

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 26, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. December 12, 2018 Executive Session
 - b. December 12, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Application Approval – **Exhibit A**
 - i. Elise Kirkpatrick – 110 McGovern Hill – Foundation, Siding and Wood Windows & Doors
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Upper Floor Revitalization Loan Program
 - ii. Tim Coomes – 55 Taylor – Retaining Wall Loan Request
 - iii. Hills Partnership – 158 Williams – Loan Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. 2018 Outside Deadwood Grant Extension Request – Faulk County Historical Society – **Exhibit C**
 - c. Renewal of NeighborWorks Contract – **Exhibit D**
 - d. PA 180506 – Judi Luna – 110 McGovern Hill – Replace Roof – Continued – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 12, 2018 ~ 4:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

Executive Session for Contractual Matters per SDCL 1-25-2 (3) with no action

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 12, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. November 28, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Extension Requests – **Exhibit A**
 - i. James Pontius – 118 Charles – Wood Windows & Doors/Siding
 - ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows & Doors
 - iii. Tom McNary – 14 Van Buren – Wood Windows & Doors
 - iv. Mike Besso – 405 Williams – Elderly Resident
 - v. Brett Bauman – 35 Jackson – Wood Windows & Doors
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Nugget Saloon LLC – 608/610 Main St. – Loan Request
 - ii. Deadwood History Inc. – 608/610 Main St. – Loan Request
5. Old or General Business
 - a. Adoption of the Deadwood Comprehensive Plan
 - b. Main Street Initiative Update
 - c. PA 180507 – Marsha Morse – 20 Washington – Exterior Repairs – Continued from Last Meeting-**Exhibit C**
 - d. PA 180506 – Judi Luna – 110 McGovern Hill – Replace Roof – Continue at request of owner – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180510 – City of Deadwood – Main Street – Outlaw Square Construction – **Exhibit E**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180508 – Iver & Monica Gibbs – 850 Main – Construct Garage – **Exhibit F**
 - b. PA 180509 – TenTexKota Inc. – Deadwood Mountain Grand – Construct Chalets – **Exhibit G**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

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

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, December 12, 2018 – 4:00 p.m.

Executive Session for Contractual Matters per SDCL 1-25-2 (3) with no action

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Dale Berg and Robin Carmody

Absent: Tom Blair

Present City Commission: Dave Ruth Jr.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, Neighborworks and Quentin Riggins

The Historic Preservation Commission held an executive session for contractual matters. No action was taken.

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, December 12, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Dale Berg, Robin Carmody and Thomas Blair

Absent:

Present City Commission: Dave Ruth Jr., Sharon Martinisko, Gary Todd and Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Program Coordinator and Quentin Riggins were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 12, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

November 28, 2018 Regular Meeting

Mr. Toews stated on page 2 the Main Street Now Conference. It has my name in there to attend. I believe it should be Mr. Blair. ***It was moved by Mr. Blair and seconded by Ms. Posey to approve the corrected HPC minutes of Wednesday, November 28, 2018. Aye – All. Motion carried.***

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$73,752.48. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$22,190.39, based on information as presented. Aye - All. Motion carried.

HP Grant Extension Request – Exhibit A

- i. James Pontius – 118 Charles – Wood Windows & Doors/Siding
- ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows & Doors
- iii. Tom McNary – 14 Van Buren – Wood Windows & Doors
- iv. Mike Besso – 405 Williams – Elderly Resident
- v. Brett Bauman – 35 Jackson – Wood Windows & Doors

It was moved by Ms. Posey and seconded by Mr. Berg to grant extensions for James Pontius, 118 Charles; Dustin and Laura Floyd, 21 Lincoln; Tom McNary, 14 Van Buren; Mike Besso, 405 Williams and Brett Bauman, 35 Jackson. Aye – All. Motion Carried.

Revolving Loan Program – Exhibit B

- i. Nugget Saloon LLC – 608/610 Main St. – Loan Request
Mr. Walker stated the Nugget Saloon LLC is requesting a \$400,000 loan at zero percent interest for five years with a balloon. In their request they are asking for an exception to the current guidelines. Mr. Toews stated he would like to stay within the guidelines of the loan program. Ms. Posey stated the Commission is having issues of how the request is being written right now. ***It was moved by Mr. Toews and seconded by Mr. Blair to deny the loan request as presented for Nugget Saloon LLC. Aye - All. Motion carried.***
- ii. Deadwood History Inc. – 608/610 Main St. – Loan Request
Mr. Walker addressed the loan request for Deadwood History Inc. for a \$50,000 loan zero percent interest for five years. It is recommended to remove item number two: 2) the loan being contingent upon approval of the Nugget Saloon receiving financing to prepare the building for the museum and any other language referring to the Nugget Saloon or any other business. Ms. Ochse would like to remove the comment regarding "and should be considered as a partner in preserving Deadwoods History". ***It was moved by Ms. Posey and seconded by Mr. Berg to approve the loan request for Deadwood History Inc. for a \$50,000 loan at zero percent interest for five years and removing "and should be considered as a partner in preserving Deadwoods History" from the end of the first paragraph. Aye - All. Motion carried.***

Old or General Business:

Adoption of Deadwood Comprehensive Plan

Lyzann Zeller with the Black Hills Council of Local Governments gave an overview of the proposed Deadwood Comprehensive Plan. This was also reviewed by Planning and Zoning last week. Deadwood is already doing wonderful things. Mr. Kuchenbecker stated you will be able to view the Comprehensive Plan on the City Website. ***It was moved by Mr. Blair and seconded by Mr. Berg to recommend to the City Commission adoption of the Deadwood Comprehensive Plan. Aye - All. Motion carried.***

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

The Design Committee is working on 2019 projects including bunting over Main Street, urban trails and pedestrian way finding, utility box wraps, ghost signs, working with Public Works to inventory benches and trash cans. The Promotion Committee is working on the K-9 Keg Pull. The Economic Restructuring Committee meets Thursday.

