

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 23, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. **Call meeting to Order**

- a. Roll Call

2. **Approval of Minutes**

- a. September 9, 2020 HPC Regular Meeting

3. **Voucher Approvals**

- a. HP Operating Vouchers
- b. HP Grant Vouchers
- c. Revolving Loan Vouchers

4. **HP Programs and Revolving Loan Program – Exhibit A**

- a. Mike & Esther Schmidt – 17 Lincoln Ave. – Subordination Request
- b. Mike Johnson – 8 Van Buren – Subordination Request
- c. Joette Johnson – 78 Williams – Extension Request

5. **Old or General Business**

- a. 2020 Wall of Fame Applicant Approval – **Exhibit B**
 - i. Lew Keehn, July 23, 1916-March 26, 1999
 - ii. James K.P. Miller, April 6, 1845-January 12, 1891
- b. 28th Annual West River History Conference Funding Request – **Exhibit C**
- c. Fountain House – 21 Charles St. – Landscaping – Mike Perceovich – **Exhibit D**
- d. SHPO Budget Presentation and Meeting Report

6. **New Matters before the Deadwood Historic District Commission**

7. **New Matters before the Deadwood Historic Preservation Commission**

- a. PA 200212 – James Herron – 57 Forest – Revamp Stairs/Moves Doors – **Exhibit E**
- b. PA 200213 – Alex Dickman/Toni Gerlach – 322 Williams – Permission to Change Material – **Exhibit F**

- c. PA 200214 – Barbara & Joe Chapinski – 115 Charles – Replace Soffit with Metal – **Exhibit G**
- d. PA 200215 -- Steve Hertel – 20783 Whitewood Creek Road – Dirtwork – **Exhibit H**

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

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

9. **Staff Report**

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

10. **Committee Reports**

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

11. **Adjournment**

Note: All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3^d Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.

Please practice the CDC's social distancing recommendations



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, September 9, 2020 – 5:00 p.m.

PRESENT HISTORIC PRESERVATION COMMISSION: Dale Berg, Beverly Posey, Robin Carmody, Jill Weber, Trevor Santochi and Leo Diede

ABSENT: Tony Williams

PRESENT CITY COMMISSION:

PRESENT STAFF: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Cindy Schneringer, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 9, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Mr. Santochi and seconded by Ms. Posey to approve the HPC minutes of Wednesday, August 26, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: *It was moved by Ms. Posey and seconded by Ms. Weber to approve the HP Operating Account in the amount of \$16,474.22. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Diede and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$11,324.94. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Ms. Posey and seconded by Mr. Santochi to approve the Revolving Loan Account in the amount of \$67,467.66. Aye – All. Motion carried.*

HP PROGRAMS AND REVOLVING LOAN PROGRAM

Lance Bobolz, 57 Van Buren, Vacant Home Program – Exhibit A

Mr. Kuchenbecker stated Mr. Bobolz has purchased the vacant house at 57 Van Buren Avenue. He plans on applying for all available programs when the moratorium has lifted to do much needed repairs and rehabilitation to this property. This includes applying for the Vacant Home Program. However, per the guidelines of the program, the applicant must apply within three months of the purchase of the home which was in July of 2020. The Loan Committee reviewed this issue at their August 18, 2020 meeting. Staff researched the property and determined it has been vacant. The Committee recommended allowing the applicant to apply ONLY for the Vacant Home Program and the applicant will not be allowed to access the funds until the

moratorium is lifted. ***It was moved by Ms. Posey and seconded Mr. Santochi to accept Lance Bobolz into the Vacant Home Program for the property located at 57 Van Buren and the applicant will not be allowed to access funds until the moratorium is lifted. Aye – All. Motion carried.***

OLD OR GENERAL BUSINESS:

None

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

PA 200203 – Brian & Robin Arsaga – 128 Williams – Install Dormer – Exhibit B

Mr. Kuchenbecker stated this is a contributing resource located in the Highland Park Overlay Zone Planning Unit constructed in 1939. The applicant is here should you have any questions for him. The applicant is requesting permission to install a dustpan dormer at the rear of the house, 11' x 7', allowing for additional bathroom. It is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource nor have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Santochi and seconded by Ms. Weber 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 for Brian & Robin Arsaga, 128 Williams, to install a dustpan dormer at the rear of the structure. Aye – All. Motion carried.***

PA 200204 – Deanna & Thomas Smith – 29 Van Buren – Exterior Restoration – Exhibit C

Mr. Kuchenbecker stated this is a contributing resource located in the Ingleside Planning Unit, circa 1880. The applicants are present. The applicants are requesting permission to replace the siding with Diamond Kote 5" smooth siding in custom color Jade green with white trim, paint trim, porch posts, stair railings and porch railings white, replace if needed fence, front porch flooring and front wood door and stain brown, replace center front window and kitchen rear window with appropriate wood double hung window (Pella or Marvin), replace garage door with white paneled with windows, replace some broken window panes of existing windows, replace some storm windows with appropriate storm windows (white), repair/replacement of roof – either cedar shake shingles (if approved by SDSHS Deadwood grant) or brown tone shingles. Upon reopening of grants – the bay window foundation be brought back to the original footprint with stone façade, replacement of storm windows, repair existing windows and any repair or replacement of existing doors and(or) storm doors, and one side of siding. Staff has conducted sight visits there and will continue to coordinate with the applicants during the rehabilitation of the resource. It is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource nor have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Diede 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 for Deanna & Thomas Smith, 29 Van Buren, for exterior restoration. Aye – All. Motion carried.***

ITEMS FROM CITIZENS NOT ON AGENDA

None

STAFF REPORT *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported staff is working on the final preparation for the presentation for the SD State Historical Society Board meeting this Friday in Pierre. There is a lot of tree damage in town from the snow storm. There is even a large tree branch in the retaining wall opening on Lincoln. Staff talked to the workers today and they are hoping to pour next week. 30 Adams retaining wall should start next week. Staff is conducting quite a few inspections. The grant letters went out with the appropriate language requesting them to come forward with a timeline to get their project done. The entire City budget went before the City Commission on Tuesday for first reading. The second reading will be in two weeks. The Deadwood Alive Board met today. The summer season goes through September 26th and the fall season until November 21st only on weekends, weather and special event permitting, along with the stagecoach. Staff continues to install trail markers along the urban trails including an Early Learning Trail which will be around the Welcome Center and consists of thirteen signs. This is a partnership with the United Way of the Black Hills. The signage will include activities for children along the Whitewood Creek Trail.

COMMITTEE REPORTS

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:20 p.m.

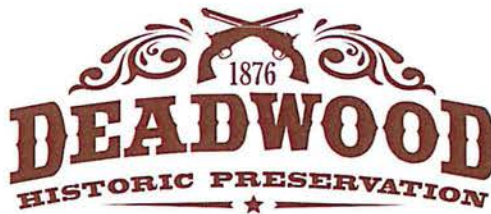
ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary

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EXHIBIT B



MEMORANDUM

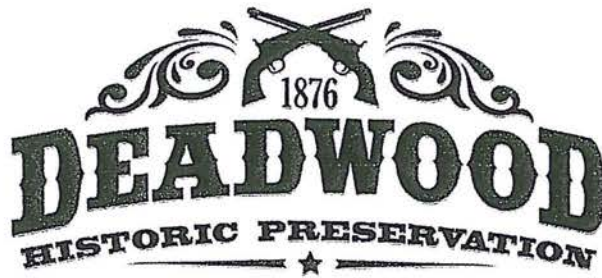
Date: September 18, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2020 Wall of Fame Applicant Approvals

The Recognition Committee met on September 17, 2020 to review applications for the 2020 Wall of Fame. The committee reviewed eleven applications and after serious review and discussion the committee recommends the following two candidates for the 2020 Deadwood Wall of Fame.

- Lew Keehn, July 23, 1916 – March 26, 1999 – Oakridge Cemetery
- James K.P. Miller, April 6, 1845 – January 12, 1891 – Buried in Helena, MT.

The Historic Preservation Office would like to honor these two individuals on Wednesday, October 28, 2020 during the regular scheduled Historic Preservation meeting. The HP office is looking for permission to accept Keehn and Miller into the Wall of Fame, purchase frames from the Historic Lead-Deadwood Arts Council and host a small reception on October 28, 2020.

Recommended Motion: *Move to accept Keehn and Miller into the 2020 Wall of Fame, purchase frames from the Historic Lead-Deadwood Arts Council and host a small reception on October 28, 2020. Copies of the nominations are attached to this memorandum.*



WALL OF FAME NOMINATION FORM

This form is to be used to nominate an individual for Deadwood Honors.

Please use additional paper if needed.

1. Personal Information

Nominee Name James K. P. Miller Living ☐ Deceased ☒
Name(s), or Maiden Name _____
Address _____ City _____ State _____ Zip _____
Phone _____ Date and Place of Birth Port Jackson, NY, April 6, 1845
Date of Death if Deceased, Buried: Date and Location January 12, 1891. Died in Santa Barbara CA, buried in Helena, MT.

