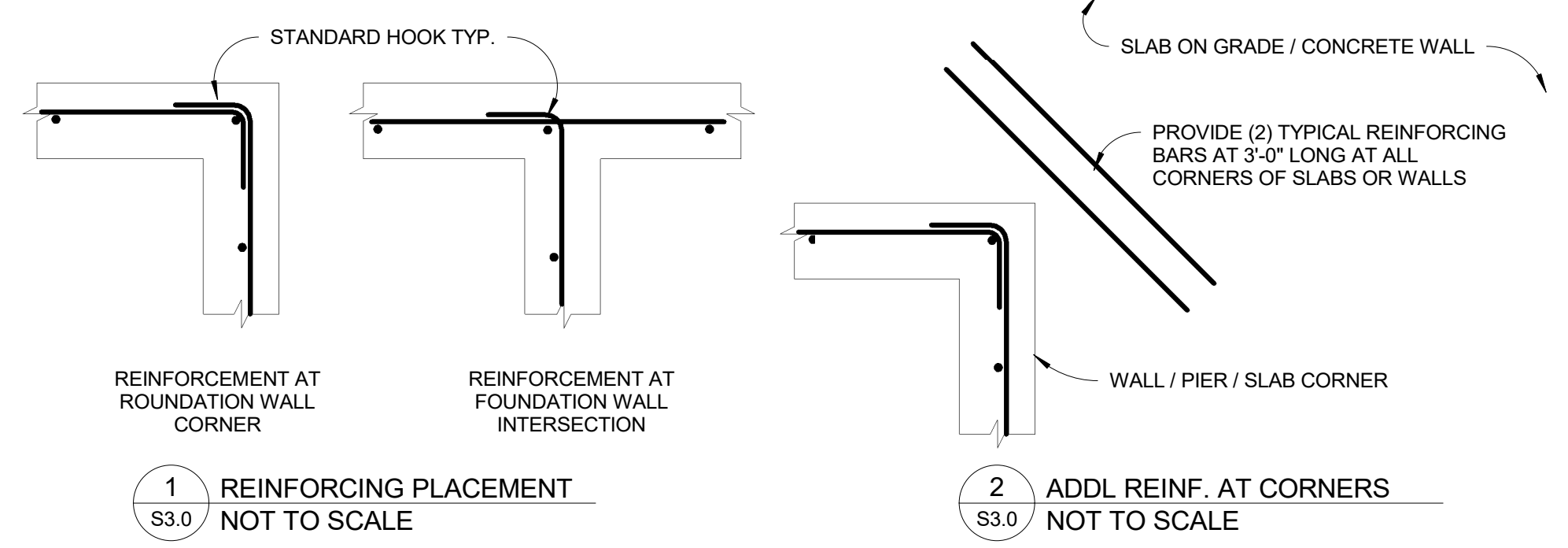
MCFARLAND RESIDENCE
 37 LINCOLN AVE, DEADWOOD, SD
 CLIENT: DANIKA MCFARLAND
FOUNDATION & FRAMING PLANS
 Drawn / Checked By: NU
 Sheet Size: 22" x 34"
 Date: 6/17/2024

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S2.0

BAR SIZE	F _c > 3000 PSI	F _c > 4000 PSI
#3	22"	20"
#4	29"	25"
#5	36"	31"
#6	43"	38"