PA 180507 – Marsha Morse – 20 Washington – Exterior Repairs – Continued from Last Meeting -- Exhibit C

Mr. Kuchenbecker stated this location was determined demolition by neglect. On November 28, 2018 there was a project approval request. The plan that was submitted did not fully address the requirement of a scope of work and the Commission requested additional information. The owner submitted a list of items to be completed and a time line. Mr. Toews stated we need to assign someone to monitor the process and report to us on a monthly basis. ***It was moved by Mr. Toews and seconded by Mr. Blair based upon all of the evidence presented, 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 with the work to be completed in 90 days per Deadwood City Ordinance 17.68.100. Aye – All. Motion carried.***

PA 180506 – Judi Luna – 110 McGovern Hill – Replace Roof – Continued from Last Meeting - Exhibit D

Mr. Kuchenbecker stated the applicant has requested continuing the project approval. ***It was moved by Ms. Ochse and seconded by Mr. Toews to continue the project approval for 110 McGovern Hill. Aye - All. Motion Carried.***

New Matters before the Deadwood Historic District Commission

COA 180510 – City of Deadwood – Main Street – Outlaw Square Construction – Exhibit E

Mr. Kuchenbecker stated this is an application from the City of Deadwood to construct a public gathering space, Outlaw Square, at the corner of Deadwood Street and historic Main Street. This will not only be for the construction of the square but for the demolition of the Franklin Motor Lodge. Demolition is scheduled for the week of January 7, 2019.

Along Deadwood Street there will be a colored concrete plaza with a curb on the north side along Hickok's. In this area there will also be bike racks, trees, a future sculpture location as well as a seating area. Deadwood Street will be brick pavers over concrete. The south side of the street will have no curb and a colored concrete sidewalk. Traffic control bollards will be installed at both ends of Deadwood Street to be used during events. The northwest corner, corner of Deadwood and Main, of the Square will have a water feature, fire pit and seating.

A building will be constructed along the east side of the Square along Highway 14A to house storage, an office and restrooms. This building will be a masonry brick structure with a similar styling to City Hall. A covered stage will be along the building with a ramp for service access. The northeast corner will serve as a service area for unloading and loading equipment during concerts.

The Square will be made of colored concrete in the area of the stage, brick on a sand base with a colored concrete sidewalk along Main Street and synthetic turf in the middle. The west side of the Square will have a multi-purpose open air gazebo. The gazebo will be a replica of the bandstand built in 1891 on Lee Street. A 5,000 square foot ice rink will be in the middle of the Square in the winter. During the summer this area can be used for different events such as demonstrations, art festivals, etc.

Mr. Kuchenbecker stated staff as well as the commission has been heavily involved in the planning and design of the square to ensure it meets the standards and guidelines under the authority of the commission. It is staff's opinion; the design of the square meets the standards and is compatible with the National Historic Landmark. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Any changes to the design will be brought back to HP Commission for approval. Mr. Blair asked who will be in charge of the project. Mr. Kuchenbecker stated the construction process will fall under himself and Bob Nelson Jr. They will be coordinating with the construction manager at risk. The City will own the property and the Chamber will manage the operations. Ms. Ochse stated concerns with the roof of the stage as possibly being incongruous with the roof of the gazebo. ***It was moved by Ms. Posey and seconded by Mr. Berg based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed***

is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye - All. Motion Carried.

New Matters before the Deadwood Historic Preservation Commission

PA 180508 – Iver & Monica Gibbs – 850 Main Street – Construct Garage – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting project approval to construct a new garage in the location of the current outbuildings. The garage will look architecturally similar to the residence with the same color siding and same cedar shakes. The proposed garage utilizes appropriate materials compatible with the associated contributing house. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Mr. Berg stated the owner has done a real nice job of restoration so far. The things they have been doing to the house are very impressive. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all of the evidence presented, I move to make a finding 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. Aye - All. Motion Carried.***

PA 180509 – TenTexKota Inc. – Deadwood Mountain Grand – Construct Chalets – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for the proposed new construction of "The Chalets at Deadwood Mountain Grand" on Tract A & B McGovern Hill, in the McGovern Hill Planning Unit within the City of Deadwood. This is a prominent landscape feature within the district. This was the location of one of Deadwood's early parks. The Chautauqua held nine days of entertainment at the park in 1897. The applicant has attempted to minimize the overall construction footprint from the original plan presented in 2016. There was never formal action taken on the original application. It was withdrawn. The applicant is trying to minimize the impact to the hillside and acknowledging the importance of the Deadwood National Historic Landmark. The applicant has proceeded through several conceptual designs and used design elements that are represented throughout the community's retaining walls, buildings, separation and repetition. The use of building materials that would be congruous to the district with matching stone and metal siding. They have looked at limiting vehicle access which would further cut the hillside. One of the options is funiculars which would be incline elevators on rails that would go up the hillside. They are looking at alternative means to bring in construction materials to minimize the effect to the district.

The proposal is three buildings. Building one is a 30 condo unit with a total footprint of 180' length and 55' depth. Building two is a 40 condo unit with a total footprint of 280' in length and 55' in depth. Building three is a 30 condo unit with a total footprint of 180' in length and 55' in depth. The number of stories varies from six to seven with it reading as one to two stories from McGovern Hill Road and three to four stories on a three story "stone retaining wall" on the downhill side.

This area did have houses along the hillside in the lower portions. There are archeological remnants and foundations on the lower part. It had a railroad spur that provided access to the slime plant and a road that went behind the congregational church to access the slime plant and the residents on McGovern Hill prior to 1905. Many of the one and two story houses were destroyed when the slime plant was built. The guidelines that you will be reviewing and taking under consideration are found in Deadwood Codified Ordinance 17.68.010 along with the Secretary of Interior Standards for Rehabilitation. This talks specifically about how it is located in the district, how the individual buildings in the district are important and within the district the association of site, setting and landscape make up the environment. When we talk about the individual properties it is not just the properties but the district as a whole. The standards deals with new additions, new construction, design of exterior additions or buildings that are compatible to the historic character of the site and preserves the relationship of the buildings and the landscape to include site, materials and height.

