

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 14, 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. October 24, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Extension Request – **Exhibit A**
 - i. Shirlene Joseph – 771 Main – Foundation Grant Extension
 - ii. Sylvia Trentz – 57 Lincoln – Foundation Grant Extension
 - iii. Ken & Nancy Motzko – 51 Pleasant – Siding Program
 - iv. Martin Gaspers – 374 Williams – Elderly Resident Grant Extension
 - c. Revolving Loan Program Voucher Approval
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Deadwood History Inc. – Brothel Tour Business Plan Presentation – Carolyn Weber – **Exhibit B**
 - c. Purchase Tablet for HP Commission Meetings – **Exhibit C**
 - d. Not-for-Profit Grant – Deadwood Elks Building – Walk Through Fire Door – Additional Funds – **Exhibit D**
 - e. **Main Street Now** Conference – Seattle, WA March 25-27, 2019 – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180493 – Gene Hunter – 1 Charles – Construct Garage – **Exhibit F**
 - b. COA 180494 – Michael Trucano – 155 Sherman – Replace Awnings – **Exhibit G**
 - c. COA 180495 – Mineral Palace Hotel & Gaming – 601 Main -- Replace Awnings – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180492 – Dawn Ihnken – 298 Williams – Construct Carport – **Exhibit I**
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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

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Wednesday, October 24, 2018 ~ 5:00 p.m.

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 - a. Grant Voucher Approval
 - b. Grant Extension Request – **Exhibit A**
 - i. Roger and Ann Ochse – 35 Madison – Foundation Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Brian Kinkler – 288 Williams – Windows Loan Request

Recess Meeting for Program

2018 Deadwood Wall of Fame Program

Reconvene Meeting

5. Hearing – Demolition by Neglect – 20 Washington Street
6. Old or General Business
 - a. Main Street Initiative Update
 - b. Façade Program Policy Guideline Update – **Exhibit C**
7. New Matters before the Deadwood Historic District Commission
 - a. COA 180448 – NBD LLC – 643 Main – Remove Skylight – **Exhibit D**
 - b. COA 180449 – NBD LLC – 645 Main – Remove Skylight – **Exhibit E**
 - c. COA 180450 – NBD LLC – 647 Main – Remove Skylight – **Exhibit F**
8. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180442 – David Boucher – 44 Taylor – Repair/Replace Broken Windows – **Exhibit G**
 - b. PA 180443 – Deadwood Lumber Co., LLC – 32 Charles – Demolition of Building – **Exhibit H**
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, October 24, 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., Charlie Struble, Sharon Martinisko and Quentin Riggins

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant 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, October 10, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Mr. Johnson asked for a moment of silence in honor and respect of Mayor Chuck Turbiville.

Mr. Blair introduced Dave Ruth, Jr. as the new Mayor of Deadwood.

Approval of HPC Minutes:

October 10, 2018 Regular Meeting

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, October 10, 2018. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$98,662.81. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$29,448.83, based on information as presented. Aye - All. Motion carried.

Grant Extension Request – Exhibit A

- i. Roger and Ann Ochse – 35 Madison – Foundation Program

It was moved by Mr. Berg and seconded by Mr. Blair to grant a nine month extension to Roger and Ann Ochse, 35 Madison, Foundation Program. Ms. Ochse Abstained. Aye – All. Motion Carried.

Revolving Loan Program Voucher Approval

It was moved by Ms. Posey and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$7,328.28, based on information as presented. Mr. Johnson Abstained. Aye - All. Motion carried.

Revolving Loan Program – Exhibit A

- i. Brian Kinkler – 288 Williams – Windows Loan Request

It was moved by Mr. Blair and seconded by Ms. Posey to approve the loan extension requests for Brian Kinkler. Aye – All. Motion carried.

Meeting Recessed for 2018 Deadwood Wall of Fame Program

Mr. Johnson presented the Wall of Fame Awards to the Families of Paul John Akrop and Leo F. Nikont.

Meeting reconvened for business

Hearing Demolition by Neglect – 20 Washington Street

Mr. Kuchenbecker stated the City has received complaints on the property at 20 Washington Street. The City Commission directed the Building Inspector, Trent Mohr, to conduct an inspection on the property. The inspection was presented to the Public Works director, the Historic Preservation Officer, and the City Planner. After reviewing the report, it was determined under the Deadwood Codified Ordinances the property, in their opinion, is in a state of demolition by neglect. The Commission's duty at the end of this hearing is to concur or not concur with staff's opinion the property is in a state of demolition by neglect. If the commission concurs, the owners would then have 30 days to present a plan addressing the deteriorated conditions of the building and would then have a 90-day time frame to make the repairs.