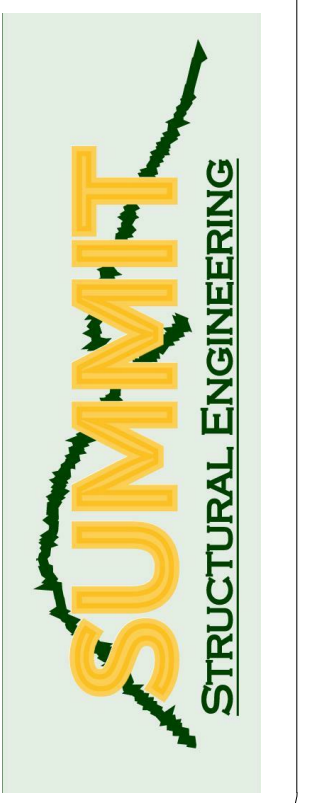


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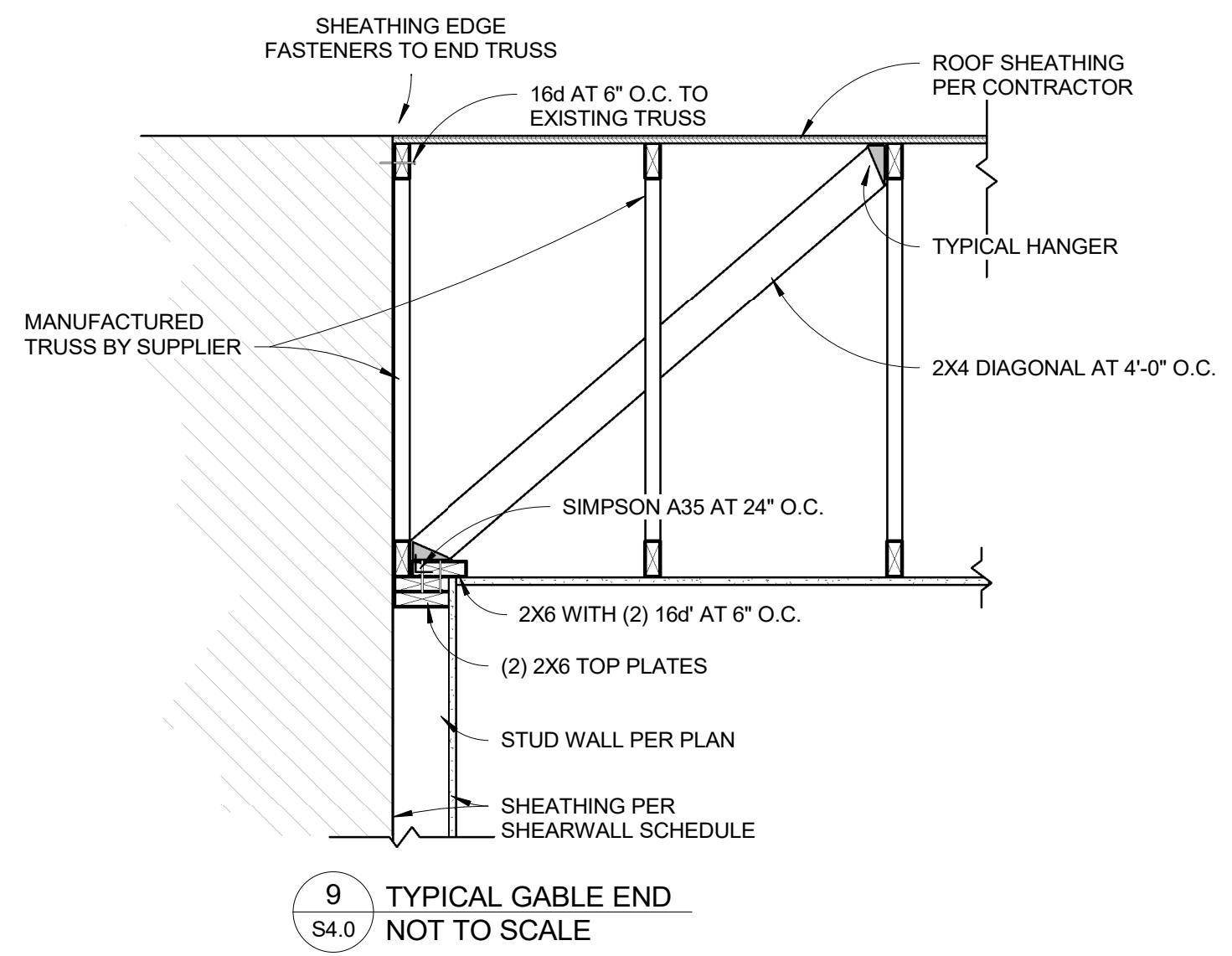
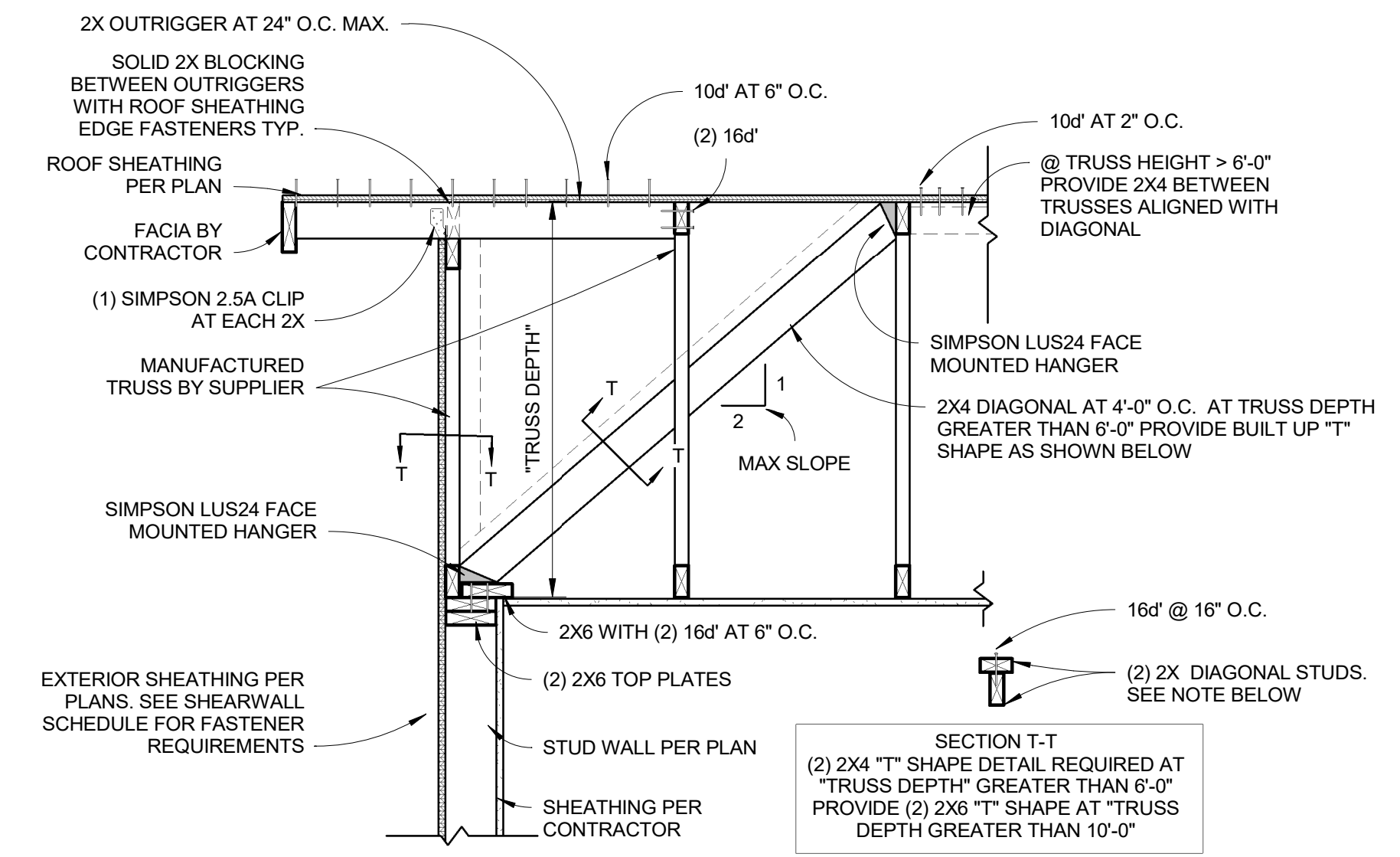
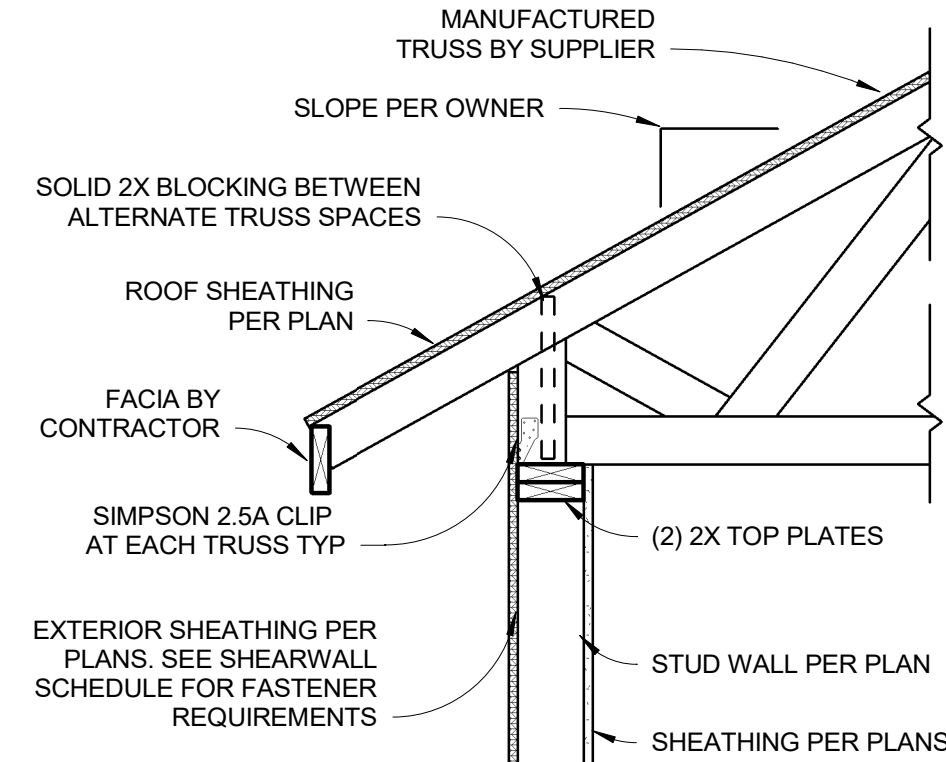
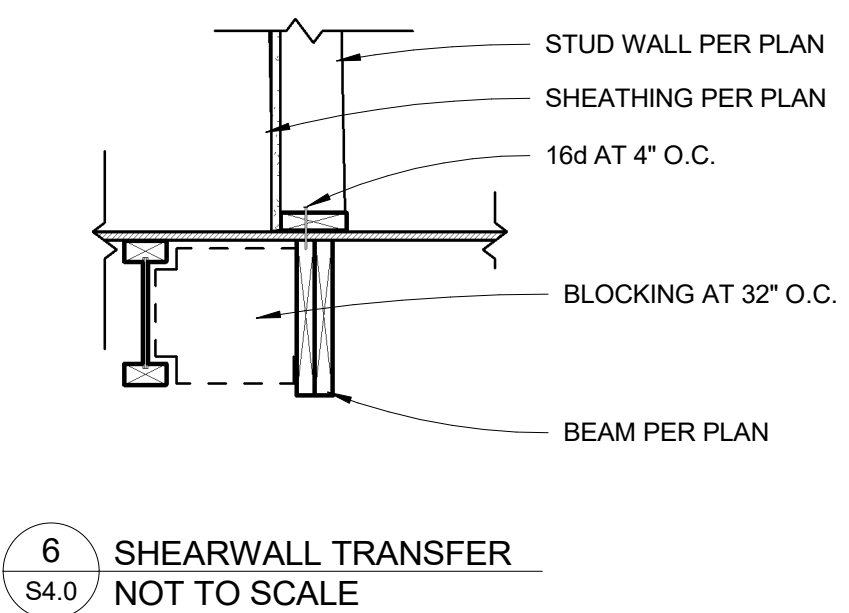