The proposed new construction, particularly the structure nearest the Slime Plant, encroaches upon and damages the various historic districts by diminishing the integrity of the property's setting, landscape and viewshed of the historic districts in the following ways: The project is not congruous with the environment and the historic district due to the severe alteration to the setting particularly the structure nearest the Slime Plant. The structure nearest the Slime Plant begins to dominate the hillside due to its massing, size and scale. It creates an adverse visual effect by diminishing the property's integrity with negative effects on the historic significance of the district. The project, particularly the structure nearest the Slime Plant, becomes the focal point of the area rather than being a part of it. The character and views of the overall setting of the districts are altered dramatically with intrusion of the proposed project. The view to McGovern Hill from other portions of the district is altered and damaged. Two of the three structures have been obscured through design considerations by minimizing the scope of construction limits and maximizing the preservation of the vegetation. The third structure, closest to the Slime Plant, diminishes the characteristics of the historic districts. While Deadwood has developed significantly with building on the hillsides that

define Deadwood Gulch, this particular structure within the project dominates the environment and setting of the Slime Plant and associated new construction. Obviously, the most efficient means to deal with this adverse visual effect on the historic districts is to eliminate it completely from the resources viewshed by either relocating the cause of the effect or to lessen the size and scale of the project, particularly the structure nearest the historic Slime Plant.

It is staff's opinion that the project adversely encroaches upon and damages the historic districts listed in the National and State Register of Historic Places. It is the historic preservation officer's opinion should the commission make a motion to approve the Project Approval that it be given pursuant to 36 CFR 67, as authorized by DCO 17.68.020 and SDCL 1-19B-62, and that it should include language that it is only a conditioned approval. Preliminary approval for the project with future reviews associated with Schematic Design and Design Development Phases of the project; To enter into negotiations with the applicant for protection of the balance of the parcel to ensure the site, setting and viewshed of the hillside and historic districts is protected; To direct the applicant to consider additional design alternatives for the structure located nearest the Slime Plant; To further develop the design and impact of the funiculars for consideration as part of the overall application; A preliminary approval does not guarantee final project approval but does allow the applicant to work with the Commission to lessen the adverse visual effect and to create a mitigation plan which may minimize future cumulative effects on the National Historic Landmark District.

The Historic Preservation Commission has the authority to also deny the project in its entirety at this time based on the submittal provided to the Commission for consideration.

Brad Burns stated they are already working on reducing the number of floors on building three and handed out revised plans showing the change. By making these modifications we are getting closer to a solution. Mr. Kuchenbecker asked for clarification about the construction of garages. Mr. Burns state there will not be garages. Mr. Blair asked about the time frame for the project. Mr. Burns stated they would do design and development through the winter and break ground in the spring with an eighteen month build. The plan is to be extremely careful regarding the impact to the neighbors. Mr. Kuchenbecker stated he wanted to make sure the HP Commission and the audience knows the applicant has been working with Planning and Zoning, Police and Fire Departments, Public Works and the Hospital. Mr. Berg stated the applicant has put a lot of work into this project. The HP Commission needs to look at this strictly from the historic preservation stand point. Members of the public in attendance made comments in support of and against the project. Ms. Ochse reminded the commission that Deadwood is still on the National Park Service watch list. ***It was moved by Ms. Ochse and seconded by Mr. Toews based upon all the evidence presented I move to make a finding that this project does encroach upon and damage any historic property, included in the national register of historic places or the state register of historic places. Vote: Ms. Posey, Mr. Toews, Ms. Ochse and Ms. Carmody – Aye. Mr. Berg, Mr. Blair and Mr. Johnson – Nay. Motion carries.***

It was moved by Mr. Berg based upon the guidance in the U.S. Department of the interior standards for historic preservation, restoration, and rehabilitation project 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 alternative, and so I move to approve the project as presented. Motion died from lack of second.

It was moved by Mr. Berg and seconded by Mr. Blair based upon all of the evidence presented the project does encroach upon and damage historic properties included in the national register of history places or the state register of historic places. Based upon the guidance in the U.S. Department of the Interior standards and rules promulgated pursuant to SDCL 1-19A and 1-19B, the Historic Preservation Commission did find that the project does encroach upon and damage historic properties but move to provide a conditional approval for the project based on the following conditions:

- ***The action is a preliminary approval for the project with mandatory Historic Preservation Commission reviews associated with Schematic Design and Design Development Phases of the project;***
- ***Develop a plan to mitigate the encroachment with the Historic Preservation Office which would protect the balance of the parcel to ensure the site, setting and viewshed of the hillside and historic districts is protected into the future;***
- ***Further develop plans which explore design alternatives for all the structures which continue to minimize the encroachment and damage to the historic properties including specific focus to building number three (3) located nearest the Slime Plant;***
- ***To further develop the design and show the impact of the funiculars for consideration as part of the overall future reviews application since this part of the project has not been fully vetted by the Commission or design professionals;***
- ***And finally, an understanding that this conditional approval does not guarantee final project approval but does allow the applicant to work with the Commission to lessen the adverse visual***

effect and to create a mitigation plan which may minimize future cumulative effects on the National Historic Landmark District.

Vote: Ms. Posey, Mr. Berg, Mr. Blair, Ms. Carmody and Mr. Johnson – Aye. Ms. Ochse and Mr. Toews – Nay. Motion carries.

Items from Citizens not on Agenda

Ron Russo, owner of the Oyster Bay and Fairmont Hotel, voiced his concerns with Historic Preservation considering an interest free loan to DHI to help further the ambitions of a for profit property owner. Mr. Russo is disappointed that no one from the Commission has contacted him regarding his concerns. There are several issues that need to be addressed. The loan approval should not have been approved until after the RFP were received. There hasn't been any analysis done on this proposal and what happens if it fails. Ms. Posey stated the loan is no longer contingent on one particular partner. DHI is looking for a partner. Have you received the RFP? Mr. Russo stated he has had a discussion with Carolyn about it. There are four businesses who have voiced their concern about this business on lower Main Street. Margi Olsen stated the brothel tour is a good idea and gave positive suggestions. Carolyn Weber stated they have not selected anyone yet for the location. DHI needs to be on Main Street. The brothels are a part of the history of Deadwood. We want to tell the complete story and do it in an accurate manner and do it differently than Mr. Russo. DHI wants to promote Mr. Russo's as well as DHI's brothel. They will be marketing that area of Main Street.

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

Mr. Kuchenbecker stated staff is getting cost estimates for the Main Street Master Plan. I would like to suggest in early January we have a working meeting with the City Commission to identify projects and activities into our next funding cycle. We need to put money into the coffers to implement projects we will be working on including the square, main street master plan, conservation easements, revolving loan funds and other preservation projects. We do need to have a meeting from now and the end of the year to pay final invoices. Kevin poled the commission to see if we would have a quorum for a December 26 meeting.