Mr. Johnson asked what the Building Inspector's assessment was. Mr. Mohr stated there had been work done in the past but none recently, he believes the demolition by neglect is not intentional. Mr. Kuchenbecker stated he conducted a site visit and the structure is sound and the owners have been working on the inside of the house. Mr.

Kuchenbecker suggested they move the work to the exterior of the house. Marsha Morse and her husband Wyatt, the owners of 20 Washington Street were present. Ms. Morse stated work on one side of the house is impossible due to lack of cooperation from the neighbor. They need assistance to get corporation from the neighbor. Both owners agree there is work needing to be done to the exterior of the structure. Mr. Johnson asked Ms. Morse what her intention was for the property. Ms. Morse stated their intention is to fix up the house and then sell. The owners have put \$100,000 in to the property so far and are open to ideas for help on the rest of the work needing to be done. Mr. Toews asked if there is a list of items that need to be fixed. Mr. Mohr stated he would put together a list. Mr. Berg asked the owners about the condition of the roof, was there hail damage from this summer. The owners stated the roof had been checked and there is very little damage. The owners are open to making the necessary repairs and asked the City please not demolish their house. The owners know the soffits are in bad shape and they intend to replace them. So far, the owners have repaired the foundation and installed all new plumbing and electric. Mr. Kuchenbecker stated the City is complaint driven and 10 residents signed the written complaint that was submitted to the City and the impact of one property has an impact on us all. Ms. Ochse asked if the Commission can look for a plan by November 28, 2018. Ms. Carmody asked Mr. Mohr if when he puts the list of work to be done together if it could be prioritized so we can see what needs to happen first. Mr. Mohr stated he and Mr. Kuchenbecker will work with the owners to put a list and plan together.

Mr. Kuchenbecker stated if the Commission concurs with the demolition by neglect, they are not asking the owners to demolish the house; it is recognition of the deterioration of the exterior of the house. The issues that will need to be addressed in the core of the plan are the roof, facia, soffits, siding, trim, paint and the stairs being in a safe condition. The owners stated their intention is to restore the house as closely as they can to 1909 pictures. ***It was moved by Ms. Ochse and seconded by Mr. Blair the property at 20 Washington Street has been found in a state of demolition by neglect by the Historic Preservation Commission and a plan outlining the work intended to be competed will be submitted to the Historic Preservation Commission by the second meeting in November. Aye – All. Motion Carried.***

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Louie Lalonde, Bill Pearson and Ron Russo presented a letter from Governor Dennis Daugaard committing the remaining \$1.7 million needed to fulfill a \$2 million contribution to the City's Public Gathering Space project. Louie also gave an update on the upcoming events the Promotion Committee has planned; Little Black Dress on November 3rd, Big Whiskey on November 17th and the Community Tree Lighting on November 30th.

Façade Program Policy Guideline Update – Exhibit C

Mr. Kuchenbecker stated this is coming from the recommendation from legal counsel and work with the auditor for our community. This is language change to change the currant façade program from a grant program to a purchase of the conservation easement. ***It was moved by Mr. Blair and seconded by Ms. Posey to move to adopt the language changes to the Façade Easement Program.*** Ms. Ochse stated there were two typos to be corrected. ***It was moved by Mr. Blair and seconded by Ms. Posey to adopt the language changes, with the corrections, to the Façade Easement Program. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

Mr. Kuchenbecker stated all three properties were listed on the application, but the application only needs to be for 647 Main Street as the skylights are only on this building, therefore recommends removing 643 Main and 645 Main from the agenda.