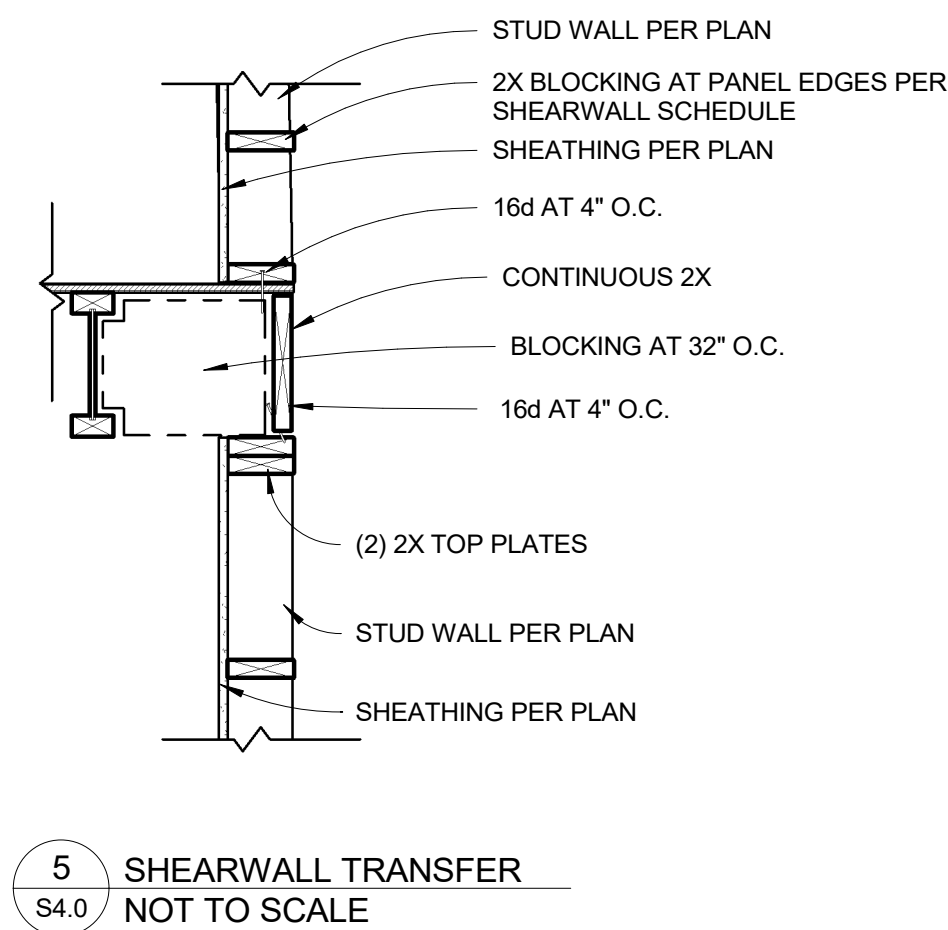
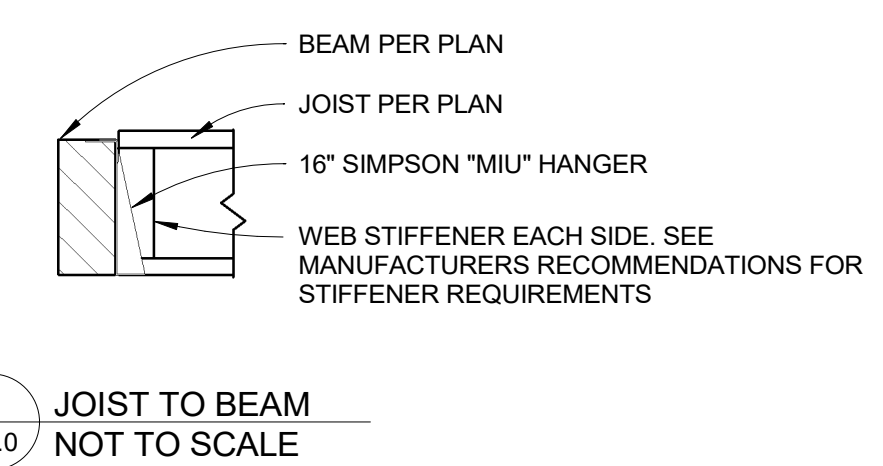
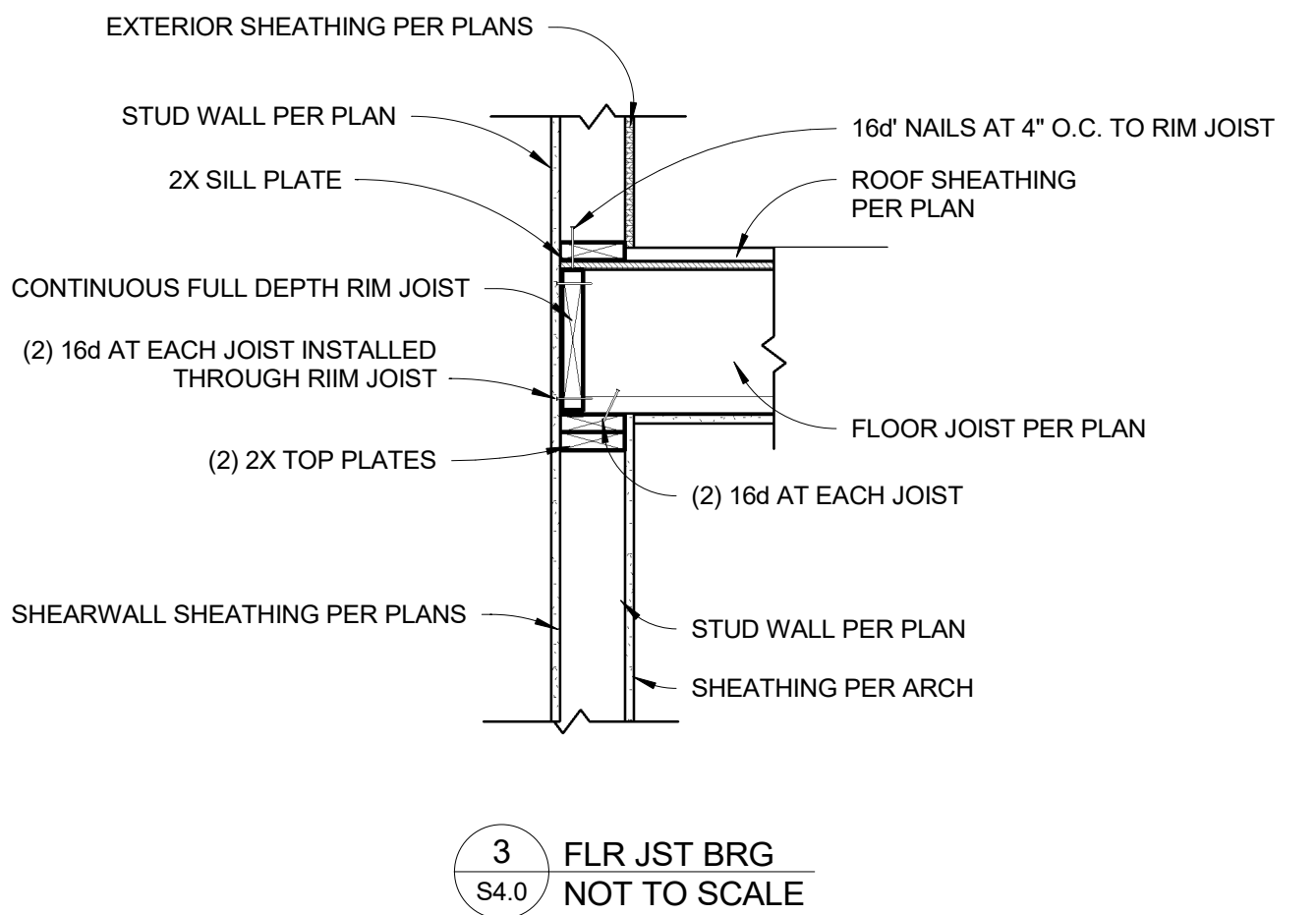
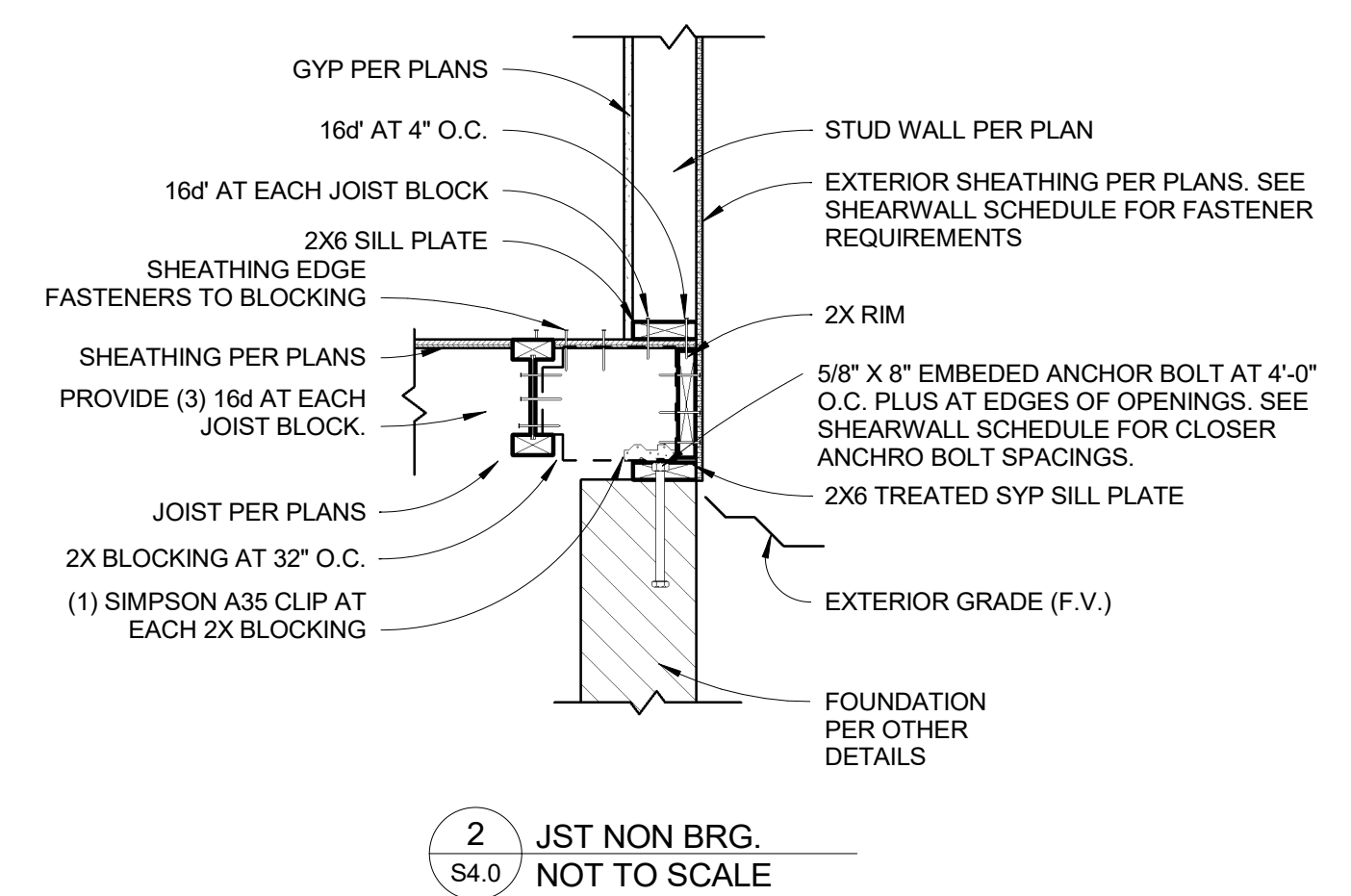
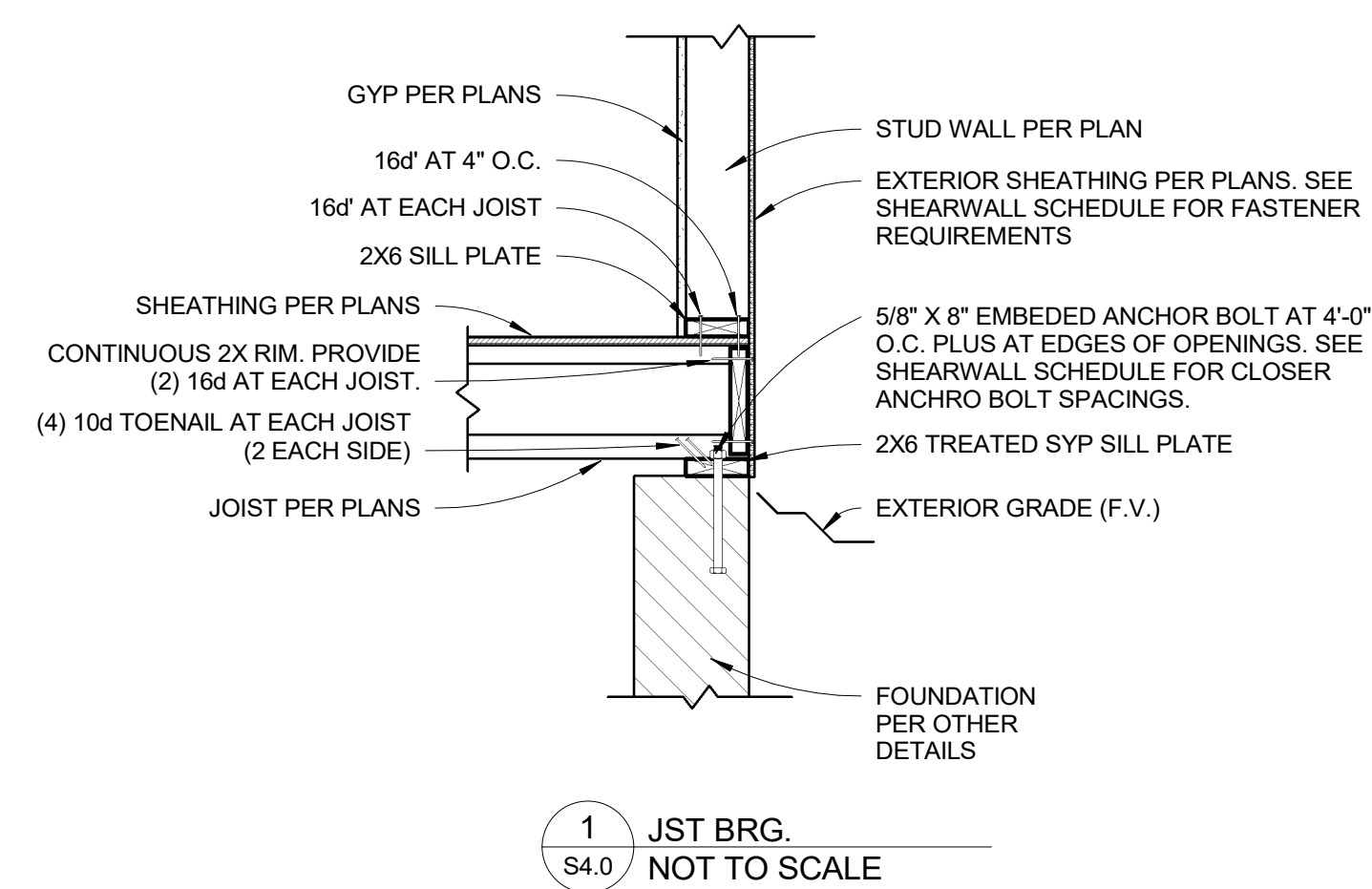
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Date: 6/17/2024
Sheet Size: 22" x 34"