Committee Reports:

Mr. Johnson invited the commission to his house on Sunday from 4:00 – 7:00 p.m. for a Christmas Open House. The Chamber Open House is December 13. The Lead-Deadwood Economic Development Annual meeting will be December 19 with guest speaker Jim Rankin.

Other Business:

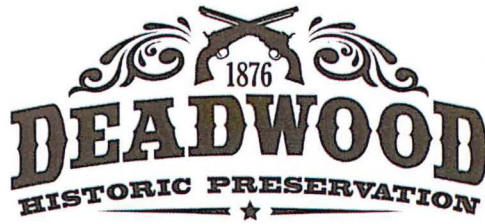
The Historic Preservation Commission Meeting adjourned at 6:33 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary

Back to Agenda

EXHIBIT A



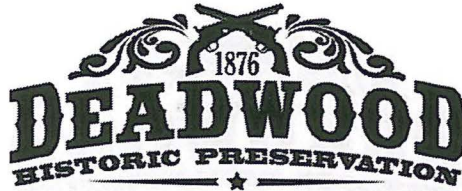
MEMORANDUM

Date: December 19, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Elise Kirkpatrick – 110 McGovern Hill – Foundation, Siding, Wood Windows & Doors Programs
Staff has determined the applicant meets the criteria for the Foundation, Siding and Wood Windows & Doors Programs. Staff will coordinate with the applicant during the proposed project.

Back to Agenda



Foundation Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

110 McGovern Hill

2. Applicant's name & mailing address:

Elise Kirkpatrick

110 McGovern Hill

Deadwood SD 57732

Telephone: (____) ____ - ____

E-mail _____

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ____/____/____ Initials: ____

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

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

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

Applicant's signature: Elise Kirkpatrick

Date submitted: ____/____/____

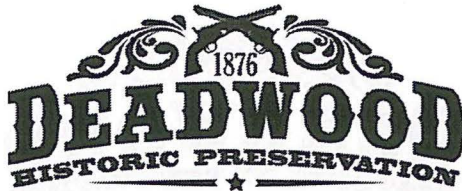
Owner's signature: _____

Date submitted: ____/____/____

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

Revised 9/28/17



Siding Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

110 McGovern Hill

2. Applicant's name & mailing address:

Elise Kirkpatrick

110 McGovern Hill

Deadwood SD 57732

Telephone: (605) 415-2096

E-mail bluebirdmoonek@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ___/___/___ Initials: _____

Assessed Valuation \$ _____

★
see
attached

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

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

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

Applicant's signature: Elise Kirkpatrick

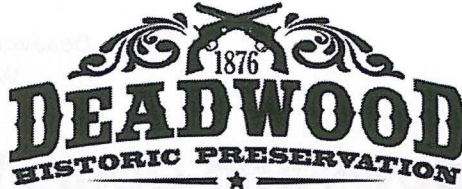
Date submitted: ___/___/___

Owner's signature: _____

Date submitted: ___/___/___

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082



Wood Windows and Doors Application

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

1. Address of Property:

110 McGovern Hill

2. Applicant/Owner name & mailing address:

Elise Kirkpatrick

110 McGovern Hill

Deadwood SD 57732

Telephone: () -

E-mail

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$

Estimated Total Cost for Entire Project:

\$

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: / / Initials:

Assessed Valuation \$

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

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

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

Applicant's signature: Elise Kirkpatrick

Date submitted: / /

Owner's signature: _____

Date submitted: / /

Please complete Wood Window and Doors Worksheet on page 2 of this application



Certification of Owner-Occupied Dwelling

Being designated as owner-occupied makes a property eligible for a reduced levy for school general fund taxes. To qualify, you must complete this form and deliver it to Lawrence County Director of Equalization at 90 Sherman St, Deadwood, SD 57732, by March 15, 2019. (Postmarked by March 15, 2019 qualifies.)

LAWRENCE CO. EQUALIZATION-PHONE 605-578-3680, FAX - 605-722-6221

APPLICANT INFORMATION (PRINT OR TYPE)

Property Owner's Name:

Elise Kirkpatrick

Phone NO.

717-2096

Mailing Address:

110 McGovern Hill

City

Deadwood

State/Zip

SD, 57732

I owned the property described below on November 1, 2018.....

☒ Yes ☐ No

I occupied the property described below on November 1, 2018.....

☒ Yes ☐ No

This is the only property for which I can claim as my principal residence as of November 1, 2018.....

☒ Yes ☐ No

Have you ever applied for owner-occupied on a different property?.....

Yes ☒ No

If yes, please give address of previous property

I own other residential property in the United States.....

Yes ☒ No

If yes, state location

Property Information

Street Address of the property I owned and occupied on November 1, 2018

110 McGovern Hill, Deadwood

Legal description of the property I owned and occupied on November 1, 2018

Tract K Crawford Addn II

Percentage of property occupied by owner?

100%

PARCEL ID: 30205-00000-100-00

(if the owner occupies less than fifty percent of the living space within the dwelling, the portion of the dwelling so occupied shall be classified as an owner-occupied single-family dwelling.)

Single-family, owner-occupied dwelling is defined as: a house, condominium apartment, townhouse, residential housing consisting of four or fewer family units, town house, town home, housing cooperative where membership in the cooperative is strictly limited to stockholder occupants of the building, manufactured or mobile home as defined in SDCL 32-3-1, or any property, building or structure occupied by the owner, which is assessed and taxed as a separate unit, including an attached or unattached garage and the parcel of land on which the structure is situated as recorded in the records of the director of equalization.

An owner may have more than one parcel of land classified as owner-occupied if the additional parcel is contiguous to the parcel containing the owner-occupied house. Each parcel that is contiguous, under the same ownership and used as one property shall be considered as owner-occupied. A property is also considered contiguous if separated by a street or alley from the parcel containing the owner-occupied house.

If the dwelling is occupied by a parent of the owner, the parent is considered the owner and occupant of the single-family dwelling.

The owner or a legal representative of the owner may sign for signature purposes on the certification of owner-occupied dwellings.

I hereby state that the above information is correct to the best of my knowledge. Furthermore, I acknowledge that this is the only single family, owner-occupied dwelling for which I am requesting certification. I further understand that submission of falsified information on this form is perjury and constitutes a Class 5 felony punishable by five years in jail and/or a \$5,000 fine.