2. Family Information

Mother's Name Unknown (Miller and his sisters were orphaned as toddlers.)
Date and Place of Birth _____
Father's Name Henry Isaac Miller
Date and Place of Birth April 15, 1811
Spouse's Name Mary Chumasero Miller
Date Married June 1888 Living? No, buried in Helena, MT

List ALL Siblings, Children and Previous Spouses:

Siblings: Three sisters: Helen, Emma and Mary. (Mary is buried in Mt. Moriah.)
Three children: Arthur James Miller, Hudson Miller (buried in Mt. Moriah) and
Thurber (Mary) Miller
Previous Spouse: Ada Miller, died in 1886, buried in New York.

Ethnic Background (optional) _____

3. Accomplishments and Activities

List events, activities and historical incidents involving the nominee in a leadership or decision-making role. Were there new or innovative developments that directly contributed to Deadwood's heritage?

Describe the role of the nominee in each event listed.

Attached is a fairly long narrative that hopefully answers these questions.

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4. Education

Level	Name of School/Location	Year Graduated	Degree
Unknown			

5. Major Employment or Occupations

Dates	Name/Location of Employer	Brief Description of Duties
1863-1864	Queen City Oil Refinery, Buffalo, NY,	Manager
1865-1867	Rockfellow Grocery, Virginia City, MT,	Head Clerk
1868-1871	Walcott & Hursh Grocers, Helena, MT,	Bookkeeper, Clerk
1871-1874	Osbron & Dennee, Grocers, Deer Lodge, MT,	Owner, Manager
1876-1879	Miller & McPherson, Grocers & Exchange Bank,	Owner, Manager
1880-1888	Miller Grocery,	Owner, Manager
1888-1891	"J. K. P. Miller Real Estate,"	Owner, Investment Manager

6. Military Service

Branch None

Entered Service (Date) _____ Discharged _____

Rank/Rate _____

Rank/Rate Upon Discharge _____

7. Public Offices Held

List all positions held by virtue of election or appointment and the dates in those positions.

Deadwood City Council, 1884-1888 and 1889-1891

Deadwood Board of Trade, 1881-1890, served on several committees

8. Memberships

List all known memberships in civic, community, fraternal and/or business organizations on a local, state, national and international level. Include time of membership.

Masonic Temple, Virginia City, MT

Helena Library Association

9. Awards and Honors

List all major awards and honors received and the year of recognition.

None

10. Published works (books, articles, artwork, music, photography)

List published works. Include the year published and co-authors, if any.

None

11. Other pertinent information and comments

List items that were not specifically covered elsewhere, such as: notable quotations, personal anecdotes, biographical information, nominee's likes and dislikes, hobbies, interests and other information that will give further insight about the nominee.

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12. Resources used to complete the nomination form

List all sources, including personal interviews, publications and records, and persons who assisted in the preparation of the nomination. Please list addresses if appropriate.

Annie D. Tallent, "The Black Hills or Last Hunting Grounds of the Dakotahs."

"Black Hills Daily Times," 1877-1891.

"Black Hills Pioneer" and "Deadwood Pioneer," 1876-1891.

Much of the material provided in Question Three comes from a forthcoming
biography on Miller by David Wolff.

13. Category of Nomination

Business and Trade

Nominated By David A. Wolff

Address 4018 Ward Ave., Spearfish, SD 57783

Phone Number 605-430-5148

Relationship to Nominee Biographer

Signature David A. Wolff

Date Submitted Sept 7, 2020

RETURN COMPLETED FORM TO:

Deadwood Historic Preservation Commission
Attn: Nomination
108 Sherman Street
Deadwood, SD 57732
(605) 578-2082
(605) 578-2084 fax

3. Accomplishments and Activities

Although James K. P. Miller only lived in Deadwood for fifteen years, he had a tremendous impact on the community. By building the Syndicate Block, the Deadwood Street Railway, the Deadwood Central Railroad, and the Deadwood & Delaware Smelter, to name his most important projects, he allowed Deadwood to enter a new era of prosperity, and the legacy of his work is still important today.

Below is a chronological narrative of Miller's activities based on important events in Deadwood's past.

Boomtimes, 1876-1879:

Miller and his partner, James McPherson, brought eight wagons of groceries and general merchandise to town. They had been living in Minneapolis, and followed the Bismarck Trail, arriving on August 5, 1876. The two men worked as wholesalers, offering their goods to the nearly 200 merchants who had shops in Deadwood Gulch. Sales proved so successful, Miller quickly returned to Minneapolis to arrange for more merchandise. He soon returned with 23 wagonloads of supplies.

The two men purchased a lot at the corner of Main and Wall streets (the current Celebrity Hotel location), and established a retail and wholesale grocery, along with one of Deadwood's first banks in early 1877. Unlike banks of today, Miller and McPherson's Exchange Bank specialized in handling gold dust, especially selling and shipping it for miners. Miller and McPherson steadily expanded their building and business over the next two years, with Black Hills pioneer, Annie Tallent, describing it as "the largest wholesale and retail grocery house then in the Black Hills." ¹

The Fire of 1879 and changing fortunes:

The September fire destroyed most Main Street businesses, including Miller and McPherson's. They lost nearly everything, suffering an estimated \$50,000 in damages. By comparison, their neighbors across Wall Street, Star and Bullock, lost \$18,000. The fire also destroyed McPherson's home on Forest Hill. With his business and personal assets gone, McPherson left town. Miller, however, stayed. His home in the Ingleside section survived, and he felt Deadwood still had plenty of potential.

As Miller considered rebuilding, he moved up Main Street, buying a lot just below the junction of Main and Lee streets, and selling his old location to W. E. Adams. He then built the Miller Building, adopting many fire prevention techniques, such as heavy iron shutters, and his grocery reopened in 1880. Before long he had again established himself as the region's leading merchant. An 1883 newspaper story reported that he received more freight in one year than all the merchants of Rapid City combined. ²

Miller then began to diversify. He opened branch stores near the Uncle Sam Mine on Elk Creek and close to the Etta Mine near Keystone. He also invested in real estate. For instance, he bought five farms along the eastern and northern edges of the Black Hills.

But Miller recognized that Deadwood's financial fortunes had turned. The gold rush had long been over and mining had shifted to the quartz mines on the Homestake belt. He felt Deadwood's economy needed to be reinvigorated and he joined Seth Bullock in organizing the Board of Trade in 1881. The board wanted to stimulate new enterprises and attract outside investors, in the hopes of building up Deadwood. To this end, Miller helped establish a flour mill and advocated for a new hotel, but he focused on getting a railroad into town. When the Homestake started constructing the Black Hills & Ft. Pierre, he led the committee that met with Homestake officials and unsuccessfully made a case for a Deadwood connection. Despite this failure, Miller would continue trying to convince rail executives to build to his hometown, believing that a railroad would stimulate new industries and bring prosperity.

The Flood of 1883 brought another setback:

Just as the Board of Trade attempted to revitalize Deadwood, the Flood of 1883 severely damaged several Main Street businesses. In response, Miller and a few other business leaders organized a Citizens Committee to finance and build a bulkhead along the west side of Whitewood Creek. These men felt more secure when they completed a 16 foot high bulkhead from City Creek to Wall Street, by the end of October 1883.

Seeing a need to do more for the city, Miller ran for the city council and was elected in 1884. He would remain on the council until his death, with the exception of one year. While on the council, he consistently worked for internal improvements, especially better roads.

Searching for Prosperity:

As Deadwood's economic fortunes continued to flag in the 1880s, a new hope seemed to be on the horizon with the construction of the Fremont, Elkhorn & Missouri Valley Railroad up the east side of the Black Hills in 1885.

Working with the Board of Trade and the City Council, Miller took a leading role in attempting to persuade the Elkhorn to build into Deadwood, frequently traveling east to meet with the railroad's executives. From these visits he felt certain that the Elkhorn would build to Deadwood with little delay. When Rapid City celebrated the arrival of the Elkhorn in July 1886, Miller and a few other Deadwood dignitaries joined the festivities, but with the point of telling the railroad men to build to their town.

In anticipation of a rail connection, a group of Deadwood businessmen, which included Harris Franklin, decided to build an ore processing plant in town. They believed it would renew the mining economy and other plants would follow. Miller quickly joined the group, and they selected R. D. Clark to build what they called the Deadwood Reduction Works.

Believing Deadwood was on the verge of a great economic boost, Miller then formed an investment group, which he called the Syndicate. Working with as many as twenty-four people from across the country, Miller felt that investing in Deadwood would eventually bring good returns, and that these investments would further enhance Deadwood's growth and prosperity.

One project was the Syndicate Block. Miller knew that all up and coming towns needed a substantial business block, and this addition became a key to his revitalization plans when it opened in 1888.

He also constructed the Deadwood Street Railway. All progressive cities had street railways, and Miller added this conveyance to Deadwood's Main, Lee, and Sherman streets in 1888.

Finally, he wanted to connect the residents of Lead to the stores in Deadwood, and he also wanted to connect the Bald Mountain and Ruby Basin mining districts, west of Lead, to the future Reduction Works. Consequently, he organized the Deadwood Central Railroad, with an ambitious plan of building 344 miles of track. He, however, started with the interurban line to Lead, which opened in February 1889.