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S3.0

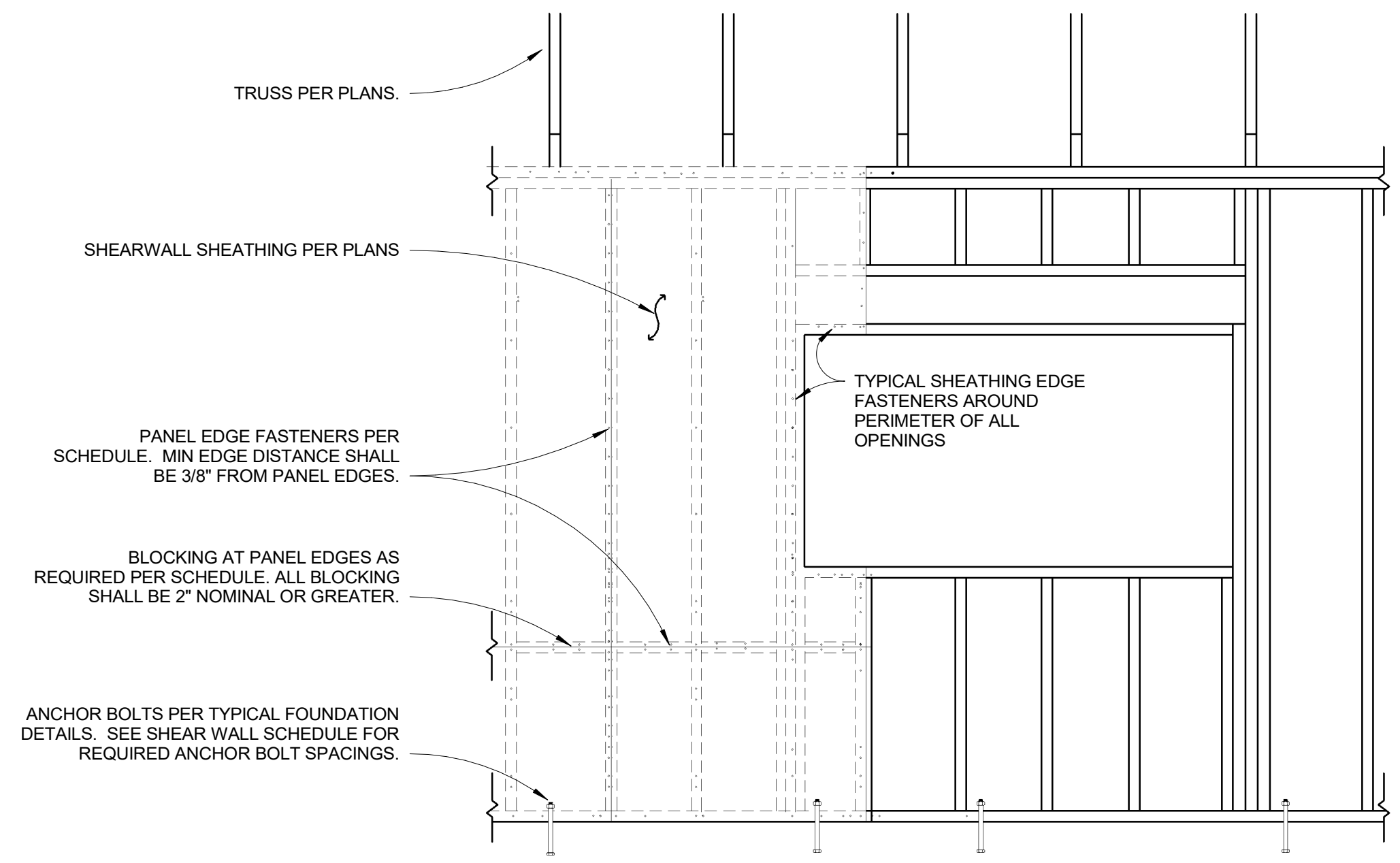


MCFARLAND RESIDENCE
 37 LINCOLN AVE, DEADWOOD, SD
 CLIENT: DANIKA MCFARLAND
FRAMING DETAILS
 Date: 6/17/2024
 Sheet Size: 22" x 34"
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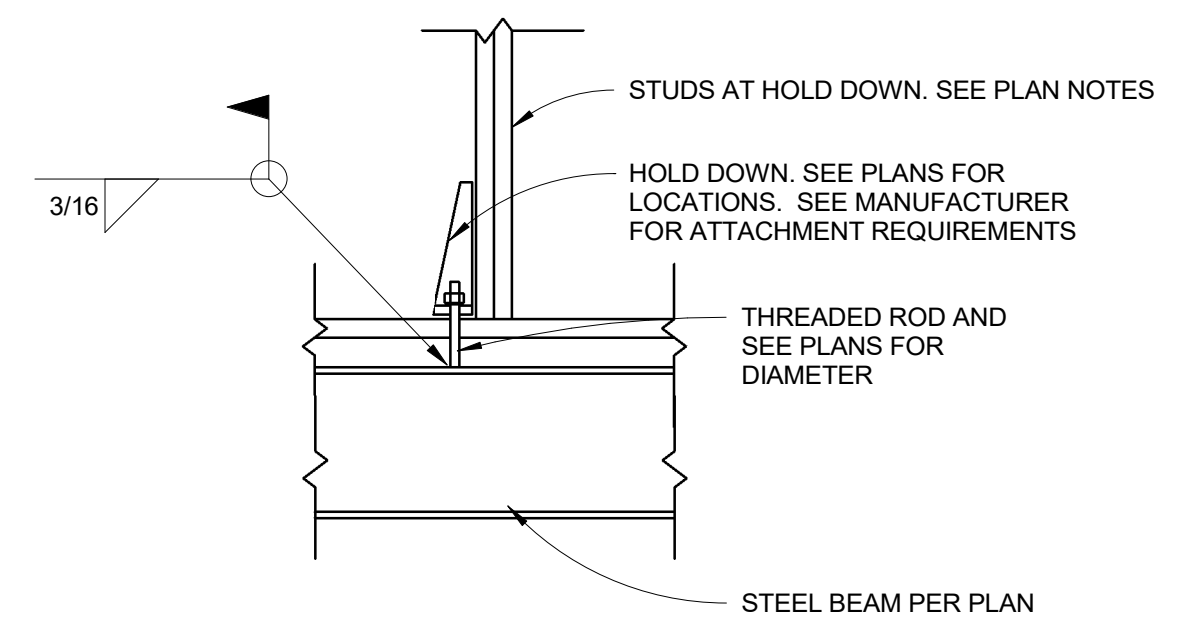


S4.0

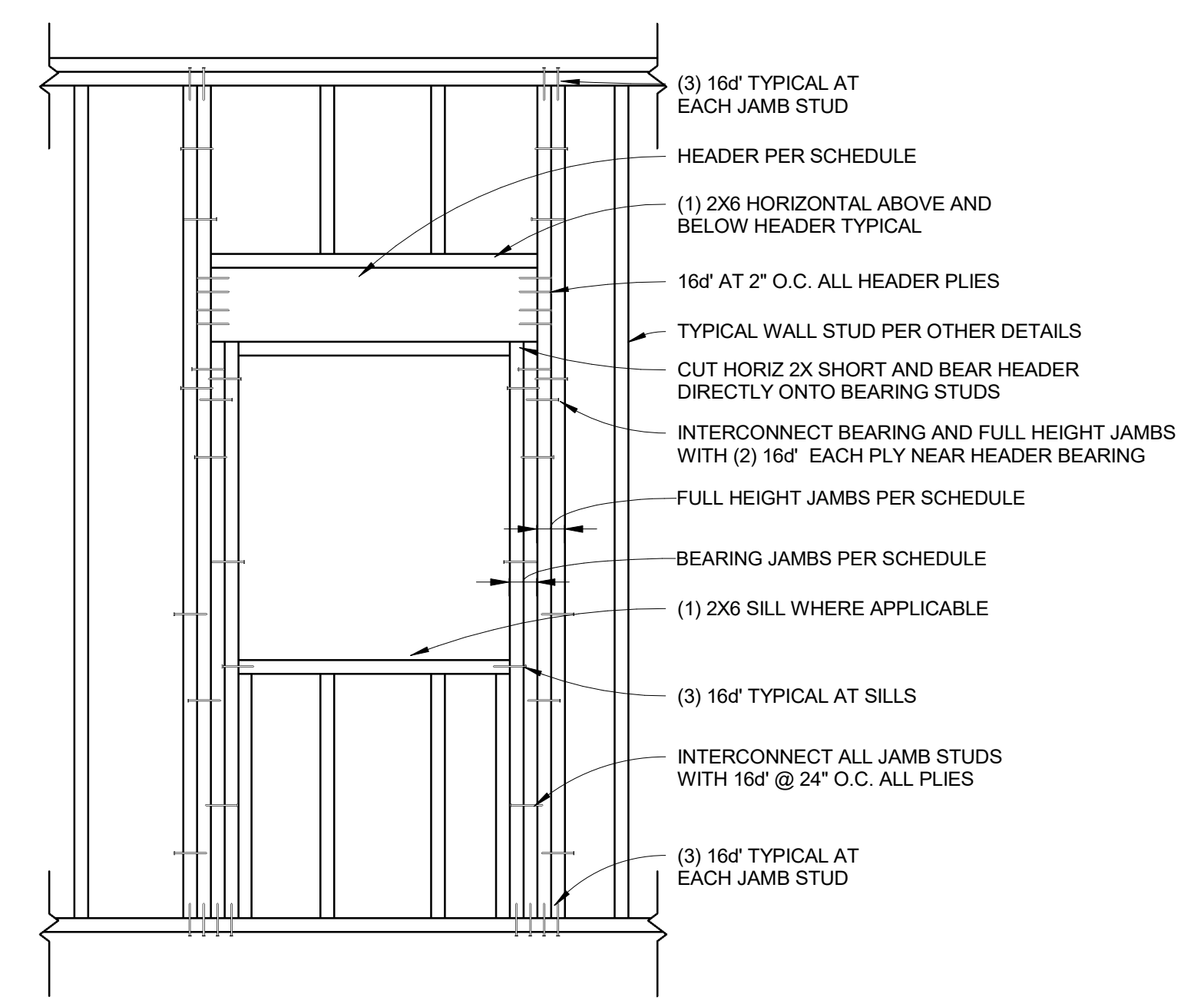


1 SHEARWALL ELEVATION
S4.1 NOT TO SCALE

HOLDOWN:	MINIMUM # OF STUDS.	ANCHOR REQUIREMENTS:
SIMPSON HDU4-SDS2.5	2	5/8" THREADED ROD WELDED TO BEAM BELOW



2 HOLDDOWN DETAIL
S4.1 NOT TO SCALE



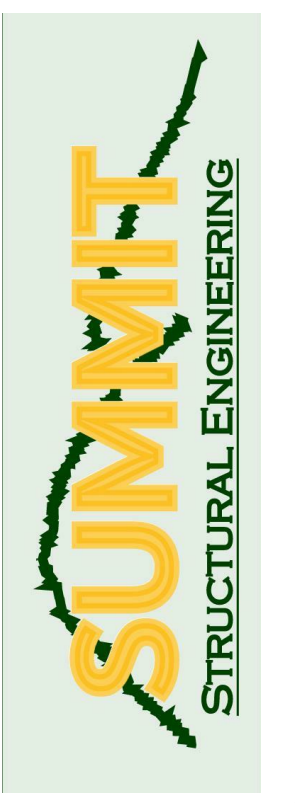
4 TYPICAL OPENING
S4.1 NOT TO SCALE

MCFARLAND RESIDENCE
37 LINCOLN AVE, DEADWOOD, SD
CLIENT: DANIKA MCFARLAND

FRAMING DETAILS

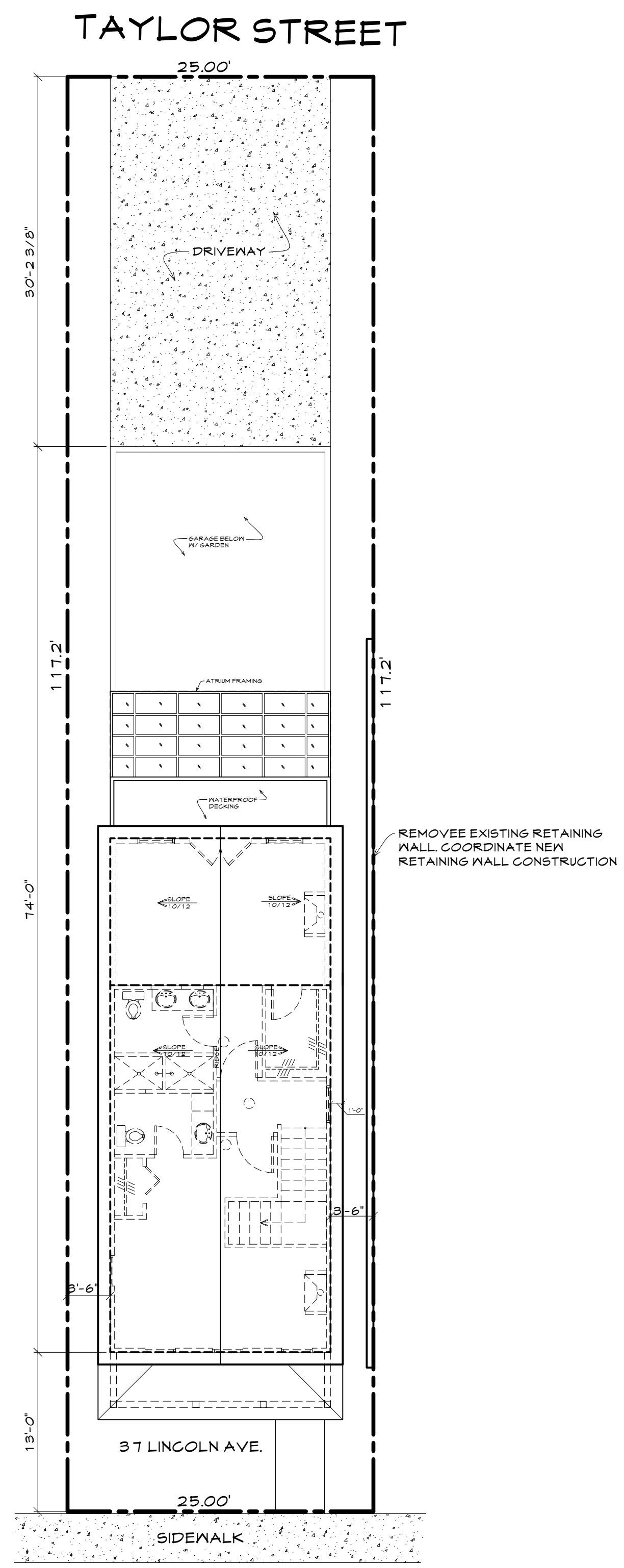
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S4.1

6/17/2024



NOTE:
ALL GRADING SHALL BE COORDINATED
IN THE FIELD DURING CONSTRUCTION.