Signature

Elise Kirkpatrick

Date

11-29-18

This form must be completed and return to the Lawrence County Equalization Office by March 15, 2019. If you have any questions regarding this form please call Lawrence County Equalization - 605-578-3680 or the Dept. of Revenue & Regulation at 605-773-3139

Real Property Assessment File

Dates: Created 04/04/1992 Updated 11/29/2018

KIRKPATRICK, ELISE M Parcel #: 30205-00000-100-00 Min
COUNCIL, DALE R & THERESA A School : 40-1 San L JP OO X
110 MCGOVERN HILL Situs : 110 MCGOVERN HILL RD
DEADWOOD SD 57732-0000 NBHD : 51020 DWD RESIDENT(LG SQF
NBHD2 : 50000 DEADWOOD

Legal : CRAWFORD ADDN II TRACT K
St&Cl : NA-D-S LS # Struct 1 Acres 0.28 Fire DE Road
S-T-R E-911 Situs 110 MCGOVERN HILL RD RSD

	AG	NA	TAXABLE	EQUALIZED	EXEMPTIONS
Res		34,100	AG	AG	NA Code
Impr			NA	NA	Amt
Land		22,830	OO	OO	
NA-Z		OO	NZ	NZ	AG No. Ex.
TA	56,930	OOL	CT	56,930	Amt

Prv AG Prv NA 56,930 Prv ST 34,100 Flag:
Nw Con Diff % Increase 0.00%
30205-00000-100-00

Plat #: 1996-04010

Comments: DEED W/ COUSIN SAID TO BE FILED BY NOV 1 AND APPLYING OO-JUDITH PA
OO REMOVED FOR 2018 PER OO FORM REC'D AS NOT PRINCIPAL RESIDENCE
OR OCCUPIED - SEE SCAN FILE 03/20/18

DATE OPENED	DATE CLOSED	PERMIT #	PERMIT AMOUNT	PERMIT DESCRIPTION
04/02/2001	08/07/2001	01-0015		FORCED AIR FURNACE

GRANTOR	SALE DATE	BOOK & PAG	SALE PRICE:	CODE
LUNA, JUDITH M	08/27/2018	2018-05057	\$0	No
LUNA, JUDITH M PER REP	01/16/2015	2015-00241	\$0	No
LUNA, JUDITH M PER REP	01/16/2015	2015-00242	\$0	No
LUNA, JUDITH M PER REP	01/16/2015	2015-00243	\$0	No
BEY, ROBERT L & SHIRLEY J	08/26/1997	1997-03301	\$0	No

Tiff District Information:

Tax Freeze Information: 30205-00000-100-00
05

Tiff Code:

Freeze Code:	Year Frozen:
Freeze	F & T
Land Value:	
Bldg Value:	

Base Land Value:

Base Res Value:

Base Impr Value:

Base Comm Value:

Comments:

Review:

NA-Z Information:

Start Date Qualified

Selling Price

Sheep Count

File RES

MH Information

RP or MH MH TITLE #
MH MANUFACTURER
MH SERIAL #
OLD MHKEY

MH TITLE DATE
MH MODEL
MH YEAR

property will be owner occupied for 2019 taxes
payable in 2020
Deanne Hinney - Equalization
Secretary

This instrument was prepared by:

Judith M. Luna
4030 A Urban St
Los Alamos, NM
505 680-6343 87544



Doc #: 2018-05057
Date: 10/24/2018 16:20:00
Sheree L. Green
Register of Deeds
Lawrence Co. - Fee \$30.00

EXEMPT FROM TRANSFER FEE

Return to:

Judith M. Luna
4030 A Urban St.
Los Alamos NM 87544

Exempt from
Transfer Fee

GRANT DEED

Under SDCL 43-25-10

SDCL 43-4-22(5)

THIS GRANT DEED, made this 2nd day of August, 2018, by and between the grantor,

Judith M. Luna, ~~Personal Representative~~

and the grantee,

Judith M. Luna a married woman dealing in her sole and separate property and Elise M. Kirkpatrick, an single person

WITNESSETH, that the grantor, for and in consideration of

Judith Luna
4030 A Urban St.
Los Alamos, NM 87544

Elise Kirkpatrick
110 McGovern Hill
Deadwood, SD 57730

the receipt of which is hereby acknowledged, does grant unto the grantee the following described real estate in the county of Lawrence, in the state of South Dakota: One third (1/3)

interest in: Tract K of Crawford Addition II being a portion of lots A, 1, 2, 7 and 8 Block B and Vacated Mill Street of Crawford Addition, all located in the City of Deadwood, Lawrence County, South Dakota.

And commonly known as:

Parcel ID: 36205-00000-100-00

Source of Title: tax statement

according to the plat filed in the office of the Lawrence County Register of Deeds as Document NO. 96460, subject to easements, reservations and restrictions of record. Also known as 110 McGovern St. Deadwood

TO HAVE AND TO HOLD the same unto the said grantee and the grantee's heirs and assigns forever. South Dakota

Doc #: 2018-05057

Page 1 of 2

THIS CONVEYANCE is made subject to:

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF

COUNTY OF

On this, the 27th day of August, 2018, before me, the undersigned officer, personally appeared Judith M. Luna

known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

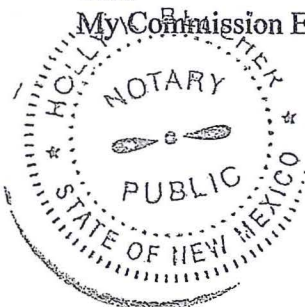
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signature

Print Name

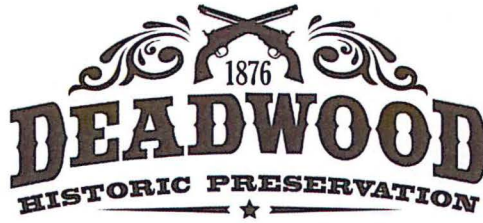
Title

My Commission Expires: 4/29/19



Doc #: 2018-05057
Page 2 of 2

EXHIBIT C



MEMORANDUM

Date: December 19, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Outside of Deadwood Grant Extension Request

Our office received a letter from the Faulk County Historical Society stating they were unable to complete the work for their 2018 Outside of Deadwood Grant. The contractor was ill and unable to work. Staff spoke with Jody Moritz to confirm the Historical Society is requesting a grant extension. The Faulk County Historical Society is requesting a six month extension to complete the work. Staff recommends extending the grant for an additional six months which will expire on 8/19/19.