The construction of the Syndicate Block, the Street Railway and the Deadwood Central generated a new excitement. One article praised Miller for his "energy and enterprise," while another called him the "Savior of Deadwood."³

Prosperity delayed:

Despite the optimism, two realities suddenly derailed any hope of a quick revitalization.

The Fremont, Elkhorn, and Missouri Valley Railroad saw it could control the Northern Hills commercial trade from Whitewood, and did not need to build to Deadwood. Miller and other Deadwood people had waited from 1887 through 1888 for the line to build, and they finally came to realize that it would not build in, unless forced.

Adding to the frustration caused by the railroad's snub, the Deadwood Reduction Works mysteriously burned to the ground on March 1, 1889. It became evident that the Clark process was a failure, and the dreams of a mining boom seemed doomed.

New directions:

When Harris Franklin took over the Reduction Works' ruins and started building a plant for his Golden Reward Mining Company, Miller went his own direction.

In the fall of 1889, he convinced his two largest Syndicate investors, Joseph and William Swift of Wilmington, Delaware, to build an experimental smelter in lower Deadwood. Miller also hired Franklin Carpenter from the School of Mines to build what they called the "Baby Smelter." Once they felt the process could succeed, they organized the Deadwood and Delaware Smelting Company in May of 1890. The plant would operate until 1903, leaving a large slag pile in lower Deadwood.

Miller also saw a new opportunity for a railroad connection. In 1889, the Burlington and Missouri River Railroad built towards Wyoming, and Miller began talking with that rail company about connecting to Deadwood. He met with the railroad's executives and made a deal. He sold them portions of the Deadwood Central's right-of-way, and arranged to transfer land for shops and yards to the Burlington, including a large parcel at the corner of Sherman and Charles streets. With Miller's enticement, the Burlington started building through the center of the Black Hills, heading for Deadwood.

Once the Elkhorn recognized that its monopoly would be lost, its executives quickly decided to extend its line from Whitewood. Although the Burlington had over 100 miles to build and the Elkhorn only 13, a railroad race developed.

With limited space in Deadwood, the two railroads competed for right-of-ways. Miller helped the Burlington, while Elkhorn executives persuaded Mayor Sol Star to help them.

The city council debates became intense, with a newspaper calling it a “Railroad War.”⁴ A compromise ultimately resulted, with the Elkhorn agreeing to build a bulkhead on the east side of Whitewood Creek for its right-of-way.

The Elkhorn won the railroad race, with its first passenger train arriving to a grand celebration on December 29, 1890, with the Burlington’s coming in with little fanfare on February 2, 1891.

Miller’s Death:

Miller had been ill much of 1890, even while attending City Council meetings and leading his projects. In late 1890, his doctor recommended he rest and recover in California. Sadly, he died on January 12, 1891 in Santa Barbara.

Eulogies:

With the flag on city hall lowered to half-staff and the Deadwood Central trains draped for mourning, the newspapers praised Miller’s accomplishments.

The *Deadwood Daily Pioneer* labeled him Deadwood’s “foremost citizen” and observed: “no death that has ever happened in the community has caused the general regret as has that of Mr. Miller’s.” In an effort to make Deadwood the “greatest mining town in the United States,” his efforts brought the Burlington and the Elkhorn to town, and resulted in the “magnificent system of narrow gauge roads to Ruby Basin and Bald Mountain.” There “is hardly any important enterprise in which he was not the leading mover.”⁵

The *Black Hills Daily Times* observed that he had “remained firm and unshaken” through the “darkest period of our history.” “To J. K. P. Miller, more than to any other man, Deadwood owes its present season of unequaled prosperity,” and his “name will always be coupled with the prosperity of Deadwood and the Black Hills.”⁶

And the *Engineering and Mining Journal* reported: "It is said that to his individual efforts is due the construction of the Burlington & Missouri River Railroad and the Fremont Elkhorn & Missouri Valley Railroad to Deadwood." ⁷

Legacy:

Since, its founding, Deadwood has reinvented itself at least three times. Its founding and early growth was based on placer gold and commercial trade. When placer mining fell by the wayside, Miller saw that Deadwood needed something else besides its retail businesses to survive. He worked diligently to modernize Deadwood and to add gold processing plants and railroads to the town's economic mix. Building the Syndicate Block, the Street Railway, the Deadwood Central Railroad, and the Deadwood and Delaware Smelter were all part of that effort. But outside rail connections were a key to this new industrial and commercial era, and Miller can be credited with bringing the Burlington and Elkhorn (North Western) to town.

This economic mix lasted until about 1919, when most of the town's gold mills closed. This situation caused local organizations to begin promoting tourism, which became an important addition to Deadwood's commercial activity. Then as stores closed and the railroads left in the 1970s and 1980s, Deadwood's future again looked in doubt. Community leaders stepped forward and formed the You Bet Committee to legalize gambling. As gaming supporters tried to persuade the state's voters to change the state's Constitution, the Syndicate Block burned in December 1987, nearly 100 years after James K. P. Miller built it. While doomsayers saw this prominent landmark's destruction as the symbolic end for Deadwood, the You Bet Committee used it to gain momentum. They portrayed the fire as emblematic of Deadwood's problems, which gaming revenue could solve, and South Dakota voters agreed.

The importance of the Syndicate Block to Deadwood cannot be overstated. Miller saw it as the cornerstone of his redevelopment plans. One hundred years later, its destruction played

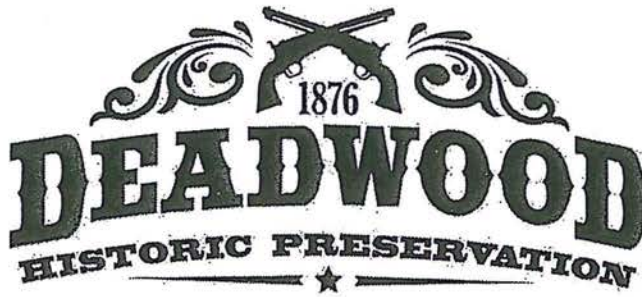
a more accidental, but still significant role in the community's recovery efforts. That one building then helped change Deadwood's economic fortunes twice.

The operation of Deadwood's trollies today also reflect Miller's legacy. The Street Railway and the Deadwood Central Railroad offer the historic basis for their existence.

Finally, the "slag pile" is a landmark that all in Deadwood know, and is a lasting reminder of J. K. P. Miller's work on behalf of the city.

Endnotes:

1. Annie D. Tallent, *The Black Hills; or The Last Hunting Ground of the Dakotahs*, 2d ed. (Sioux Falls, S.Dak.; Brevet Press, 1974), p. 191.
2. *Black Hills Daily Times*, 4 December 1883.
3. *Deadwood Daily Pioneer*, 8 September 1888.
4. *Black Hills Daily Times*, 6 August 1890.
5. *Deadwood Daily Pioneer*, 14 January 1891.
6. *Black Hills Daily Times*, 14 January 1891.
7. "Obituary," *Engineering and Mining Journal* 51 (17 Jan. 1891): 95.



WALL OF FAME NOMINATION FORM

This form is to be used to nominate an individual for Deadwood Honors.

Please use additional paper if needed.

1. Personal Information

Nominee Name Lew Kechn Living ☐ Deceased ☒
Name(s), or Maiden Name _____
Address 43 Lincoln City Deadwood State SD Zip 57732
Phone 605 578 3805 Date and Place of Birth 7/23/1916 Silverlake, Mn.
Date of Death if Deceased, Buried: Date and Location _____
March 26, 1999 Oakridge Cemetery

2. Family Information

Mother's Name Bertha Young
Date and Place of Birth July 1897 Minnesota
Father's Name William Kechn
Date and Place of Birth May 1893 Glencoe Mn.
Spouse's Name Marion Kechn
Date Married June 15, 1942 Living? NO

List ALL Siblings, Children and Previous Spouses:

Jerome Kechn
Carol Kechn
Gary Kechn
Linda Maxwell
LuAnn Lalonde
Lori Kechn-Moore

Ethnic Background (optional) Bohemian

3. Accomplishments and Activities

List events, activities and historical incidents involving the nominee in a leadership or decision-making role. Were there new or innovative developments that directly contributed to Deadwood's heritage? Describe the role of the nominee in each event listed.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

When my Dad first moved to Deadwood it was in the early 1950s. As the manager of the SD Department of Employment Security he obviously figured out that Deadwood was the place to be. He soon moved my mom and sister Linda from Yankton to Deadwood and rented a home on Lincoln Ave. He bought the house kitty corner to where they were living in 1956 the year I was born. They had little money so he did the work to remodel the house himself with my brother, then 12.

Both my parents were always involved in the community. But back then that's what you did. He was nominated as the Man of the Year in 1953 by the Jaycees.

He was involved in all facets of the Days of 76. I have fond memories as a little girl going with him when he had work to do at the rodeo grounds.

As a business owner he made many friends during the Sturgis Motorcycle Rally but made as many enemies by the tough rules he had to put in place to keep a balance between the good guys and the gangs.

He was an amazing speaker. His big deep voice resonated well and the emotion stood out in whatever subject he was speaking about. He was a loyal Elk and served as Exalted Ruler.