COA 180450 – NBD LLC – 647 Main – Remove Skylight – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure built in 1879-1897. A site visit was conducted yesterday, and it is staff's opinion the proposed work and changes do not encroach upon but may damage or destroy a historic resource; the alteration may also have an adverse effect on the character of the building. Because it is not visible from the majority of the National Historic Landmark District it is furthermore staff's opinion it does not have an adverse effect on the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. The skylights have been severely damaged, it is the wish of owner not to repair but to cover them. Mr. Toews asked if the skylights are currently being used as skylights or are they blocked off. No, there are ceiling tiles covering the skylights. Mr. Kuchenbecker's recommendation is to keep the skylight structure, place plywood over it and then cover with roofing material so that down the road the skylights can be used if there is a change of heart or change of owner. ***It was moved by Mr. Toews and seconded by Mr. Berg based upon the guidelines found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness contingent upon leaving the skylight structure and roofing over. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180442 – David Boucher – 44 Taylor – Repair/Replace Broken Windows – Exhibit G

Mr. Kuchenbecker stated the applicant is requesting permission to repair or replace broken windows. It is staff's opinion several of the original windows can be repaired. It is important for the applicant to work with the Historic Preservation Office to ensure as much of the original windows are rehabilitated rather than replaced. If this is followed, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Ochse and seconded by Ms. Posey based upon all 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 contingent upon repairing the historic windows. Aye - All. Motion Carried.***

PA 180443 – Deadwood Lumber Co., LLC – 32 Charles – Demolition of Building – Exhibit H

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit, circa 1942. The Applicant is requesting permission for demolition of the non-contributing building is requested to address preliminary concerns that have arisen as part of the Deadwood Mountain Grand chalet development proposal. The property will be used for construction activities during the development of the chalets if approved. A parking lot will be constructed that will have a minimum of 98 parking spaces dedicated to the chalets. This is a non-contributing resource and not too significant of a structure; therefore, it is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource it will have an adverse effect on the character of the building as it will be gone, or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Furthermore, it is just outside the local historic district therefore city ordinances do not require a fully vetted plan to go in its place. Ms. Posey asked if there will be archeological individuals on site during the demolition. Mr. Kuchenbecker stated it would depend on how much dirt will be removed from the site. ***It was moved by Mr. Berg and seconded by Mr. Toews based upon all 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.*** Ms. Ochse stated she doesn't object to the removal of the building, but this is not pre-approval for the chalets. ***Aye - All. Motion Carried.***

Items from Citizens not on Agenda

Mr. Russo asked if the changes to the Façade Program would be retroactive. Mr. Kuchenbecker stated no, the changes will take effect moving forward.

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

Mr. Kuchenbecker stated to please look at Mike's City Archive report.

Committee Reports:

Ms. Ochse stated the Lawrence County Historic Society held their biannual meeting on October 21. There were about 40 people in attendance. She would like to see more people involved in history attend.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:19 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Meghan Wittmis, Historic Preservation Office/Recording Secretary

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MEMORANDUM

Date: November 9, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

The following Historic Preservation Program applicants are requesting an extension of their Grant. Staff's recommendation follows for the extension requests.

- Shirlene Joseph771 Main Foundation Program
The grant expires on 11/03/18. The applicant has hired a new contractor to finish up the foundation repairs. Staff recommends extending the grant for an additional six months which will expire 04/03/19.
- Sylvia Trentz....57 Lincoln Foundation Program
The grant expires on 11/14/18. The applicant is having difficulty securing a contractor for this project. Staff recommends extending the grant for an additional six months which will expire 04/14/19.
- Ken and Nancy Motzko..... 51 Pleasant Siding Programs
The grant expires on 11/05/18. The applicant has not done any siding work and is not sure when the work will be done if at all. This grant has been extended four times and Staff recommends not extending the grant at this time. The applicants can reapply if and when they decide to do the siding project.
- Martin Gaspers 374 Williams Elderly Resident
The grant expires on 11/16/18. The applicant has completed life safety issues on the house and still has the roof to complete but contractor can't do the work until Spring. Staff recommends a six month extension of the grant which will expire on 04/16/19.

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Deadwood History, Inc.
Brothel Tour
Business Plan©

Presented By:
Carolyn Weber, Executive Director
November 14, 2018

EXECUTIVE SUMMARY

Brief description of the products or services that DHI will provide. Deadwood History, Inc. (DHI) is the nonprofit organization that oversees the operations of the Adams Museum, the Days of '76 Museum, the Historic Adams House, and the Homestake Adams Research and Cultural Center. Together, these properties weave the intriguing tales of a gold rush town where western legends, gold miners, gamblers, cowboys, and neighbors combine to present a uniquely American story. DHI offers dynamic exhibits, educational and entertaining tours, a variety of adult public programs, youth workshops and summer camps, public access to archival materials, and well-appointed gift shops.

DHI's mission is to inspire the global community by preserving and celebrating the cultural heritage of Deadwood and the Black Hills in the context of the American West through exceptional exhibits, innovative educational programs, and access to extensive collections in unique settings.