Recommended Motion:

Move to approve a six month grant extension for the Faulk County 2018 Outside of Deadwood Grant to expire on 8/19/19.

Back to Agenda

Faulk County Historical Society

P.O. Box 584
~~Street Address~~

Faulkton, SD 57438

Phone: 605-598-4285

E-Mail: moritzcj@yahoo.com (President's)

Dec. 3, 2018

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

Dear Deadwood Historic Preservation Office:

This letter concerns the Out of Deadwood 2018 Grant for the Pickler Mansion, at Faulkton, SD.

The Faulk County Historical Society applied for the 2018 Grant. However, due to circumstances beyond our control we are unable to complete the project for the grant at present.

We had planned that our 2017 contractor Travis Holdren would do the work. He promised he would come back in May 2018 to begin work. However, he put us off until June. Then in June, he put us off until July. Then at the end of July, he informed us that he was ill and could not complete the work. He stated that we also needed to have the Pickler Mansion tested for mold. That was completed in mid-August. We got that report the beginning of September stating that we had some mold in the basement. Because of rain at that time, then freezing weather, we have been unable to complete the mold cleaning until next spring.

Therefore, we have been unable to do any of the work we had planned with the Out of Deadwood Grant for 2018. That grant amount was for \$4,715.50.

We just wanted to let you know that we will not be filing any paperwork for payment since we have been unable to complete the work on the grant.

We would also like to extend our condolences on the death your Mayor Chuck Turbiville. I met him last year when we completed our 2017 Pickler Mansion phase 1 Out of Deadwood Grant.

Sincerely,



C. Jody Moritz
President, Faulk County Historical Society

EXHIBIT D

**AGREEMENT FOR ADMINISTRATION OF DEADWOOD
HISTORIC PRESERVATION REVOLVING LOAN AND GRANT FUNDS**

This Agreement is made between the DEADWOOD HISTORIC PRESERVATION COMMISSION, hereinafter referred to as “HPC” and NEIGHBORHOOD HOUSING SERVICES OF THE BLACK HILLS d.b.a. NeighborWorks Dakota Home Resources, hereinafter referred to as “NHS”.

The parties acknowledge HPC has previously established a Revolving Loan Fund, and related programs for the purpose of making commercial and residential loans for the rehabilitation of residences, buildings, structures, improvements, and retaining walls located within the City of Deadwood. The parties further acknowledge they have previously entered into Agreements in which NHS has contracted with HPC to provide administrative services in connection with the Revolving Loan Fund Program. HPC wishes to contract with NHS for providing administrative services for the period from January 1, 2019, through December 31, 2019, and therefore mutually agree as follows:

I.

NHS shall provide administrative services required in connection with the administration of HPC Revolving Loan Funds and retaining wall program funds as set forth and according to written policy guidelines and administrative procedures established and adopted by the Historic Preservation Commission.

II.

HPC agrees to reimburse NHS for ELIGIBLE COSTS incurred by NHS pursuant to this Agreement, subject to a maximum of Sixty Thousand Dollars (\$60,000.00) for the period beginning January 1, 2019, and ending on December 31, 2019. The amount of such reimbursement shall be at hourly rates included in the attached Rate Sheet, with total amounts to

be paid during this time period under this Agreement not to exceed \$60,000, without prior express written approval and consent by HPC. For the purposes of this Agreement, ELIGIBLE COSTS shall mean costs to NHS of salaries, wages, and fringe benefits, office expense, worker's compensation insurance, liability insurance including officers and directors' liability insurance, utilities, and other necessary expenses. The parties acknowledge that NHS has other duties and functions and the HPC will only pay that portion of ELIGIBLE COSTS determined to be related to service performed for HPC by NHS pursuant to this Agreement. Request for reimbursement shall be made no more frequently than monthly and shall be accompanied by a detailed voucher, including supporting documentation, to be approved by the Historic Preservation Commission and the City Commission. All such reimbursement for ELIGIBLE COSTS will be paid solely from HPC Revolving Loan Fund.

III.

The term of this Agreement shall commence on the 1st day of January, 2019, and continue through the 31st day of December, 2019, unless terminated or re-negotiated earlier, as provided herein.

IV.

NHS agrees it shall prepare and submit to HPC such reports and information as required by HPC. In addition, NHS shall promptly furnish to the City any and all financial statements, financial reports, audits, and monthly, quarterly, semi-annual, or annual statements prepared by or on behalf of NHS in the ordinary course of its business which relates, directly or indirectly, to the providing of services under this Agreement. Such reports and information shall include reporting of HPC Loan Fund income at the end of each period as requested by HPC. NHS shall continue to provide monthly loan and delinquency reports as it has been doing in the past. NHS

shall provide Annual Activities reports, sorted by program, with summary overview explanation of disbursements and receipts of all funds such that HPC can properly evaluate each.

V.

The purchase of any real or personal property shall not be an allowable cost under the provisions of this Agreement except as approved or allowed in advance by HPC.

VI.

NHS shall perform services under this Agreement as an independent contractor. It is agreed that nothing herein contained or intended shall be construed in any manner as creating or establishing a relationship or co-partners between the parties hereto or of constituting NHS or any of its officers, agents, servants, or employees as an agent, representative, or employee of HPC for any purpose or in any manner whatsoever. NHS's officers, agents, servants, and employees shall not be considered employees of HPC, for any claims which might arise under the Workman's Compensation Acts of the State of South Dakota. Furthermore, NHS agrees to defend, indemnify, and save harmless HPC and its officers, commissioners, agents, servants, and employees from any liability or judgments of any kind whatsoever arising out of the performance or non-performance of NHS and its officers, agents, servants, and employees of the work specified in this Agreement.

VII.

This Agreement may be terminated or re-negotiated by either party upon thirty (30) days written notice to the other party. In the event of termination, all property acquired with funds furnished by HPC and all finished or unfinished documents, data, studies, financial records, loan files, and reports purchased or prepared by NHS pursuant to this Agreement shall be returned to HPC. In the event terms are re-negotiated, the parties shall ascertain what property, data, or files

shall remain with NHS. NHS shall be entitled to compensation for performance of any unreimbursed services satisfactorily performed prior to the date of termination of this Agreement. Notwithstanding the above, NHS shall not be relieved of liability to HPC for damages sustained to HPC by virtue of any breach of this Agreement by NHS.