GENERAL NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AWAY FROM HOUSE.
2. OWNER IS RESPONSIBLE FOR DRAINAGE TO PROPERTY LINE.
3. KEEP SITE COPY OF PLAN SET ON JOB SITE.
4. CALL FOR ALL SCHEDULED INSPECTIONS, WITH 4 HOURS NOTICE.
5. GENERAL CONTRACTOR TO PROVIDE A DUMPSITE FOR CONSTRUCTION WASTE
6. GENERAL CONTRACTOR TO PROVIDE SANITATION FACILITIES FOR WORKERS.
7. POST BUILDING PERMIT ON JOB SITE.
8. UTILITIES FROM STREET TO HOUSE WILL BE FIELD COORDINATED.
9. COORDINATE GUTTER & DOWN SPOUT LOCATIONS SO THAT WATER DRAINS AWAY FROM HOUSE.
10. ARCHITECTURAL MAIN LEVEL FIN. FL. = 100'-0"

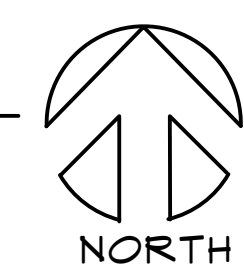
SHEET INDEX

- #1 SITE PLAN
- #2 FLOOR PLAN
- #3 EXTERIOR ELEVATIONS
- #4 BUILDING SECTIONS

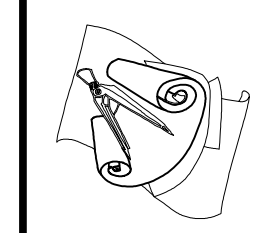
LINCOLN AVE.

SITE PLAN

SCALE 1/8" = 1'-0"



PLANS IN ACTION
Drafting & Design
3103 Fairgrounds Loop #2, Spearfish, SD 57783
(605) 445-7987 plansinaction@hotmail.com
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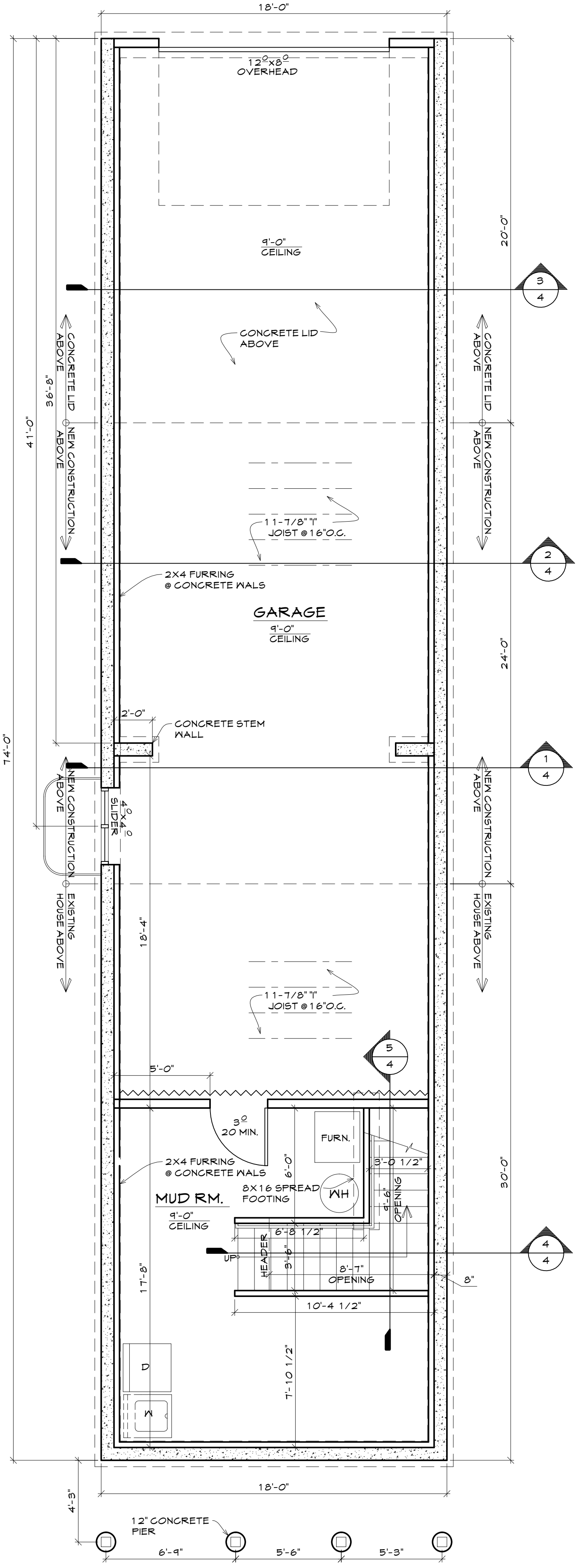
DISCLAIMER:
THE INFORMATION IN THESE PLANS ARE A GRAPHIC ILLUSTRATION OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE MECHANICAL, ELECTRICAL & STRUCTURAL PLANS. THE ARCHITECT SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL & STRUCTURAL ENGINEERS FOR ANY COORDINATION REQUIRED. PLANS IN ACTION, INC. IS NOT PROVIDING A DESIGN AND BRIDGE ENGINEERING FROM ANY CLAIMS OF JUDGEMENTS.