His fascination with history grew leaps and bounds when he bought the Old Style Saloon No. 10 in 1963 from Stu & May Donovitz. He took his passion for history and implemented all he had learned into making the Saloon No. 10 what it is today. His purpose to the community grew there too. There has never been a better welcoming committee than Lew Keehn. He remembered everyone by name and always had time to sit down, visit and share a drink, on him of course.

During the fire of 1959 he was awarded for orchestrating a feed for all of the firefighters.

He wasn't necessarily the guy that was into politics but was definitely the guy that could see something that needed to change and wasn't afraid to get out there himself and get it done. He taught all of his kids to never give up and the only way you can fail is to fail to try. He instilled in our minds that if you want your business to succeed you have to make it happen. Never sit back and wait for it but get out there and work for it.

He loved his family. He loved Deadwood. He did truly care.

Deadwood promoter Keehn dies

By Dick Rebbeck
Journal Staff Writer

Ardent promoter of Deadwood on many fronts for half a century, Lew Keehn is dead at the age of 82.

Deadwood

The owner and operator of the landmark Oldstyle Saloon No. 10 on Deadwood Main Street, Keehn died Friday at Fort Meade Veterans Affairs Medical Center.

But it was a community-spirited, promotion-minded Lew Keehn that longtime friends Leo and Allegra Aldrich remembered.

"I first knew him in the Jaycees," Aldrich recalled of the years after Keehn first moved to the Deadwood office of the state employment agency.

Keehn was Jaycees Man of the Year in 1953, and there was hardly a more dedicated group than the Jaycees in involving young men in community activities.

Name a facet of the Deadwood and northern Black Hills economy — summer tourism, August motorcycle rally, Days of '76 Rodeo (arena director several years and director in 1966), snowmobiling — and Keehn was in the forefront of making things happen.

"He had the first, or one of the first, snowmobile dealerships in this area," Aldrich said.

Keehn rode them as well as sold them.

"We did a lot of traveling on snowmobiles at that time (the 1960s)," said Aldrich.

During the early days of the motorcycle rally at Sturgis, Keehn also befriended hundreds of bikers, although he did not ride motorcycles as he had ridden snowmobiles, Aldrich added.

A Main Street saloon-keeper, Keehn became an early spokesman in Deadwood's effort to legalize gambling, the town's dominant economic activity today.

On Dec. 1, 1963, he bought the Oldstyle and, along with a general fascination with Deadwood history, spent years promoting the legend of Saloon No. 10 as they related to the shooting of Wild Bill Hickok and the trial of Jack McCall.

"He was very much community-spirited, especially when it came to the history of Deadwood," Aldrich said.

Keehn, however, was a native Minnesotan — born there July 23, 1916, at Silver Lake — and graduated in 1934 from Flandreau (S.D.) High School.

After attending General Beadle College at Madison, he served in the Air Force during World War II and in 1946 was discharged as a captain.

He worked for the South Dakota Department of Employment Security from 1946 to 1963, when he bought the Oldstyle Saloon No. 10.

Among the survivors are his wife of 56 years, Marion; a son Gary Keehn, Deadwood; and three daughters, Linda Maxwell, LuAnn LaLonde and Lori Keehn, all of Deadwood.

His obituary is on Page C2.



ter

Lew Keehn promoted Deadwood



The man largely responsible for dreaming up Deadwood's Charlie Utter Days celebration won't be there this year.

Nor will he be entertaining summer tourists when they stop to wet a whistle at Deadwood's most famous watering hole.

Deadwood entrepreneur and legend-maker Llewellyn W. Keehn, 82, owner of the Old Style Saloon No. 10, died on March 26.

"I remember his intensity, his enthusiasm, his relentlessness, his great big smile," said Lead attorney Pete Fuller, who served as celebrant at Keehn's memorial service.

He could be a stinker too, but always with that big smile. 'No' was not in his vocabulary. He would just retreat, regroup and charge again and again. He wasn't always right, but he was never in doubt.

Keehn was in the vanguard of Black Hills tourism promotion from the time he moved to Deadwood in the 1950s. He was wholeheartedly involved in community activities, pioneered the snowmobile industry in the Black Hills and was a tireless worker at every event, from Charlie Utter Days to the Days of '76 and the Sturgis Rally. After buying the Old Style Saloon in 1963, Keehn dedicated his time to promoting the legend of "the only museum with a bar" and Deadwood's colorful past.

In the early 1970s, Keehn told a newspaper publisher that Congress should declare the City of Deadwood a national park for the preservation of the Old West. According to Fuller, Keehn explained, "We would preserve the Old West in Deadwood by having unlimited gambling and the houses would stay open."

"It took 30 years, but Lew was half right," Fuller added. Keehn was a spokesman for efforts to legalize gambling, Deadwood's predominant industry since 1989.

Fuller said Keehn was "the visionary, the innovator, a man with a wild imagination" who "didn't need any fancy books or accountants or tax people to tell him how to run his business."

Our state legislature some time ago made a law that you couldn't sell whiskey on Sundays unless you had a restaurant license. Lew studied that law. No where in the law did it say you had to serve food - you just had to have a restaurant license. He plugged in a crock pot and got a restaurant license.

A member of the American Legion, the Elks, the VFW, Jaycees, and Black Hills Badlands and Lakes Association, Keehn was Jaycees Man of the Year in 1953 and received the IAPES National Merit Award for service in the Deadwood fire of 1960.

His endless fascination with Black Hills history made him a valuable resource for media people across the country and one of his favorite pastimes was sharing stories of Deadwood's raucous past with wide-eyed tourists.

"Lew Keehn was born July 23, 1916, in the United Socialist Republic of Minnesota - the home of Jesse 'the body' Ventura," Fuller told the several hundred people attending Keehn's memorial service. "He graduated from Flandreau High School. That sets him apart from another famous South Dakotan, William J. Janklow. Lew graduated. Janklow was thrown out."

"If you ever wanted to see somebody you hadn't seen for years, you'd go to the Old Style and patiently wait. They always showed up," Fuller said. "Even people you didn't want to see, you'd see at the Old Style."

Surviving family members - wife Marion, son Gary, daughters, Linda Maxwell, LuAnn LaLonde and Lori Keehn, and grandsons Toby, Ruben and Josh - will continue to operate the Main Street saloon where Lew Keehn held court for more than 30 years.

So much Old Fort years of often difficult to facet of the fort frontier post re: as Fort Meade.

But by 1938. Soon the horse: famous for wou and motorized across the open too, would repl field, but cavalry could not go wi brush on horse: being many spr limbs; not to m Harleys too cur Never mind. progress.

Cave hors

One of the k maneuvers invo troopers was th Mountain in W Cheyenne and i Six hundred ho Fourth" Cavalry of Troops A and Troops E and F Squadron, the n headquarters to

Pack animals machine guns. modern warfare carried full field did not play out were laid out at each day's march

Col. Elwood horse soldiers. cavalry marchin four miles per l miles per hour. brisk gait, and C horses must be accelerated spe hour, as it is no the distance, th was set at five a hour, and it wa The daily march calculated regu speedometers :

white guy) and n) of the comedy

ars, Williams and 1 audiences from ig stages with such Brooks, the Oak Daniels and Randy

nd Terry Ree he Indian and the unique ability to particularly at hich first drew 68. They first met college in Spearfish ajoring in draft g in a band, d college parties. oire of a dozen ded help in filling Terry jumped in y. Their medy routine soon dience draw than 'The Indian and the rn.

Utter was himself t' business during ears. He operated a all and a Lead :800s pseudonyms

n on Charlie Utter calling the r of Commerce at 00-999-1876. DM

4. Education

Level	Name of School/Location	Year Graduated	Degree
-------	-------------------------	----------------	--------

Graduated from Flandreau High School 1934

Attended General Beadle in Madison

5. Major Employment or Occupations

Dates	Name/Location of Employer	Brief Description of Duties
-------	---------------------------	-----------------------------

Captain Army Air Corp

1946-1963

S.D. Department of Employment Security - ^{Office} Manager

Owner Old Style Saloon No. 10

owner The Kat House

6. Military Service

Branch Army Air Corp

Entered Service (Date) 1941

Discharged 1946

Rank/Rate Captain

Rank/Rate Upon Discharge Captain

7. Public Offices Held

List all positions held by virtue of election or appointment and the dates in those positions.

8. Memberships

List all known memberships in civic, community, fraternal and/or business organizations on a local, state, national and international level. Include time of membership.

Jaycees VFW
Elks Black Hills Badlands & Lakes
Days of '76
Charlie Utter Days
American Legion

9. Awards and Honors

List all major awards and honors received and the year of recognition.

Jaycees Man of the Year 1953 Jaycees
BAPES National Merit Award

10. Published works (books, articles, artwork, music, photography)

List published works. Include the year published and co-authors, if any.

List items that were not specifically covered elsewhere, such as: notable quotations, personal anecdotes, biographical information, nominee's likes and dislikes, hobbies, interests and other information that will give further insight about the nominee.

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

12. Resources used to complete the nomination form

List all sources, including personal interviews, publications and records, and persons who assisted in the preparation of the nomination. Please list addresses if appropriate.