VIII.

NHS may not assign or transfer any interest in this Agreement without the prior written approval of HPC.

IX.

NHS agrees it will have and maintain at all times, during the term of this Agreement, qualified, competent, trained, and experienced personnel with loan and administrative experience and training comparable to the current staff of NHS, which personnel will perform the duties required to be performed by NHS pursuant to this Agreement.

X.

NHS especially acknowledges and agrees their authority is limited as set forth in this Agreement and pursuant to the policies and procedures set forth in paragraph I., above, that HPC retains sole authority to approve all loans and actions taken with respect to delinquent loan payments. Further, NHS acknowledges it does not have authority to contract for HPC or the City of Deadwood.

XI.

NHS agrees to observe and comply with all Federal, State, and local laws, ordinances, rules, and regulations which are now or may later become applicable to its activities or services performed pursuant to this Agreement.

XII.

This Agreement, together with all paragraphs, terms, and provisions is made in the State of South Dakota and shall be construed and interpreted in accordance with the laws of the State of South Dakota.

XIII.

It is understood and agreed this is the entire Agreement of the parties and this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof. Any amendment to this Agreement shall be in writing.

Dated this ____ day of _____, 2019.

HISTORIC PRESERVATION COMMISSION

By: _____
Its: _____

STATE OF SOUTH DAKOTA)
)SS.
COUNTY OF LAWRENCE)

On this ____ day of _____, 2019, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the Chairman of the Historic Preservation Commission, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

Notary Public

My Commission Expires: _____

Dated this ____ day of _____, 2019.

NEIGHBORHOOD HOUSING SERVICES
OF THE BLACK HILLS

By: _____
Its: _____

STATE OF SOUTH DAKOTA)
)SS.
COUNTY OF LAWRENCE)

On this ____ day of _____, 2019, before me, the undersigned officer,
personally appeared _____, known to me or satisfactorily proven to be
the person whose name is subscribed to the within instrument and acknowledged that he/she
executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

Notary Public

My Commission Expires: _____

Dated this ____ day of _____, 2019.

CITY OF DEADWOOD

By _____
David R. Ruth, Jr.
Its: Mayor

ATTEST:

Jessica McKeown
City Finance Officer

Back to Agenda

EXHIBIT E

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



FOR OFFICE USE ONLY	
Case No.	180504
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/20/18
Date of Hearing	11/28/18

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: 110 McGovern Hill
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: Judi Luna, Terri Council Lark Taylor Dale Council Address: 110 McGovern Hill City: Deadwood State: SD Zip: 57755 (818) 568-5619 Telephone: 568-5619 Fax: E-mail: LarkTaylor@aol.com	Architect's Name: Address: City: State: Zip: Telephone: Fax: E-mail:
---	--

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input checked="" 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"/> Other	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

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

DESCRIPTION OF ACTIVITY

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

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

Removing damaged shingles and replacing with new metal roof.

Trent Mohr came to property and advised how the replacement should be done, Gave him the manufactures install instructions per his request.

old layers of shingles will be removed & any damaged wood replaced.

New metal Roof is made by ABC, charcoal Gray to match existing colors.

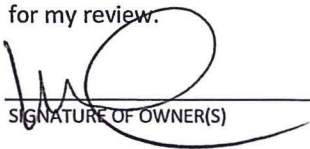
asphalt to metal roof

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.

 11/20/18
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 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.

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October and November 2018 City Archives Monthly Report

These are the items I worked on during the months of October and November 2018.

RESEARCH REQUESTS

I received and answered twenty-five (25) requests in October and fourteen (14) requests in November that took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

COLLECTIONS MANAGEMENT / ARCHAEOLOGY

- **October and November Data Entry:** During the months of October and November, my volunteers and I continued to inventory, catalog and enter information into PastPerfect Collections Management Software. The collections we worked on include: **Collections 2011.01; 2017.06; 2018.09; and 2018.10.** A total of 336 records were entered from the above mentioned collections. This also included digitizing the photographs and architectural plans and boxing the three dimensional objects.
- **2018 Transcription Project:** In November, Don Toms of Lead, South Dakota completed the 2018 Archives Transcription Project. This project consists of twenty (20) City of Deadwood Justice ledgers from 1945 to 1975 and contained 5,368 records.
- **2018 Oral History Project:** In October and November, I organized and finalized the line up the remaining five oral histories for Jaci Conrad Pearson. This included contacting the interviewees and developing the questions for the interview. The remaining 2018 interviewees include: Pat Eastman (former Trolley Manager), Mark Speirs (HP/City Commissioner), Gloria Burtzloff (longtime resident), Mary Ann Oberlander (longtime resident), and Collette Stoneberger (longtime resident).
- **End of the Year Budgeted Acquisitions:** In October, I submitted two memos for the acquisition of a stereoview microscope and lockable glass doors for the city's archaeology laboratory. Prior to submitting the memos, I researched several different microscopes and acquired quotes from microscope vendors before submitting the memo. Also in October, a representative from Mid-America Business Systems came to Deadwood and measured the three stationary shelving units in the Archaeology Lab. These glass doors will fit over the stationary shelves allowing city staff to exhibit and store significant objects from the archaeological collections rather than leaving the objects open on the work areas.
- **Wing Tsue Foundation Wall Archaeological Monitor:** On October 2, 2018, I was asked by Kevin to monitor the excavation of a sidewalk panel at 568 Main Street. The landowner was installing electrical conduit in this location. The project area was once the location of the Wing Tsue Building. During the monitoring, the southeast corner of the building was exposed. As part of the monitoring, I took measurements and photographs of the exposed foundation. (See Image #01).