PROJECT: **McFARLAND RESIDENCE**
37 LINCOLN AVENUE
DEADWOOD, SD 57732

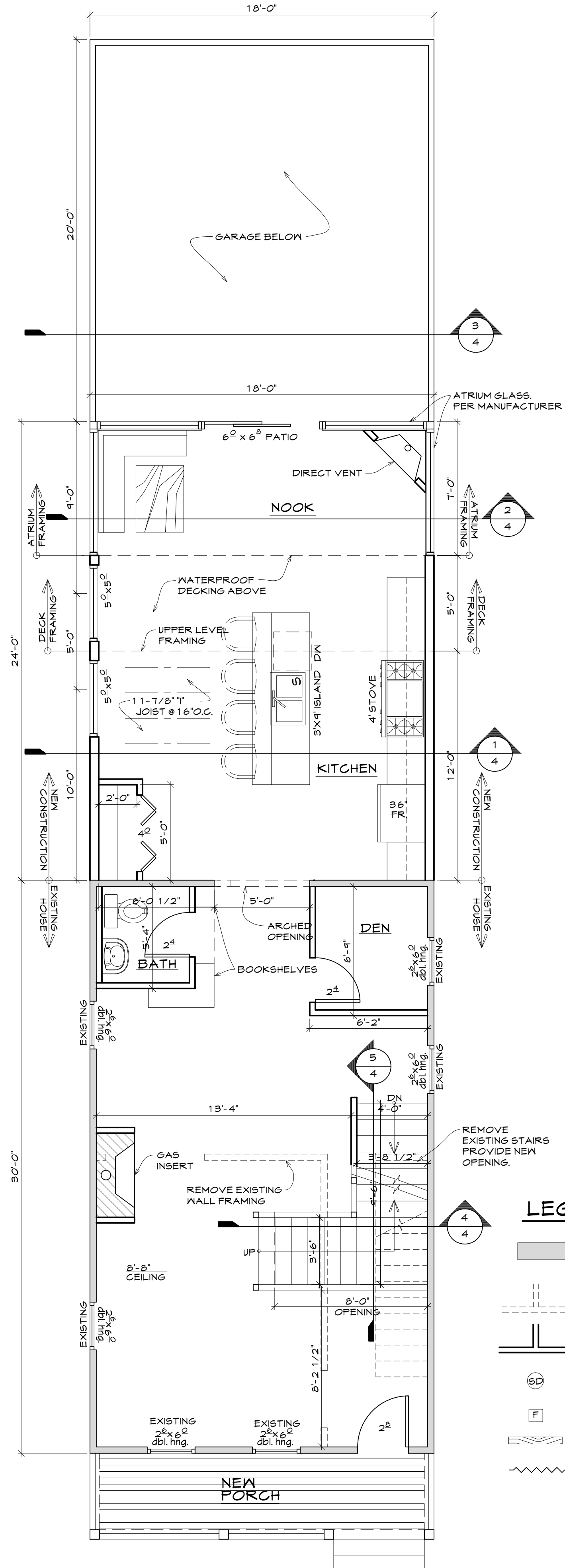
SHEET TITLE:
SITE PLAN

DATE:
5-29-24
DRAWN BY:
BRUCE
DRAPEAUX

SHEET #
1



FOUNDATION PLAN
SCALE 1/4" = 1'-0"
NORTH



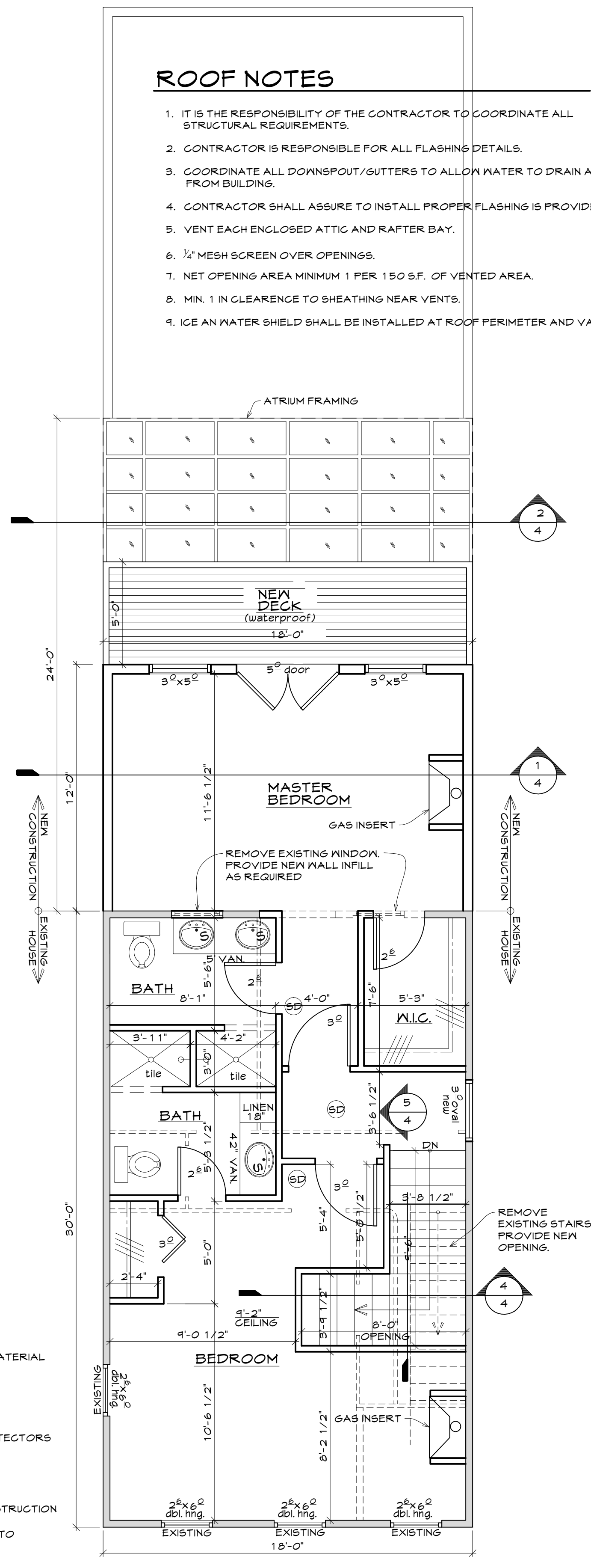
MAIN LEVEL PLAN
SCALE 1/4" = 1'-0"
ADDITION 540 S.F.
TOTAL AREA 972 S.F.
NORTH

LEGEND

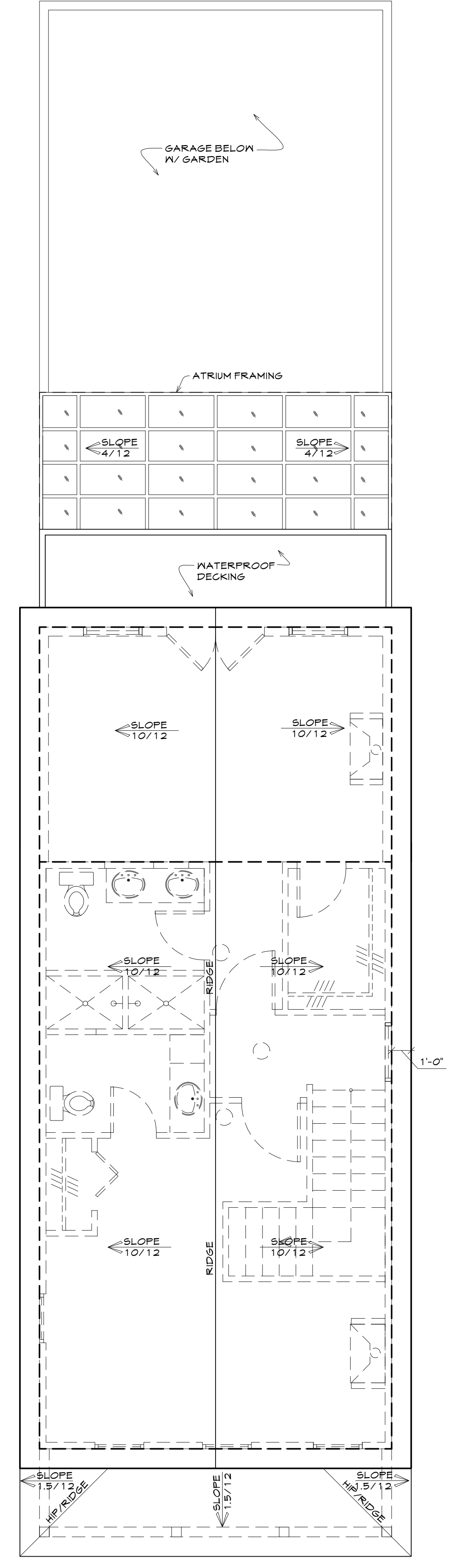
- SHADED AREA INDICATES EXISTING CONSTRUCTION
- DASHED LINES INDICATE EXISTING MATERIAL TO BE REMOVED.
- NEW 2X WALL CONSTRUCTION.
- SMOKE DETECTOR - ALL SMOKE DETECTORS WIRED WITH BATTERY BACK-UP AND INTERCONNECTED.
- BATHROOM EXHAUST FAN
- INDICATES INTERIOR 2X6 STUD CONSTRUCTION
- LOCATION OF 1/2" TYPE "X" GYP. BD TO ROOF SHEATHING OR WALLS AND CEILING.

ROOF NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL STRUCTURAL REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR ALL FLASHING DETAILS.
3. COORDINATE ALL DOWNSPOUT/GUTTERS TO ALLOW WATER TO DRAIN AWAY FROM BUILDING.
4. CONTRACTOR SHALL ASSURE TO INSTALL PROPER FLASHING IS PROVIDED.
5. VENT EACH ENCLOSED ATTIC AND RAFTER BAY.
6. 1/2" MESH SCREEN OVER OPENINGS.
7. NET OPENING AREA MINIMUM 1 PER 150 S.F. OF VENTED AREA.
8. MIN. 1 IN CLEARANCE TO SHEATHING NEAR VENTS.
9. ICE AND WATER SHIELD SHALL BE INSTALLED AT ROOF PERIMETER AND VALLEYS.



UPPER LEVEL PLAN
SCALE 1/4" = 1'-0"
732 S.F.
NORTH



ROOF PLAN
SCALE 1/4" = 1'-0"
NORTH

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SHEET TITLE:
FLOOR PLANS

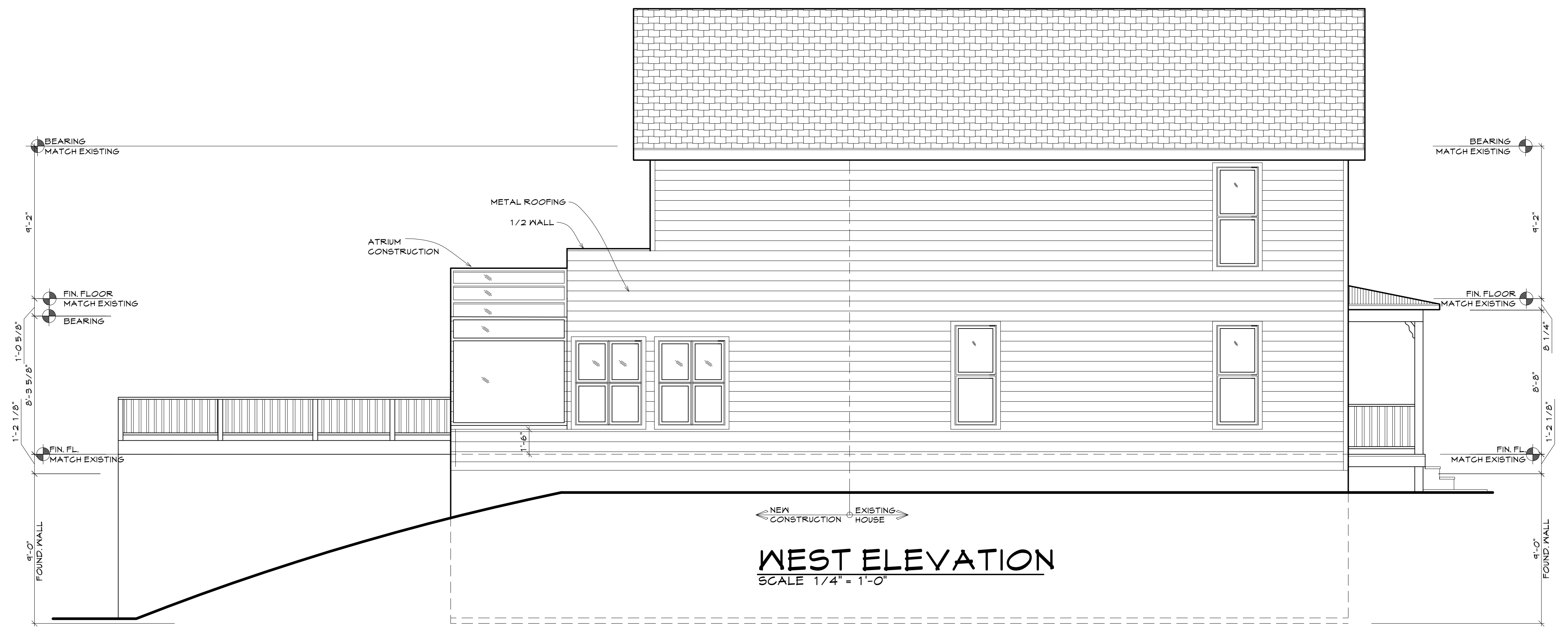
DATE:
5-29-24

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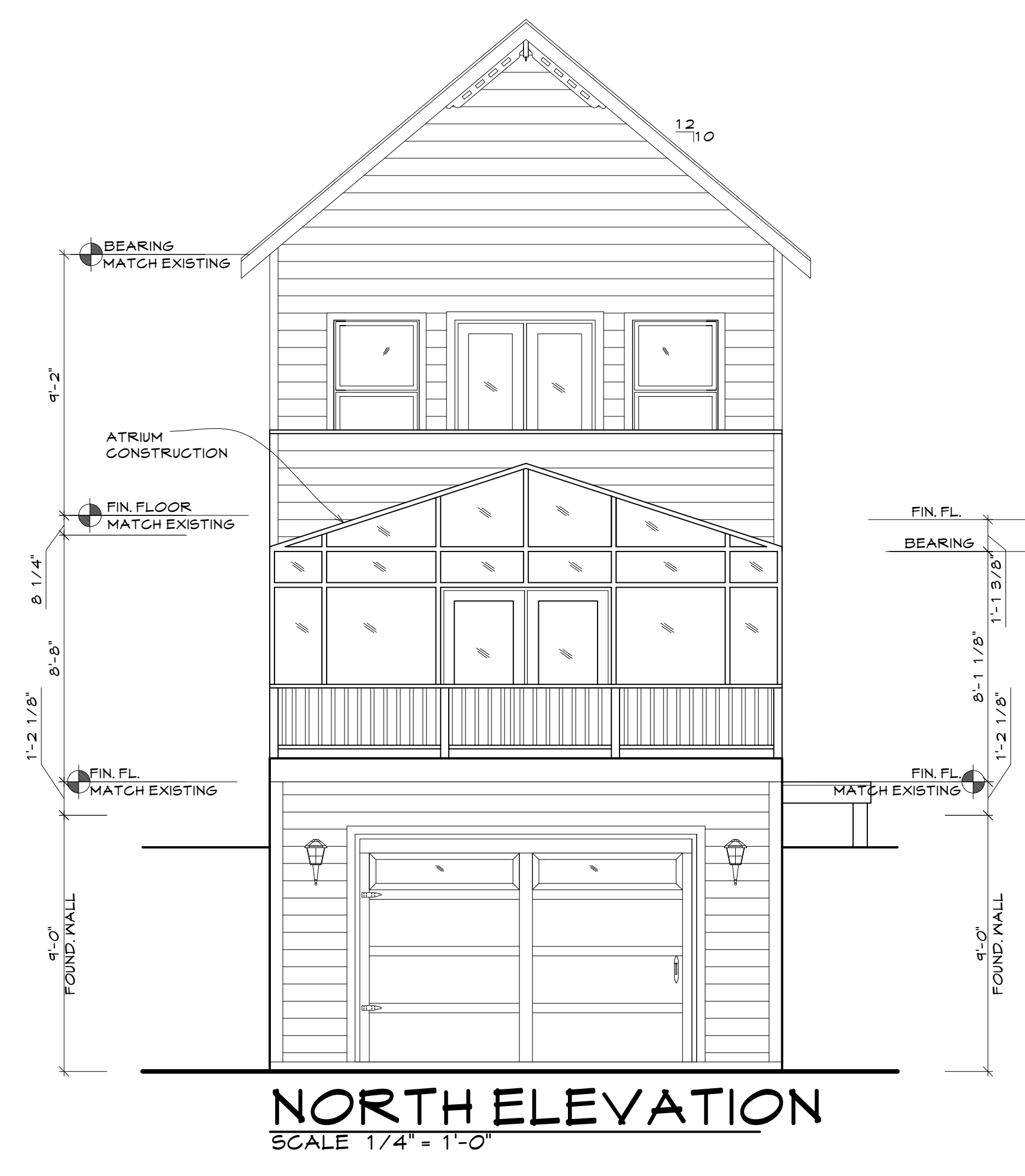
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2