Publications -
Deadwood Magazine
Rapid City Journal
Mom's scrapbook

Assisted by -
Lori Keehn Moore
Charlie Struble
Josh Keehn

13. Category of Nomination

Unsung Heroes : Good Hearts

Nominated By Louie Lalonde

Address 605 Taylor Ave DEADWOOD

Phone Number 605 580 1116

Relationship to Nominee daughter

Signature Louie Lalonde

Date Submitted 9-11-2020

RETURN COMPLETED FORM TO:

Deadwood Historic Preservation Commission
Attn: Nomination
108 Sherman Street
Deadwood, SD 57732
(605) 578-2082
(605) 578-2084 fax

One of the last things my Dad said to me was "I've done all that can for Deadwood's history but it's up to you to make sure it comes alive." He knew that seeing re-enactors and gunfights would be a hit.

I feel one of his other more significant decisions was not allowing motorcycle colors in the Saloon 10. His mind was made up one day in early June when a gang of Galloping Goose stepped into the bar and basically cleared out all of the families. He told them that he wouldn't allow colors and actually sat guard all night at his favorite front table window waiting for them to try and come back in. We still have the policy in place today.

He loved to invite large groups of people from various organizations to visit Deadwood. If they did come he would always throw a big welcome dinner and do all the cooking himself.

He loved to dream and would study every National Geographic, Atlas or new map and figure out where he was going to go next. When we would come home and greet him he always yell out...Hi, I'm in where ever he was reading about and add, it's great!

When he bought our dilapidated family home on Lincoln Ave. in 1956, he did all of the carpentry, rewiring and plumbing himself.

In all of his historical research, he became fascinated with Colorado Charlie Utter. Read everything he could get his hands on about him. When he created Charlie Utter Days it was primarily to get some business in town in early June but to also honor Charlie Utter, Wild Bills Pard.

He loved to garden and would hold tomato competitions between all of his family to see who's tomato plant was the most productive and tasty.

He was good at solving local battles by proving his opponent was wrong. One of his best was the great big bright yellow signage that was going up all over town. He took down his larger signage and

made the long skinny sign that hangs in front of the Number 10 today. Bigger and brighter isn't always better.

He struggled with alcoholism. He made many many trips to Pierre to speak at River Park on behalf of AA. With that struggle came his favorite saying and our family motto..."Keep the Faith Baby."

He really loved the Days of 76 and everything it stood for. Our lives were planned around the parade and the rodeo the last week in July. We all played some part in helping and celebrating with him.

He enjoyed taking his giant rain stick out on Main and dancing around to irritate Don Auchtein. Told him he was going to make it rain so he'd have to close the Stockade.

He took up intricate woodworking for awhile building authentic Shepherds Lanterns and collapsable bread baskets that he made for everyone for Christmas.

When they could, he and my mom would go out fishing together. In their, later years they loved to travel in their RV and hit every historical site he had read about, snooping around in antique stores for new artifacts and treasures to bring back for the No. 10.

It was such a different time when he bought the Old Style. He was undoubtedly a visionary that could see all the possible achievements to be made in Deadwood if you just tried.

We always struggled in the winter months. Skiing was okay but not as lucrative as snowmobiling. Starting the Kat House was really another way to increase our winter traffic. His mind set was well if it's not here yet, why not get it started yourself. He was the first Arctic Cat dealer in South Dakota. He was really quite instrumental in bringing the sport of snowmobiling to the Hills.

He appreciated what Homestake was doing but had the common sense to know that they wouldn't be there forever. He knew he had to plan for the future. Many dinner table conversations were about what we could be if we just had some small time back room gambling. In his mind it would replace the income that we needed in the winter months if the mine did close.

EXHIBIT C



BOARD OF DIRECTORS

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CONTACT

PHONE:

605.786.3344 PO Box 9276,
Rapid City, SD 57709

WEBSITE:

Westriverhistoryconference.org

EMAIL:

lhnrccservices@gmail.com

September 1, 2020

City of Deadwood

Attention: Kevin Kuchenbecker
Historic Preservation Officer
102 Sherman St.
Deadwood, SD 57732

Hello Kevin:

The 28th annual gathering of the West River History Conference (WRHC) is set for October 8-10, 2020, Martin and Mason Hotel in Deadwood.

The **City of Deadwood Historic Preservation** is an important previous year supporter. Special needs and equipment rentals due to new CDC Guidelines have increased expenses this year. And, a new day-long leadership seminar is being offered in 2020, too.

The West River History Conference encourages historic preservation through:

**Original Research* – presenting an academic forum annually for researchers of all levels of education, age, and ethnicity.

**Education* – accessible learning to enhance knowledge of the area's early beginnings.

**Voice* - encourage preservation and advocacy of the region's history, cultural mores and family experiences.

**Modern Access- new teleconference registration in 2020 option*

Please find this letter as a request for support of \$500 to assist with the conference presentation encouraging regional historic preservation and archival activity.

In 2019, WRHC enjoyed a rich variety of like-minded sponsors who support historical preservation of the early American West: Center for Western Studies at Augustana University, South Dakota Humanities Council, High Plains Heritage Center, Westerners-Black Hills Corral #8, and many others like you.

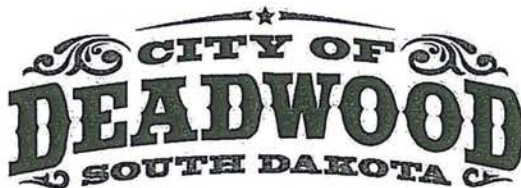
Thank you for your consideration of this request!
Respectfully,

PEG APLAN, *President*

*West River History Conference, Inc. is a non-profit
501(C)(3) organization.*

EXHIBIT D

OFFICE OF
CITY ATTORNEY
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084
griggins@gpnalaw.com



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

July 13, 2020

Mr. Mike Percivich
Lotus LLC
PO Box 651
Deadwood, SD 57732

Re: City of Deadwood - General Advice
GPNA File No. 07857.0003

Mr. Percivich:

The Deadwood Historic Preservation Commission is requesting you follow through with the approved landscaping plans for the historic Fountain House located at 21 Charles Street. In 2015 and again in 2018 conditions were set on project approvals for this resource that included the implementation of the originally approved landscaping contingency set on allowing the moving of the house from lower Main Street.

The Commission does not want this delay on the completion of the landscaping project to jeopardize current or future funding available to you and your company with regards to historic preservation grants or revolving loans. The Commission is requesting the landscaping, sidewalk and yard be installed by no later than September 15, 2020 at which time the interpretive panel for the resource can be erected.

Failure to comply with the completion of this contingency will result in City taking all legal actions available to ensure compliance. This topic will be added to the agenda for July 22, 2020 for discussion and possible action. Please submit your intentions for completion of this request to the Historic Preservation Office prior to the meeting. You are welcome to attend if desired.

Sincerely,

A handwritten signature in black ink, appearing to read "Quentin L. Riggins". The signature is fluid and cursive, with a large, stylized "Q" and "R".

Quentin L. Riggins, City Attorney
City of Deadwood

cc: Deadwood Historic Preservation Commission
Kevin Kuchenbecker, Historic Preservation Officer

EXHIBIT E

Date: September 18, 2020

Case No. 200212
Address: 57 Forest Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 57 Forest Avenue, a Non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: James Herron
Owner: HERRON, JAMES M
Constructed: c 1890

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 consists of two, historic twin houses that stand side-by-side. The houses have recently been resided and otherwise altered to appear as a single building. In addition, the building has received all new window and doors that do not conform to the historic fenestration patterns. Because of these modifications, the building cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to revamp the existing stairs to add an angled stair case that isn't so steep as the applicant is handicapped and needs to improve the access to the structure. The applicant is also requesting permission to replace the windows on the front, move the two doors to one entry in the middle and install French doors in place of the two moved doors. Also, when the applicant has the design plans he will be requesting the construction of a garage with access from Selbie Lane at a later date.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The proposed work and changes does not further encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. The future garage will be addressed under a different and separate project approval.