The *Brothel Tour* project that DHI is proposing will result in the creation and offering of tours of one of Deadwood's historic brothels. Although prostitution was illegal, sometimes brutal, and often tolerated or ignored, it operated in full view of the Deadwood community for over 100 years. This centuries-old business, and the role it played in Deadwood, will be fully researched and interpreted so visitors can understand the impact it had on everything from the economy to family relations.

Summary of DHI's business objectives. As outlined in the *Strategic Plan 2016-2020*, DHI's goals are:

- Be recognized in the community as the premier entity for Deadwood's history by increasing public awareness and access to well-known and waiting-to-be discovered stories in the collections and improving access for research and interpretation.
- Collaborate with other organizations to expand living history and interactive programming to enhance opportunities for visitors and residents to engage with Deadwood's history.
- Strengthen the organization's financial position to support the continued excellence of Deadwood History's programs, activities, and facilities to meet the community's ambitions for enhancing the visitor experience.

DHI's vision is to be a vibrant social, cultural, and economic leader in the Northern Black Hills and beyond that is regarded as a valuable asset to residents and visitors.

The objectives for this project are:

- For DHI to have a presence on Main Street.
- Provide a unique experience for community members and visitors to discover the history of Deadwood.
- Increase DHI's revenue stream.
- Showcase a successful collaborative project between Deadwood History, Inc. and Deadwood Historic Preservation Commission.
- Meet objectives and goals in the *Strategic Plan 2016-2020*.
- Expand the interpretation of Deadwood's history on Main Street.

- Bring more awareness to and become an economic driver for the Bad Lands district of Deadwood.

Strong description of the market that DHI's Brothel Tours will operate in. The brothel tours will take place on the upper level of 610 Main Street in Deadwood. Deadwood has a population of 1,270, its main economic source is gaming and tourism, the average residents age is 49, males slightly outnumber females, and the median household income is \$28,645.

Over two million visitors from every continent and country on the globe come to Deadwood annually, mainly during the summer season. They vary in age, sex, ethnicity, financial status, and educational background. Surveys have indicated that their interests are: Deadwood's history, the natural beauty of the Black Hills, and gaming.

Currently, there is no brothel tour being offered in Deadwood. There are bus tours that take visitors to various historic points of interest throughout town, a ghost tour through the Bullock and Fairmont Hotels, and two different themed guided walking tours. Therefore, the brothel tour will be a one-of-a-kind offering.

The Deadwood Chamber of Commerce has found that visitors to Deadwood are generally here for three to four hours and they want to spend that time participating in an experience they won't soon forget. An opportunity to discover Deadwood's history with something new, original, and engaging will be very appealing to these visitors.

Most businesses on Main Street are retail and cater to the visitor. There are several t-shirt and souvenir shops, bars, women's clothing stores, casinos, breweries and distilleries, jewelry stores, and hotels.

Snapshot of DHI's growth potential. DHI has a proven record of growth potential. The organization began with just one property—the Adams Museum. From 2000 to 2012, three more properties were added to the oversight of the organization: the Historic Adams House (2000), the Homestake Adams Research and Cultural Center (2011), and the Days of '76 Museum (2012). In addition, public program offerings, visitor service involvement, exhibition engagement, marketing opportunities, and collections care and management have increased and improved exponentially.

The DHI board of directors and staff strongly believe the organization must remain a leader and partner in the community with regard to historic preservation and interpretation, economic growth, and public outreach. This can only be done by continuing to create new partnerships with local businesses, providing engaging and experiential opportunities for local residents and visitors, and taking a progressive and creative approach to the interpretation of Deadwood's history.

The experienced, innovative, talented, and professional staff at DHI is prepared to take on this project. Creating new tours and exhibits, as well as conducting exhaustive subject-matter research for accurate interpretation, is something the DHI staff undertakes on a regular basis. If an organization gets too comfortable with its current position, takes things for granted, and

believes that the status quo is acceptable, it is actually doing a great disservice to its members, sponsors, community, and visitors.

This tour will be located on privately-owned property which is outside of DHI's organizational umbrella; making the project all the more exciting and challenging. This type of public-private venture is completely new for DHI. The need to consider this type of a partnership is addressed in the *Strategic Plan 2016-2020* and should be developed into reality.

For this project, it will be necessary to employ additional full-time and part-time employees. Their training and wages will be paid for, in full or partially, with income received from the project. If the tours are successful, as anticipated, the revenue stream should be more than adequate to cover the necessary personnel expenses.