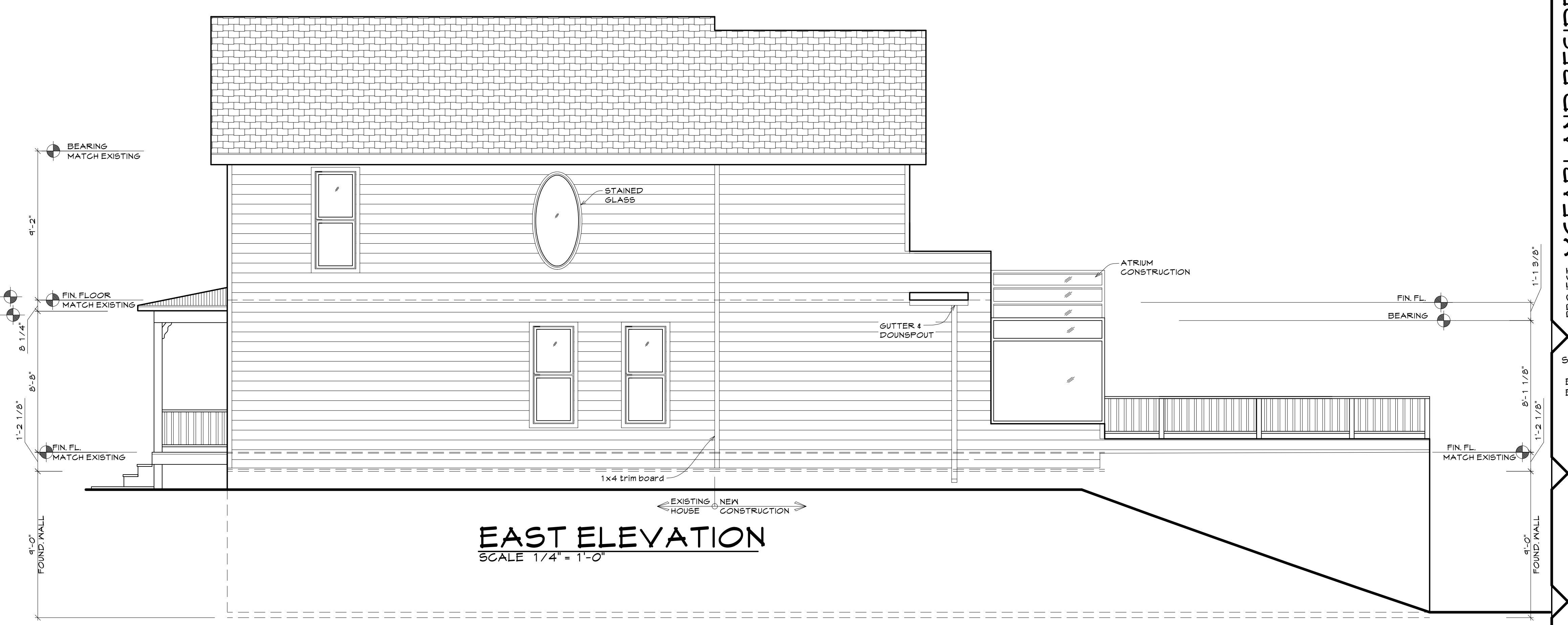
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

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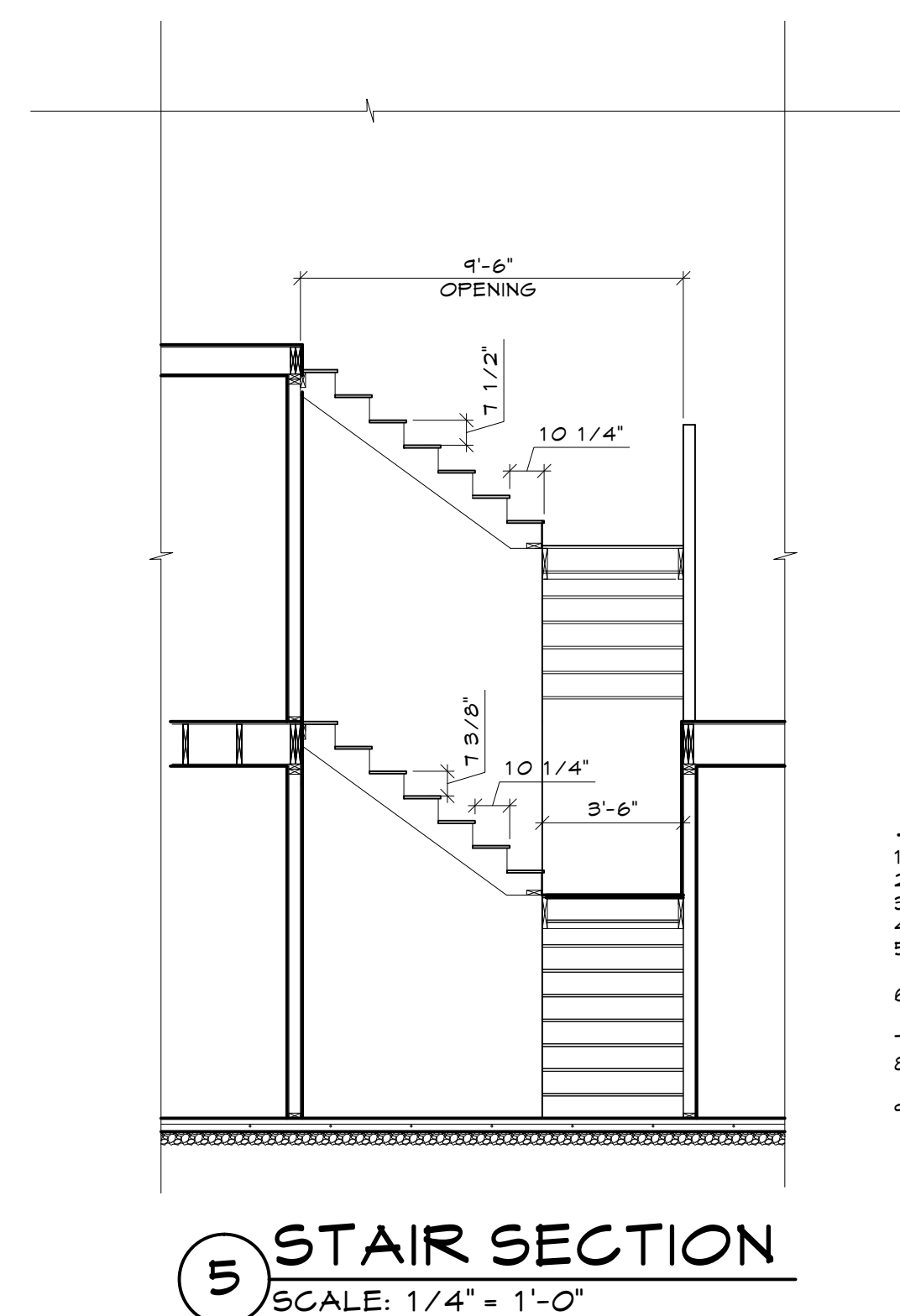
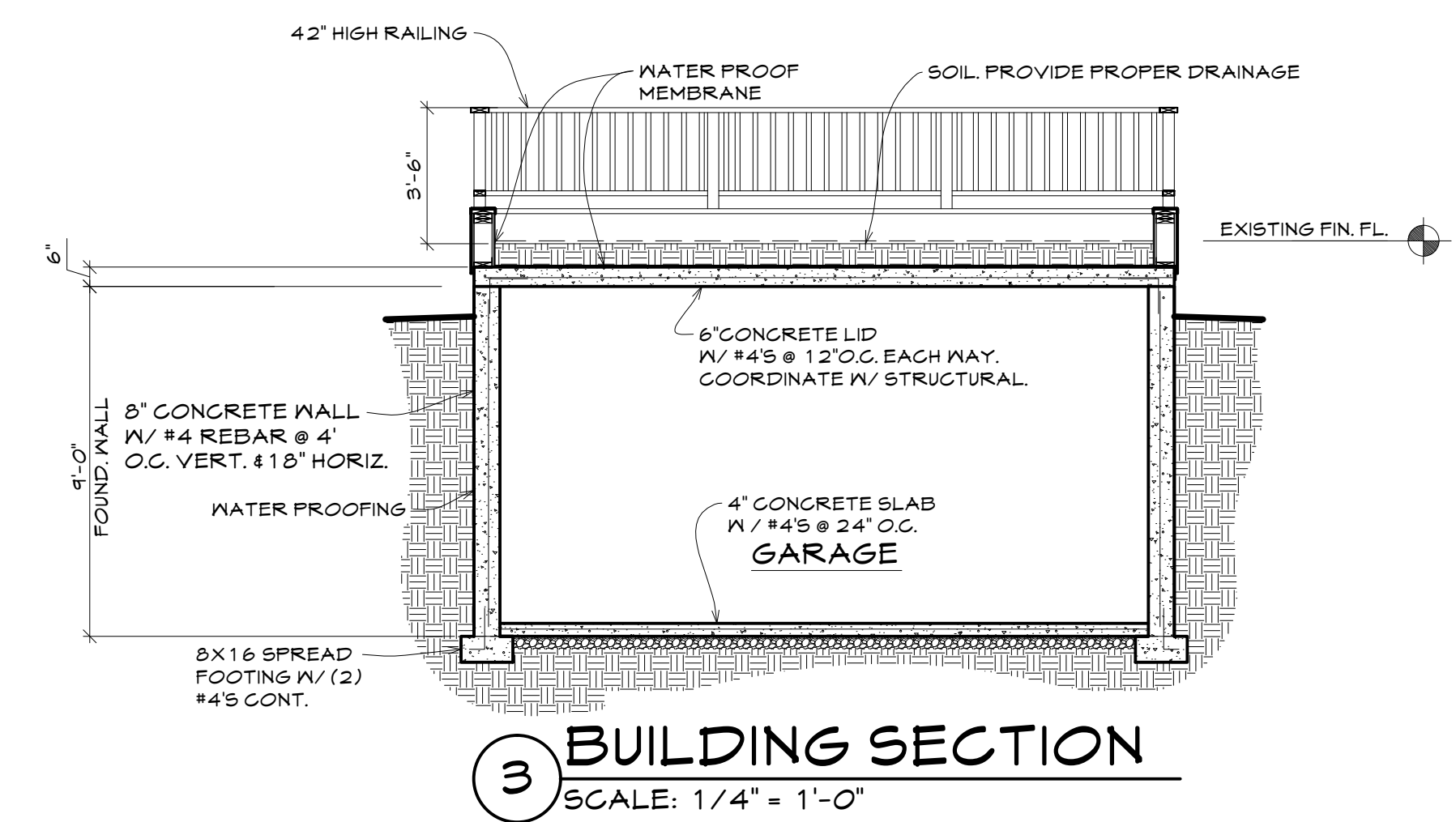
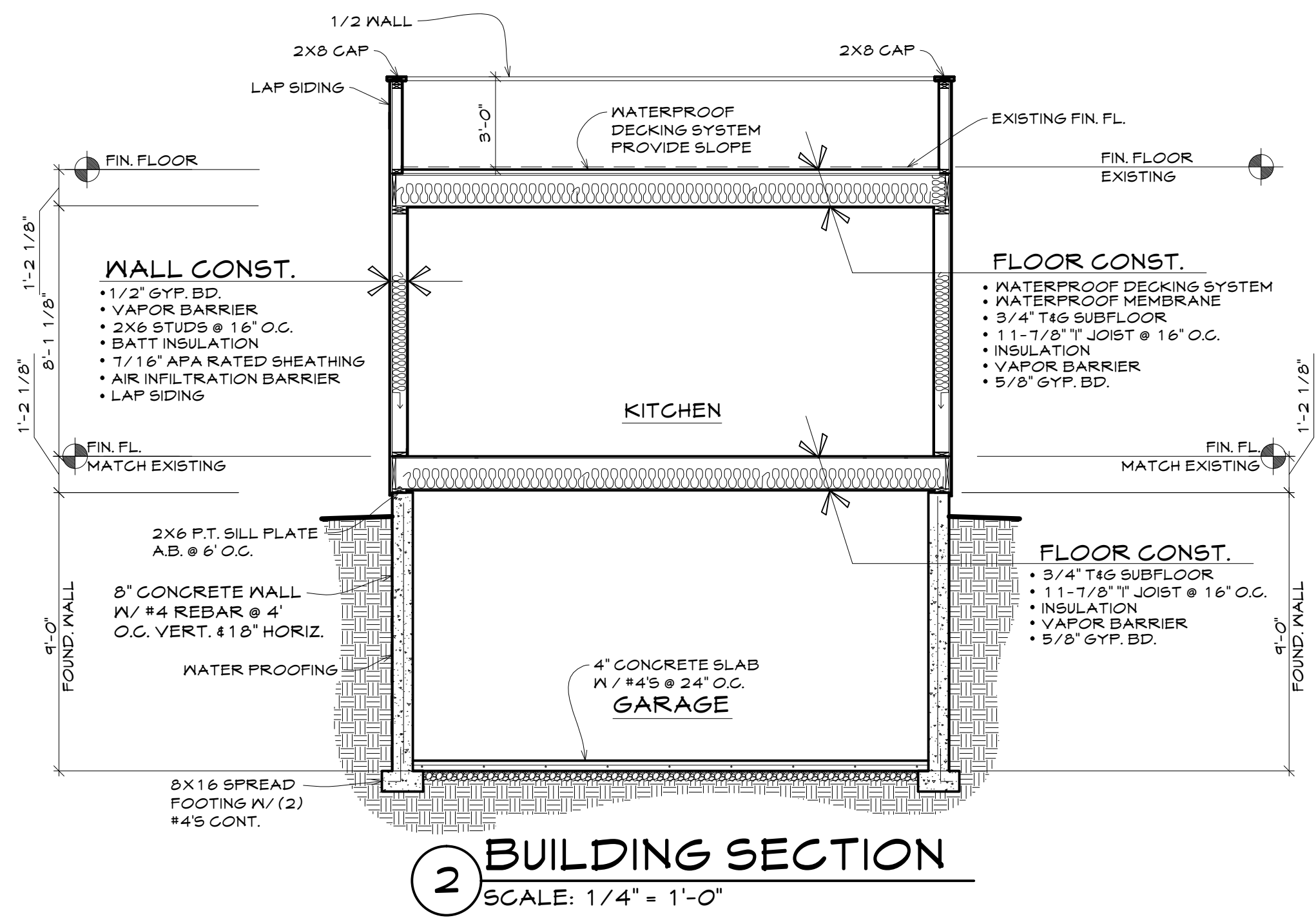
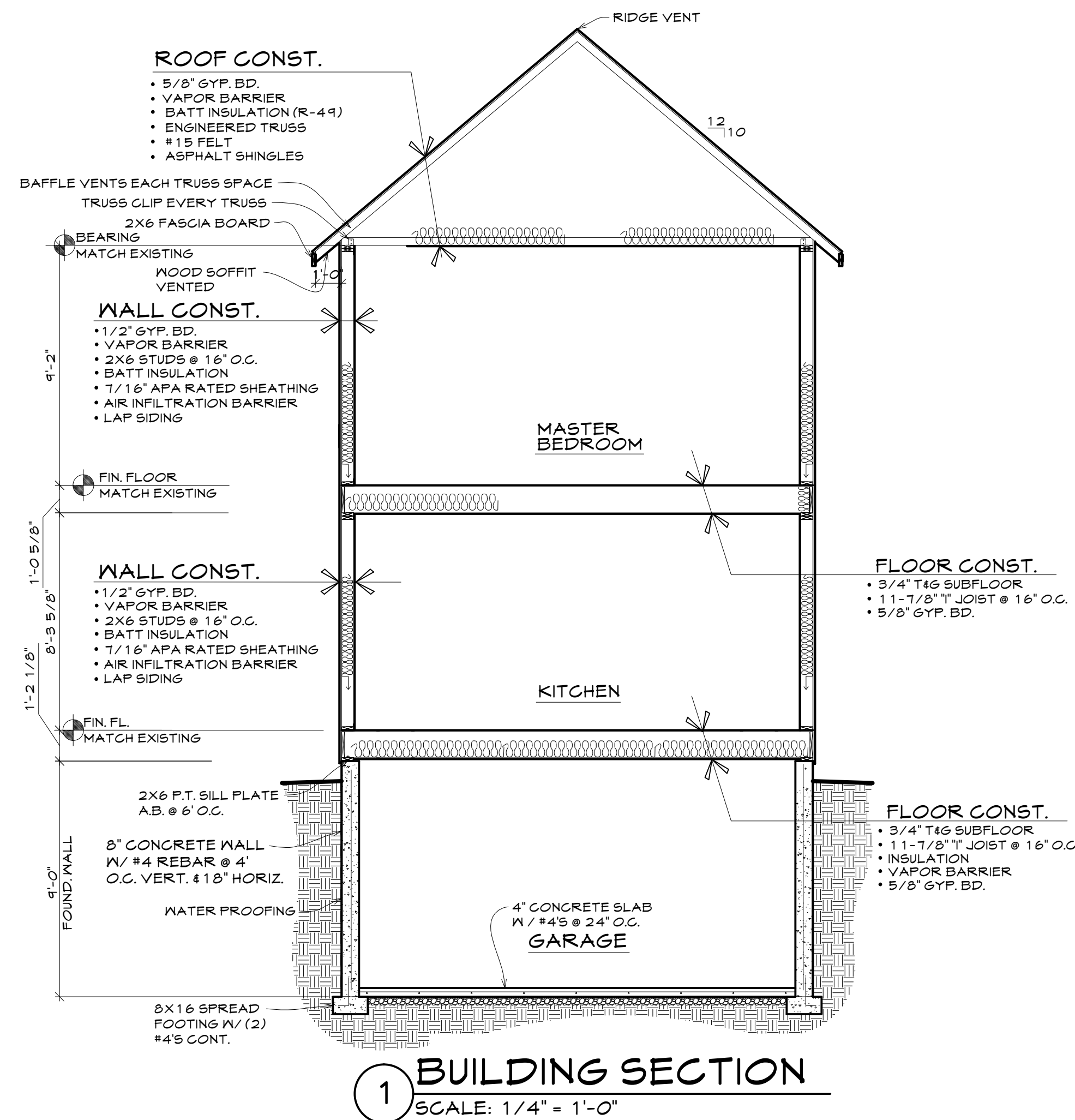
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SHEET TITLE:
EXTERIOR ELEVATIONS