[imagerepeater]

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

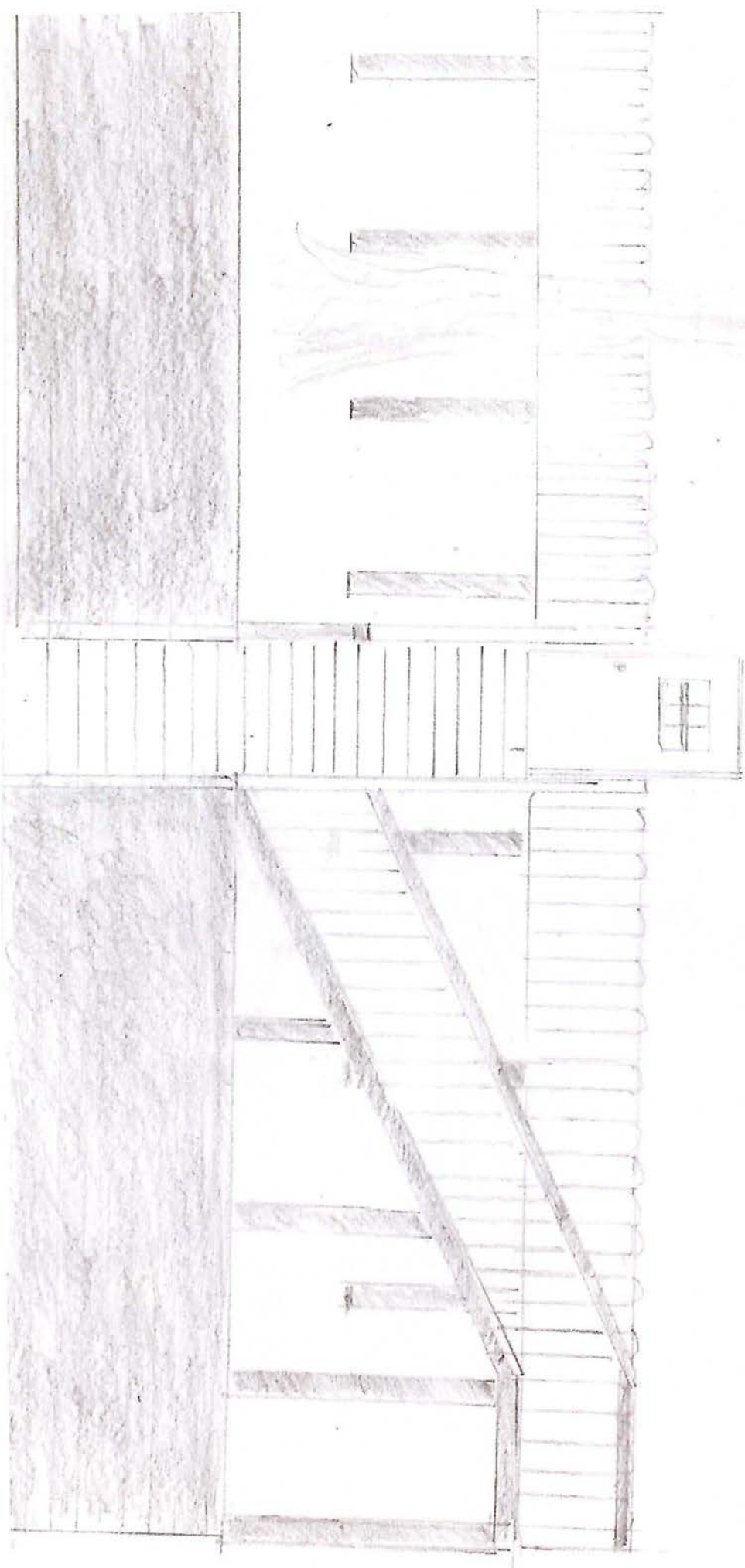
OR

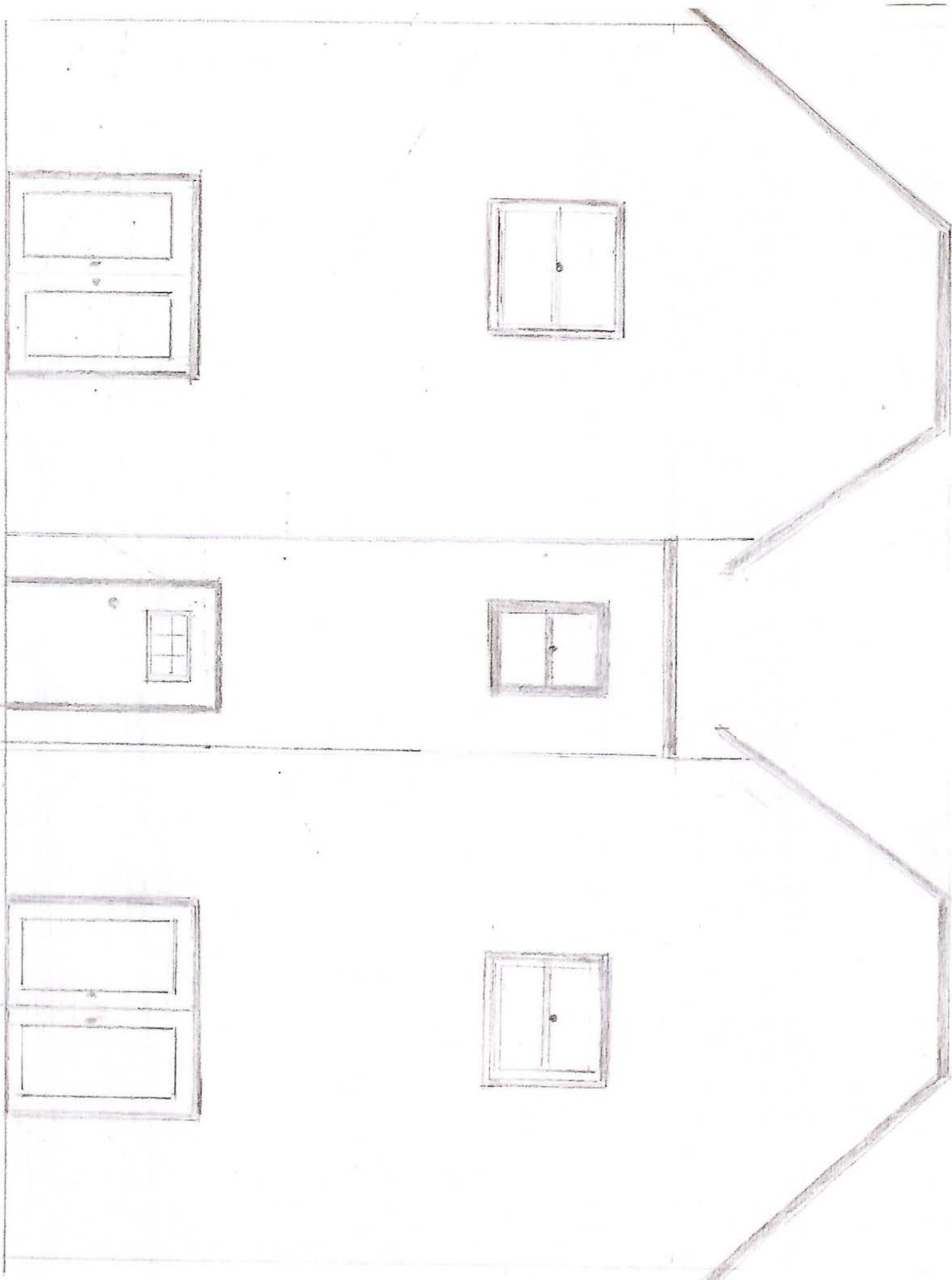
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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

OR

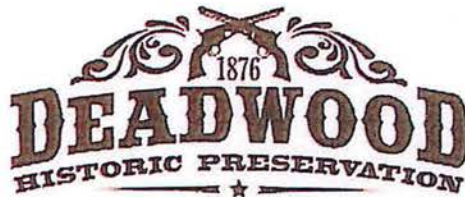
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored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







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



FOR OFFICE USE ONLY	
Case No.	200212
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/15/20
Date of Hearing	9/23/20

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: 57 forest ave Deadwood SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: JAMES HERROW

Address: 1531 E MAIN #64

City: MEZA State: WY Zip: 85203

Telephone: 602 750-2149 Fax: _____

E-mail: Jherrow5@cox.net

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

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

DESCRIPTION OF ACTIVITY

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

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

STAIRS ARE TOO STEEP AND I AM HANDY CAPT I NEED THEM TO BE AT LESS OF AN ANGLE SO THEY NEED TO GO EAST TOWARDS THE SIDE OF THE DECK SEE PICTURE OR A RAMP IVE BEEN FIGHTING CANCER FOR FIVE YEARS AND ITS HARD TO WALK UP STAIRS ALSO I WANT TO CHANGE THE CRAPPY DOORS & WINDOWS A MAIN DOOR IN THE MIDDLE GET RID OF OTHER TWO DOORS & WINDOWS & PUT IN SOME NICE GLASS FRENCH DOORS ON EACH SIDE & PUT A GARAGE OUT BACK OF THE HOUSE

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.

<u><i>James Hession</i></u> SIGNATURE OF OWNER(S)	<u>9-15-20</u> DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

APPLICATION DEADLINE

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

EXHIBIT F

Date: September 18, 2020

Case No. 200213
Address: 322 Williams St.

Staff Report

The applicant has submitted an application for Project Approval for work at 322 Williams St., a Non-contributing structure located in the Forest Hills Planning Unit in the City of Deadwood.

Applicant: Alex Dickman/Toni Gerlach
Owner: GERLACH, TONI S DICKMAN, ALEXANDER C
Constructed: 1895/c 1950

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 one-story hipped roofed block at the right end of this property represents a historic dwelling, built about 1895. Sometime after World War II, presumably in the late 1940s or 1950s, the overall size of the house was more than doubled by construction of a large addition to the right. At this time, the entire building was veneered with stucco and the historic dwelling additionally altered with an attached garage at front and new doors.