Overview of DHI's competition in the market, with any advantages that DHI will have over the other. The immediate potential for competition comes from bus tours, ghost tours, walking tours, and Deadwood Alive performances. Some of these forms of competition do interpret Deadwood's history, and make mention of prostitution's long presence in Deadwood but they certainly do not delve deep into the subject matter; something this tour will do. In addition, this tour will physically put the visitor in the exact location where history was made.

The potential for future competition could come from other property owners on Main Street whose buildings have a connection to brothels and prostitution. Realistically, it would be an additional two to three years before something like that happened.

While the above mentioned may seem like competition, it is not unreasonable to think it could instead be viewed as opportunities. All parties involved could work together to support and promote each other's project/activity. They do have a little overlap, but each one is really so unique and specialized that they do not duplicate offerings.

Overview of DHI's funding requirements.

Funding is needed for:

- Tour/Exhibit development, creation, and installation
- Wages for additional employees
- Marketing
- Cleaning and upkeep of the rooms, gift shop, and exhibits
- Security—cameras, door locks, etc.
- Legal fees
- Gift shop fixtures, equipment, and inventory
- Insurance
- Costumes

If a \$50,000 interest-free loan with a five-year payment schedule is approved by the Deadwood Historic Preservation Commission for this project, DHI will pay approximately \$850 per month for 60 months until the loan debt is satisfied. Income from the tours will be used to make these payments.

OVERVIEW OF THE BUSINESS

Who is DHI? Deadwood History, Inc. is the nonprofit organization that oversees the operations of the Adams Museum, the Days of '76 Museum, the Historic Adams House, and the Homestake Adams Research and Cultural Center. When the nonprofit was formed in 2012, it brought oversight of all four properties under one umbrella organization. Prior to this, the Adams Museum, the Historic Adams House, and the Homestake Adams Research and Cultural Center had been operated by one nonprofit and the Days of '76 Museum by another. The merging of the two nonprofits made sense for reasons related to finances, human resources, and visitor experience.

The organization has a staff of 11 full-time and 13 part-time and seasonal employees and is governed by an eleven member board of directors who volunteer their time to provide direction, guidance, and fiduciary responsibility. DHI has a membership and sponsorship base of approximately 420 at varying levels of support. Over 60,000 visitors annually are welcomed at all four properties. DHI's mission is to inspire the global community by preserving and celebrating the cultural heritage of Deadwood and the Black Hills in the context of the American West through exceptional exhibits, innovative educational programs, and access to excessive collections in unique settings.

The Adams Museum is the Black Hills' oldest history museum. It is home to some of the area's greatest treasures including Potato Creek Johnny's gold nugget, beloved American illustrator N.C. Wyeth's drawing of Western legend Wild Bill Hickok, the mysterious Thoen Stone record of the Ezra Kind party's discovery of gold in the late 1830s, the Homestake Gold Mine's first locomotive, and a one-of-a-kind plesiosaur (marine reptile).

The Days of '76 Museum is a new building showcasing the community's time-honored celebration and rodeo. A remarkable collection of pioneer, cowboy, and American Indian artifacts are displayed in two unique galleries. A firearms exhibit presents nearly 100 rifles and includes numerous examples of rare guns. The connection between Buffalo Bill Cody, his Wild West Show, and Deadwood are highlighted as Cody's show was the inspiration for the first Days of '76 celebration. The entire lower level of the museum is home to one of the region's largest collection of wagons, carriages, and stagecoaches.

The Historic Adams House is the elegant Victorian-era home where two of Deadwood's founding families lived. The tragedies and triumphs of the Harris Franklin family and the William Emery Adams family are interpreted in the historic home, which contains furnishings, clothing, household goods, and archival materials original to the house. The beautiful structure serves as a tangible timeline to the history of Deadwood's growth and development and the dedicated efforts of Deadwood's Historic Preservation Commission.

The Homestake Mining Company was the deepest, longest operating, and most profitable gold mine in the Western Hemisphere. When it ceased operations in 2012, all of the archival materials associated with the mine were donated to Deadwood History, Inc., thereby creating the Homestake Adams Research and Cultural Center. Archival materials from the Adams Museum, the Days of '76 Museum, and the Historic Adams House were brought to the Homestake Adams

Research and Cultural Center, resulting in a repository that houses the finest collection of Black Hills historical documents.