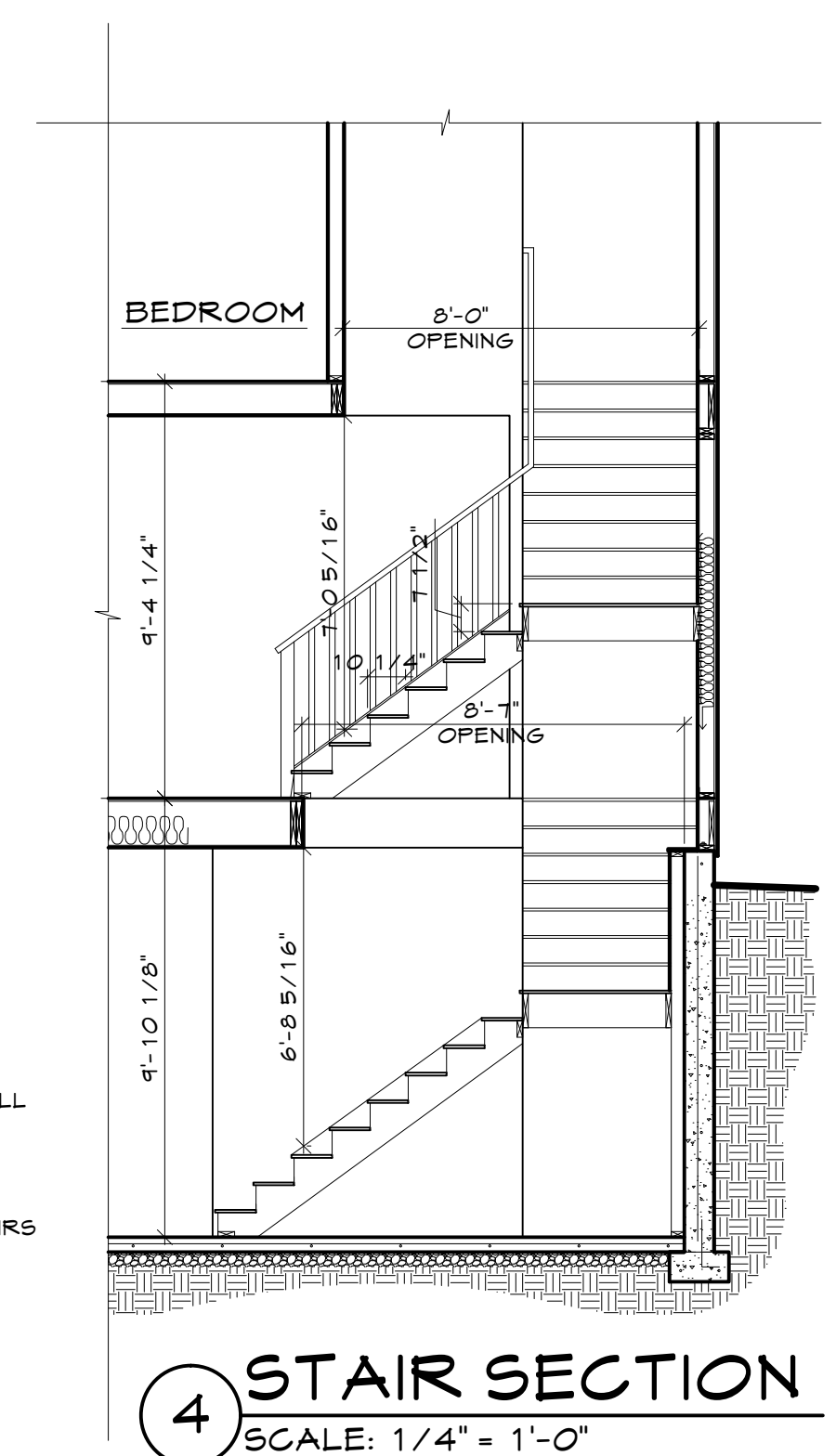
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SHEET #
3



STAIR NOTES

- 6'-8" MIN HEADROOM REQUIRED
- MIN STAIRWAY WIDTH = 3'-0" ABOVE HANDRAIL
- LIGHTING REQUIRED FOR STAIRS AND LANDINGS.
- 1-3/4" MAX RISER HEIGHT / 10" MIN TREADS.
- ACCESSIBLE SPACE BELOW STAIRS REQUIRE 1/2" GYP. BD.
- HANDRAILS HEIGHT TO BE 34" - 36" HIGH RETURN TO WALL OR NEWELL POST
- GRIPS SHALL BE 1 1/4" - 2" DIAMETER
- HANDRAILS SHALL BE STRONG ENOUGH TO RESIST 200 POUND POINT LOAD.
- 6" MIN TREAD WIDTH FOR INNER TREAD AT WINDING STAIRS



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SHEET TITLE:
BUILDING SECTIONS

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5-29-24

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SHEET #
4