2. Architectural design of the resource and proposed alterations:

The applicant received a project approval for the construction of a deck on the front of the structure in June of 2019. The original plan was to skirt the deck with a stone veneer. Due to the high cost to purchase this skirting the applicant is requesting permission to change the type of material to meet their budget. The first option would be a horizontal deck skirting or option two would be corrugated metal skirting that will patina. Pictures of both options are attached.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

While the proposed work and changes does not encroach upon, damage or destroy a historic resource it is staff's opinion the previous approved stone veneer is still the best option. Introducing new materials begins to have a greater adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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



Planning and Zoning
Historic Preservation
108 Sherman
Deadwood, SD 57732

09/15/2020

Dear Commission,

We are resubmitting design options for the skirting of our deck. We were previously approved to skirt our deck with a stone veneer. However, due to the pandemic the price of building materials has sky rocketed. The cost of building the deck alone has pushed us beyond what we had budgeted to complete the project. After calculating the cost of using either a real or faux stone veneer to skirt the deck with current prices we will be far in excess of what we had anticipated the project to cost. It's our understanding that the goal of the skirting is to make the addition of the deck appear as a permanent part of the home and not a temporary structure. We feel the following options we are presenting accomplish this while allowing us to get closer to our original budget. Please note that we have spent a great deal on the deck and the last with we want to do is finish it in a manner that would cheapen its overall appearance. This deck has taken almost 2 years to plan and build between the approval of historic preservation, issues with the city building inspector, and the tragic death of a contractor friend who was slated to build it. The front of our home has been an eyesore for this period and we are excited to finally have something we and hopefully you folks can be proud of.

Alexander Dickman
Toni Gerlach

The image shows two handwritten signatures in black ink. The top signature is for Alexander Dickman, and the bottom signature is for Toni Gerlach. Both signatures are fluid and cursive.

322 Williams
Deadwood, SD 57732
605-580-0345

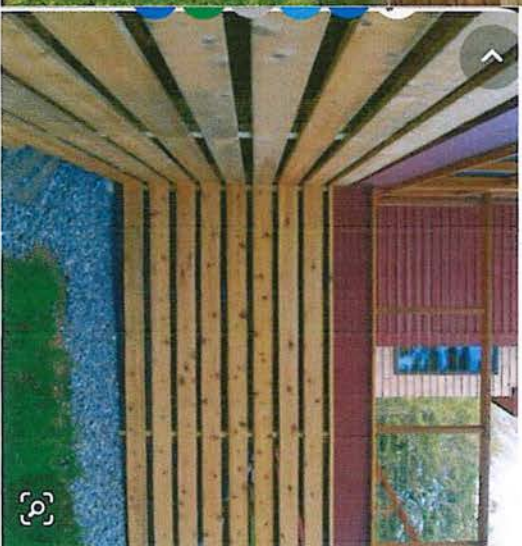
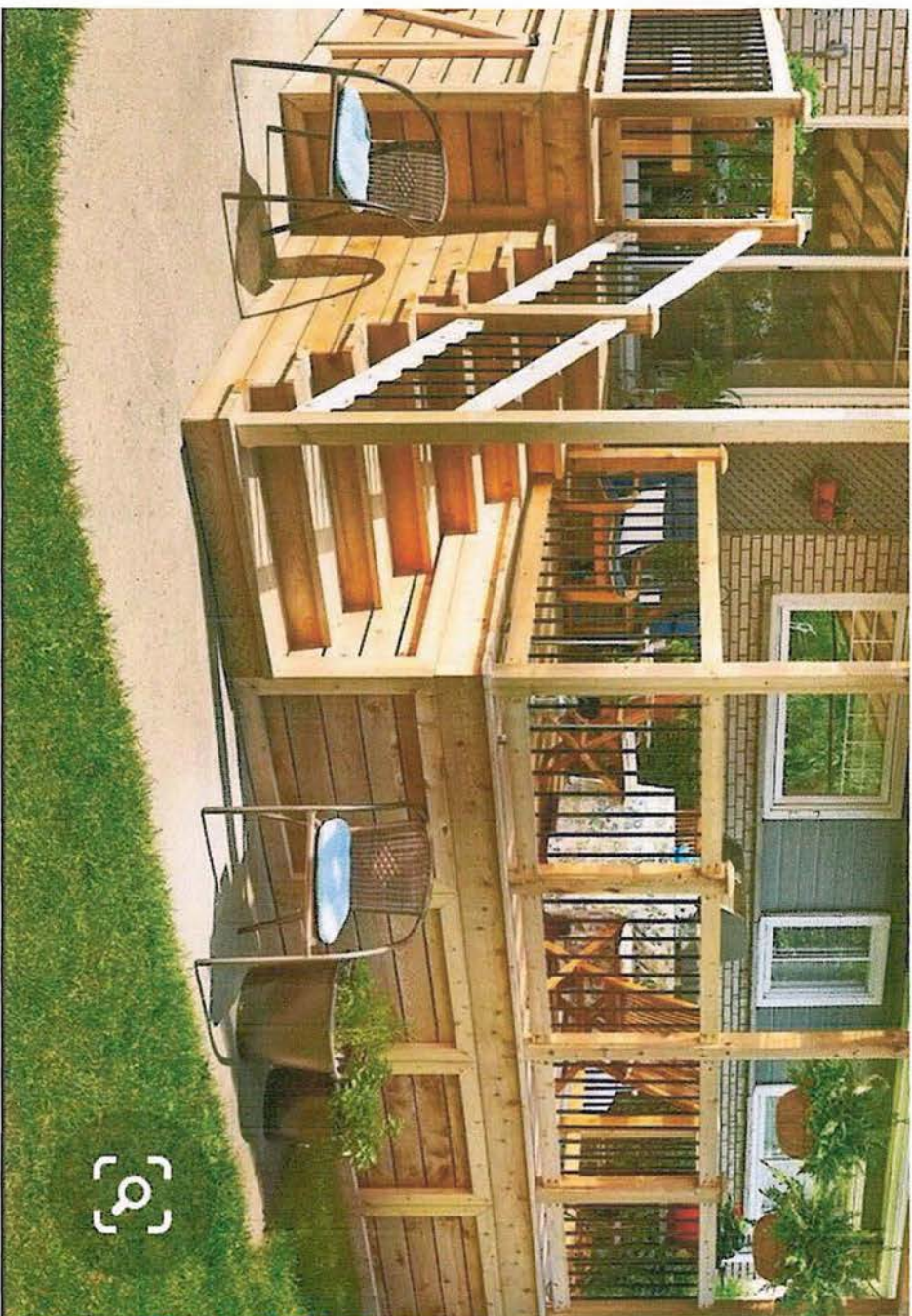


322 Williams

Current Deck

* Once skirting is completed the rest of yard will be finished w/ weed fabric, landscape rock, & ornamental plants

New Skirting goes here!



Option ① for deck skirting.

1 * Horizontal deck skirting

#2 Option

Corrigated Metal
deck skirting.



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



FOR OFFICE USE ONLY

Case No. 200213
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 9/15/20
Date of Hearing 9/23/20

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: 322 Williams St. Deadwood, SD 57732
Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Alex Dickman
Address: 322 Williams St.
City: Deadwood State: SD Zip: 57732
Telephone: 631-9810 Fax: _____
E-mail: pumphousembbs@gmail.com

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|---|---------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input 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"/> Fencing |
| <input checked="" type="checkbox"/> Other <u>Deck Skirt</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

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

DESCRIPTION OF ACTIVITY

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

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

Please see Attached.

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE



9-15-20

SIGNATURE OF OWNER(S)

DATE



9-15-20

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(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.

Back to Agenda

EXHIBIT G

Date: September 18, 2020

Case No. 200214
Address: 115 Charles St

Staff Report

The applicant has submitted an application for Project Approval for work at 115 Charles St, a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Barbara & Joe Chapinski
Owner: JOBAR ADVENTURE LLC
Constructed: c 1885

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 house has sustained several modern alterations wide-lap hardboard siding; the brick veneer at the front wall; and all replacement windows and doors. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the wood soffit and fascia with metal.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The Historic Preservation Commission has allowed very limited use of metal for fascia and soffit on resources within the districts. It is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

[Back to Agenda](#)

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	200214
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/16/20
Date of Hearing	9/23/20

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:	115 CHARLES ST
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: BARBARA CHAPINSKI	
Address: 115 CHARLES ST	
City: DEADWOOD	State: SD Zip: 57732
Telephone: 352-496-0810	Fax:
E-mail: BCHAPINSKI@YAHOO.COM	

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

Contractor's Name: JEFF	
Address: TWIN CITY CONST.	
City: DEADWOOD	State: SD Zip: 57732
Telephone: 605-920-8372	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 checked="" type="checkbox"/> Other SOFFIT + PASCIA	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

Updated July 6, 2015

FOR OFFICE USE ONLY
Case No. _____

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

DESCRIPTION OF ACTIVITY

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

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

COVER SOFFIT & FASCIA WITH
ALUMINUM METAL

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.

Barbara P. Oguski 9/16/2020

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

Joseph Chapman 7/16/20

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.

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

[Back to Agenda](#)

EXHIBIT H

Date: September 18, 2020

Case No. 200215
Address: 20783 Whitewood Creek Rd

Staff Report

The applicant has submitted an application for Project Approval for work at 20783 Whitewood Creek Rd, a Non-contributing structure located in the First Ward Industrial Planning Unit in the City of Deadwood.