What is DHI selling. Deadwood History, Inc. is in the business of collecting, preserving, and interpreting Deadwood's history. That history is made accessible to the public through exhibits, tours, workshops, programs, youth summer camps, research opportunities, an online presence, outreach, and more.

What DHI offers is not exactly a tangible product; it is more of an experience. Through DHI, people get to see where history happened, they get to hear about peoples triumphs and tragedies, they get to learn about one of the last places on the Western frontier to be settled, they get to connect with the past and call to mind memories of their own. DHI provides them with the opportunity to gain knowledge and understanding, become empathetic, evoke emotions, and create memories they will not soon forget.

This project will definitely provide the visitor with a unique experience. How many people can say they have seen the interior of a brothel, heard the peculiar details of a rather seedy and illegal activity that was basically overlooked for more than 100 years, or felt the anguish of a woman who had succumbed to a life she did not want any part of?

Imagine seeing and hearing some of the people that were involved with the brothels and/or prostitutes. You can hear straight from them their interactions, stories, and thoughts on the subject. Some will make you laugh, make you sad, and make you shake your head and wonder if it's true. You will learn about how the business was viewed by community members, how some women were held against their will, how the prostitutes spent their off time, what a regimented life they lived, etc.

The tours will be offered Monday through Saturday in the summer season and on a much more limited schedule in the winter season. A knowledgeable, friendly, and engaging tour guide will lead visitors through a series of rooms complete with furnishings from different time periods (1870s to 1980). The rooms include a parlor/viewing room, madam's office, four bedrooms/workrooms, and a personal bedroom. Interpretation, photographs, and documents as they relate to the subject matter will be on display throughout the rooms.

The tours will last about 40-45 minutes at a cost of \$20 per person. Due to room constraints and to keep a good traffic flow going, the number of participants per tour will have to be limited (number to be determined). We have estimated there is the potential for over 10,000 people to take part in the tours during the first year. It would be ideal to have the tours begin around the 2019 Memorial Day weekend. Given the amount of work that needs to be done to get the tours up and running, a later start date may have to be considered.

A fully-stocked gift shop will be available. Items such as books, t-shirts, hoodies, shot glasses, mugs, hats, etc. will be offered for sale. The merchandise will be so unique that it will not be in direct competition with other retail stores in the area.

Why are we taking on this project and to whom are we selling it. We are creating and offering these tours because they are unique, fun, and educational. The project is a great opportunity for DHI and the Deadwood Historic Preservation Commission to work together as partners in a new and inventive venture that will have a positive cultural and economic impact in Deadwood.

While it might seem that prostitution would be a wart on any town's history, Deadwood and DHI does not feel that way. Some aspects of prostitution in Deadwood are rough and difficult to hear about, just like many components of history. But, it was a part of Deadwood's history and those things that sometimes make us uncomfortable have to be addressed as well. They need to be dealt with mainly to set the record straight and get some of the misconceptions cleared up.

Because the history of prostitution in Deadwood is considered an adult-themed subject matter, the tour will be offered to those 16 and older (suggested age). The group we are targeting is those people who are seeking out something different, something that is beyond the boundaries of a typical historical tour or experience, and open minded. Physical mobility is of major concern as the building does not have an elevator. The economic background is middle class and up, some education beyond high school, and interested in all aspects of history.

The much anticipated HBO Deadwood movie is due to premier in the spring of 2019. Those who followed the original HBO Deadwood series and to whom the upcoming movie holds great appeal will have a strong desire to take in one of the brothel tours. Deadwood received a huge shot in the arm for seven years from fans of the HBO Deadwood series and it will likely get the same results from fans of the movie.

In informal surveys conducted by DHI and Deadwood Historic Preservation, there has not been any negative response to this proposed tour. In fact, when most anyone is told about the tour, they are very enthusiastic and really would like to see it come to fruition.

Methods to evaluate the project. The Brothel Tours will be evaluated using a variety of techniques. Participation will be a key means by which to evaluate the tours. If attendance comes close to meeting or exceeds our projected attendance numbers, the tours could be considered a success. If there is upward movement in attendance numbers during the years following the tour's initial launch that indicates the project has staying power.

Feedback from tour participants on TripAdvisor, Google My Business, Yelp, and Facebook will be very helpful. Positive comments will let us know that the tours are well received and negative comments will be immediately addressed, taken into consideration, and any necessary adjustments will be made.