PROJECTS

- **Deadwood Information/History Center Project:** In November, I was asked to write a request for proposal (RFP) on selecting an exhibit design firm to update the Deadwood Information/History Center located at 3 Siever Street. This included reviewing other RFPs and writing portions of the RFP, attending staff meetings, editing the RFP based on the committee comments, and developing a story board based on the diorama of "*Deadwood City, 1876*" created by Jack (John) Anfinson. This will be a work in progress and I will update you periodically on the status of this project.
- **2019 Theodore Roosevelt/Bullock Traveling Exhibit:** In October and November, I spent a considerable amount of time researching the friendship of Seth Bullock and Theodore Roosevelt as part of the 2019 Roosevelt/Bullock exhibit. This included locating correspondence letters at the TR Digital Library at Dickinson State University, securing TR history books from local libraries, reading and researching local newspapers, contacting national and international archives about items within their collections and developing a narrative for the panels. I organized a meeting with representatives from the Northern Hills Ranger District, Dr. David Wolff, and Theodore Roosevelt specialist Cindi Penor Ceglian to discuss the development of a traveling exhibit on November 27, 2018. This will be a work in progress and I will periodically update you on the status of this project.

- **Hickok Traveling Exhibit:** In October and November, I continued to work with the Siouxland Heritage Center in Sioux Fall, SD on editing and developing the *Wild Bill Hickok* traveling exhibit. This included printing, editing and rewriting text and captions on the six panels. The new “pop up” panels will measure 3 x 6’ and will be complete by December of 2018.
- **2018 Deadwood Wall of Fame:** On Wednesday, October 24, 2018 the Deadwood Historic Preservation Commission inducted Paul Akrop and Leo Nikont for the Wall of Fame. Prior to the ceremony, I edited the narratives for both recipients, organized the layout, printing and framing of the awards, notified the press and lined up the video taping of the award ceremony for the HPC Facebook and Youtube page. Family members and friends were on hand to accept the awards. (See Image #02).
- **2019 Neighborhood Block Club Community Calendar:** In October and November, I helped in the creation of the 2019 Neighborhood Block Club Community Calendar. This included presenting photographs to the selection committee, writing and editing the captions for the selected photographs, and working with Meghan Wittmis on the photo layout.

PRESENTATIONS / TOURS / MISCELLANEOUS ITEMS

- **South Dakota Museum Association (SDMA) Presentation:** On October 25, 2018, I gave a half hour presentation on humidifying photographs as part of the SDMA workshop hosted by Deadwood History, Inc. and the Deadwood Historic Preservation Commission. Prior to this presentation, I was asked to build a humidification chamber that was raffled off during the workshop. I also researched and compiled a PowerPoint presentation on how to use a humidification chamber in archival conservation.
- **KOTA News Story – Subterranean Businesses:** On October 22, 2018, I was interviewed by Steve Long, a reporter from KEVN/KOTA news about the subterranean businesses that once existed in Deadwood. This interview debuted on November 20, 2018 and was posted on the Historic Preservation Facebook page one day later.
- **4th Graders L/D Elementary Site Visit:** On November 1, 2018, fifty-nine (59) students from the Lead / Deadwood Elementary School came to the City of Deadwood for a tour of the archaeology and archives areas. As part of this site visit, I provided the students with a fifteen minute orientation, had two interactive stations set up (calligraphy writing using real quill feathers and object guessing game) and took them into the vaults to show some of the more interesting objects.
- **Black Hills State University Site Visit:** On November 9, 2018, seven (7) Chinese students from the BHSU International Program came to the City of Deadwood for a tour of the archaeology and archives areas.
- **October and November Newsletter:** In October and November, I wrote an article and located photographs of the late Chuck Turbiville for the city wide newsletter. This also included framing a portrait of Chuck that was placed in the Commission Room. The October newsletter article focused on the donation of archival materials from the Black Hills Mining Museum.
- **3rd Quarter BLM Firewise Report:** In October, I wrote and submitted to the BLM the third quarter Firewise report.
- **Boots on Bricks Republishing Project:** In October and November, I worked with independent contractor Chelsie Bauer as part of the reprinting of Boots on Bricks book. This included locating photographs and ephemera used in the book.
- **Trolley Brochure Layout:** In October, Tom Kruzel asked me to design a 4 x 9” rack card for the Deadwood Trolley department. This rack card is in addition to the trifold brochure.

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

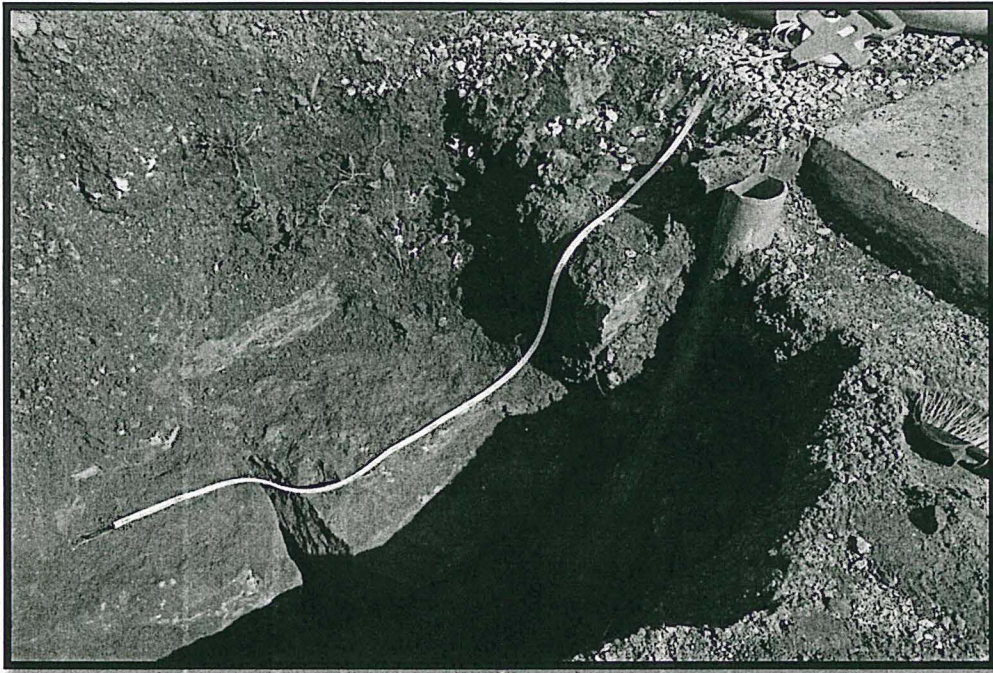


Image #01 October 2, 2018 monitor of the Wing Tsue footing / conduit relocation. Image captures the southeast corner of the building.



Image #02 Deadwood Historic Preservation Commission and the 2018 Deadwood Wall of Fame Recipients

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