Applicant: Steven Hertel
Owner: ASPEN STORAGE INC C/O HERTEL, STEVEN R
Constructed: NA

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:

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to move dirt from the West hill side to Aspen Storage to build a pad for the future construction of more storage units.

Attachments: No

Plans: No

Photos: No

Staff Opinion:

This area has had surface artifacts and man-made cuts and fills to the landscape over a long period of Deadwood's existence. It is staff's opinion an archeological investigation prior to additional grading in this area be completed. The boundaries should be marked and reclamation plan should be presented. It is unknown prior to an archaeological investigation is completed if the proposed work and changes encroach upon, damage or destroy a historic resource or would have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY

Case No. 200215
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 9/17/20
Date of Hearing 9/23/20

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: 20783 Whitewood Creek Rd / Deadwood
Historic Name of Property (if known): No old City Dump

APPLICANT INFORMATION

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

Owner's Name: Steven Hertel
Address: 20783 Whitewood Creek Rd
City: DEADWOOD State: S.D. Zip: 57732
Telephone: 605-528-3601 Fax: _____
E-mail: Steven27hertel@gmail.com

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

Contractor's Name: Leroy Singer
Address: P.O. Box - 189
City: DEADWOOD State: S.D. Zip: 57732
Telephone: 605-920-9848 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 checked="" type="checkbox"/> Other <u>Dirtwork</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |
- Building A Pad For Future Storage 13/21

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: 10/19/2020 Project Completion Date (anticipated): _____☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☐ **ROOF** ☐ New ☐ Re-roofing
☐ Front ☐ Side(s) ☐ Rear☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ RearMaterial Dirt Style/type _____ Dimensions _____☐ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

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

Material _____ Style/type _____ Dimensions _____

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

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

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

Move Dirt from My West Hill side
TO Aspen Storage To Build A Building
Pad, For A Future Bq Storage Units

<p align="center">FOR OFFICE USE ONLY</p> <p>Case No. _____</p>
--

SIGNATURES

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

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

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

 _____ SIGNATURE OF OWNER(S)	9/17/2020 _____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

APPLICATION DEADLINE

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

City Archives

Monthly

Report

July and August Archives Monthly Report

These are the projects and items I worked on during the months of July and August 2020.

RESEARCH REQUESTS

I received and answered nineteen (19) research requests in July and thirty-two (32) in August. These requests took the form of emails, city employee and department head requests, and researchers.

COLLECTIONS MANAGEMENT

- **2020.04 Judy Farris Research Library:** In July and August, worked on and finished cataloging the 101 research and reference books from the Judy Farris estate. This collection consists of numerous first edition books focusing on Black Hills, Native American and western military history. The books are ready to be shelved in the research library (see Image #01).
- **2010.09 Howard Mason Collection:** During August I worked on Collection 2010.09 Howard Mason collection. In 2010 Mason donated a large collection of architectural plans and maps showing the Homestake Mining Company water / ditch system. Once stored on the three, 8' tables located in the city archives, these items have been cataloged and appropriately filed in August. There are still photographs and other paper ephemera that I need to inventory and catalog.
- **Data Entry - City Archives Map and Architectural Plan Collection:** In July and August, I continued to catalog and update records pertaining to the maps and architectural plans in the City Archives. As part of this process, I pulled and compared plans, culled out duplicate sets, updated the records and added new records. On several occasions, I consulted with the building inspector on red line or "as built" plans.
- **2020 Oral History Project:** In August, I contacted several potential individuals for the 2020 oral history project. After talking with them via telephone, I sat down and drafted a series of questions based on the pre-interview conversation. Once these questions were created I sent copies to the potential interviewees. In August Jaci Conrad Pearson interviewed Barbara Houske and James Trucano. I had several others who were interested, however dropped out at the last minute.
- **Donation 2017.16 – Sylvia Conrad:** In August, I worked with Sylvia Conrad and was able to procure a donation form for the framed 1879 Lawrence County Bond voucher. In 2017, Conrad gave this framed document to the City without filling out a donation form. Donation forms are the legal document that releases the object and/or collection to the City of Deadwood. Without these signed documents, the City can be legally held responsible by the loaner or family if something happened to the item or collection.

PROJECTS

- **City Website Development:** On August 3, 2020 the City launched its new webpage. Prior to this date, I continued to work on the City Archives and Archaeology webpages. I was also asked to write up introductions for the city cemeteries, update and develop a timeline for the history section, write a narrative on the history of Deadwood, photograph the city parks and cemeteries, and develop the Fire Department webpage. Once the webpage went live, I then had to fix broken links for the archives and archaeology webpages.

- **Mount Moriah Cemetery Outdoor Maps:** I was asked to develop three, 24 x 36" outdoor maps for Mount Moriah Cemetery. This included contacting and requesting a quote from Pannier Graphics, working with Ferber Engineering to obtain a suitable map of the cemetery, and designing the map in Photoshop. As of August, the map was created and presented to Kevin for review. I am still waiting on edits and final approval (see Image #02).
- **Mount Moriah Cemetery Walking Tour:** In August, I continued to work with Kevin and TDG Communications to finalize the new Mount Moriah Cemetery walking tour. As part of this project, I GPSed the pre-existing informational markers, worked with the Parks Department to relocate the lettered markers to the new locations, walked the cemetery to check the correct placement of the information markers, and made final edits to the walking tour brochure. The new brochures were ordered and distributed the second week of August.
- **Juso Brothers Scrapbook:** On July 24, 2020 I spent two hours reviewing and scanning a scrapbook containing photos of a Juso project. A portion of these images will be incorporated into an outdoor interpretive sign at the Days Rodeo grandstand.
- **US Location Monuments #01 and #02:** In July I was contacted by Linda Foster from the West River Chapter of the South Dakota Society of Professional Land Surveyors (SDSPLS). SDSPLS is interested in restoring U.S. Location Monument markers #01 and #02 at the summits of McGovern Hill (private) and White Rocks (public) and placing permanent location/interpretive markers at each site. During the months of July and August, I successfully petitioned and was awarded \$1,000.00 from Historic Preservation for this project and helped secure a temporary land easement for the private land.

MISCELLANEOUS ITEMS

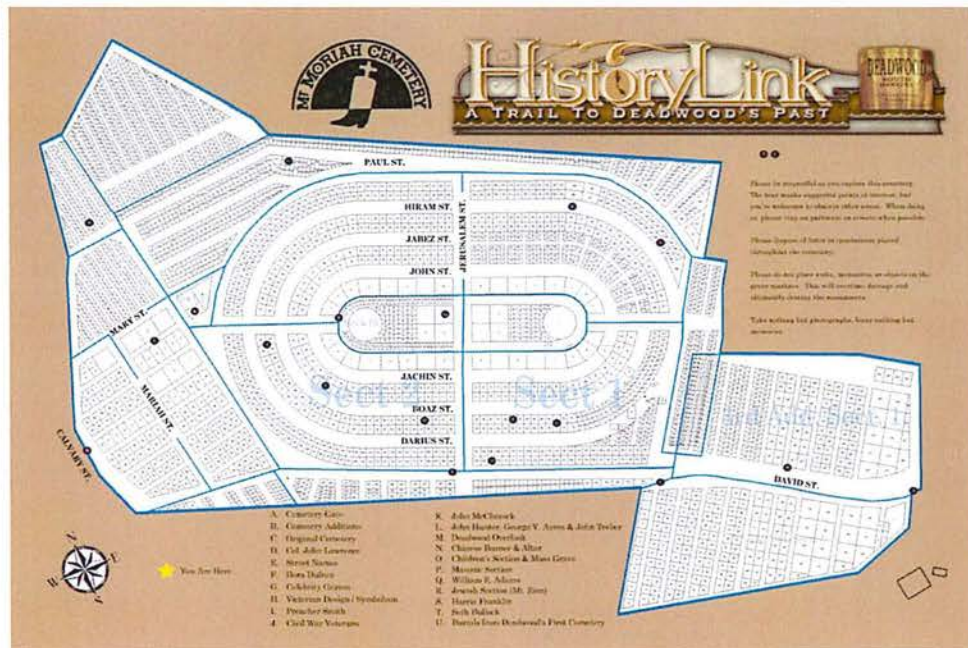
- **Site Visit – Peg Aplan:** On July 6, 2020, Kevin and I visited Peg Aplan at her home in Tilford, SD to review and discuss Deadwood related collections.
- **Firewise Meeting:** On August 20, 2020 I organized and attended a Firewise meeting with Rob Mattox.
- **Tin Lizies Excavation:** On August 24, 2020 archaeologists notified the HPC office in regards to the discovery of the water flume. I went down several times to review their work.
- **Brothel Tour:** On August 21, 2020 I toured the new Brothel Museum in downtown Deadwood.
- **Site Visit and Possible Donation:** On August 25, 2020 Shelly Slaska came to City Hall and discussed donating eight, 8mm motion picture film shot in Deadwood circa 1952-1961.

If you have any questions or would like to see what I have been working on, feel free to stop in and see me.

Mike Runge, City Archivist



2020.04 Judy Farris Research Library.



Mount Moriah Cemetery map in Photoshop