DHI staff will attend Chamber of Commerce, Deadwood Business Club, Historic Preservation Commission, and Main Street Initiative meetings to request feedback from the members. Their feedback will let us know if we are producing a quality product, if information about the tours is readily available and easily accessible, and if there are any problem or concerns we need to address to keep the tour operating at its full potential.

We plan to have a select group of individuals periodically participate in a tour and complete a formal evaluation of their experience. They will provide feedback on their overall experience, the engagement/entertainment value of the tour, the delivery of the tour, the accuracy of the historic interpretation, and the ease of participating in the tour. These comments will be reviewed, evaluated, and any suggested improvements will be considered and, when necessary, implemented.

DHI's business history. DHI has continued to expand its footprint in Deadwood and the Northern Black Hills over the last 20 years. What began as an organization with management and oversight for one property—the Adams Museum—has grown to four properties: the Adams Museum, the Days of '76 Museum, the Historic Adams House, and the Homestake Adams Research and Cultural Center (HARCC).

The HARCC offers research assistance, large format scanning and printing services, reproduction of historic photographs and documents, and workshops and classes. In addition, a large conference room is available to rent for events.

The three museums charge admission or ask for a suggested donation. They also have fully-stocked gift shops that sell distinct items and books. Workshops, book signings, concerts, summer camps, and other public programs are offered at both locations. The Days of '76 Museum and the HARCC also have space available to rent for events.

An annual fundraiser, Calamity's Shindig, is held every year at the HARCC. Anywhere from 100 to 150 people attend the event. Revenue comes from ticket sales, donations, and a live auction.

Each December, an annual campaign fundraising letter is sent to over 500 people and businesses. Donations can be made to support general operating expenses or to something more specific such as collections care, summer youth camps, exhibits, etc.

Several granting organizations and foundations provide funding support for DHI, including federal, state, regional, and private entities. The largest contributors have been Deadwood Historic Preservation and the Adams-Mastrovich Family Foundation. Additional entities include the Institute for Museum and Library Services, Wharf Foundation, South Dakota Community Foundation, Allied Arts, Lead-Deadwood Community Foundation, Walter and Francis Green Foundation, etc.

DHI has a robust membership base with over 420 members and sponsors. The giving level for each member and sponsor varies, starting at the \$30 and \$125 levels, respectively. Often, when a family member or friend passes away, a donation is made in their honor to DHI.

There are two strong endowment funds in place. One was started in 1999 and has approximately \$420,000 and the other was started in 2009 with \$65,000. The larger endowment has never been accessed and a minimal portion of the smaller one is used yearly to pay wages for an education intern.

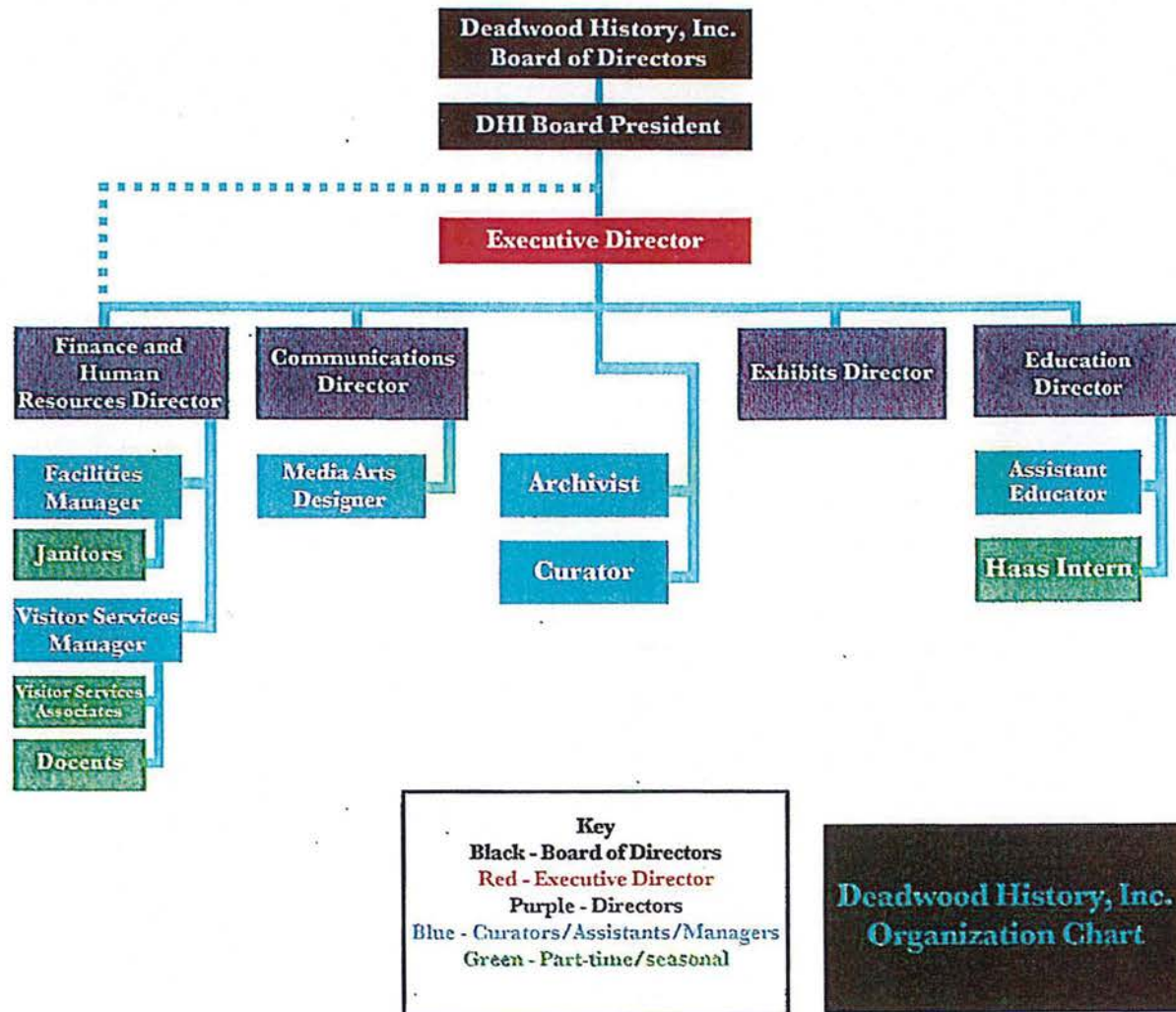
A sustainability fund was officially established in early 2018 and has a balance of \$52,000. DHI anticipates making incremental additions to the fund annually.

SNAPSHOT OF BUSINESS'S MANAGEMENT STRUCTURE AND PERSONNEL

DHI has a staff of 11 full-time and 13 part-time/seasonal employees. It is governed by an 11 member all-volunteer board of directors. The organizational structure is outlined in Attachment A and the qualifications of all employees involved with the project can be seen in Attachment B.

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ATTACHMENT A



ATTACHMENT B

Carolyn Weber, Executive Director: Weber has worked for DHI for 12 years, four of those as executive director. She has a Master's Degree in museum studies and a Bachelor's Degree in history. Her responsibilities include preparing monthly reports and information for board of directors, creating an annual budget, developing a fundraising plan, writing and submitting grant applications, supervising senior staff, and creating public programs and publications.

April Hoover, Finance and Human Resources Director: Hoover has worked at DHI for nine years. Her main responsibilities include preparing monthly financial reports; processing accounts receivables, payables, and payroll; managing employee personnel records; and participating in the hiring and firing process.

Rose Speirs, Communications Director: Speirs has been working at DHI since 2007. She has a Bachelor's Degree in speech with a theater emphasis. Her responsibilities include marketing DHI through various media outlets, membership and sponsorship fulfillment, adult public programming, coordinating facility rentals, and serving as a direct liaison with all media organizations.

Darrel Nelson, Exhibits Director: Nelson has a Master of Fine Arts Degree in printmaking and painting and a Bachelor's Degree in art. He has worked at DHI since 2000. He designs, creates, interprets, and installs all exhibits. Darrel also assists with tours and public programs.

Chelsie Bauer, Media Arts Designer: Bauer has a Bachelor's Degree in communication arts and has been working at DHI since 2010. She is responsible for designing and producing various types of graphics for exhibits, marketing, and publications.

Rachel Lovelace-Portal, Curator of Collections: Lovelace-Portal has a Master's Degree in public history and a Bachelor's Degree in history. She has worked for DHI since 2015. She is responsible for the care and management of all artifact collections, maintenance and upkeep of exhibits, and fulfilling research requests.

Hannah Marshall, Archivist: Marshall came to work at DHI in 2018. She has a Master's and Bachelor's Degree in arts history. Her main responsibilities include organizing, arranging, and cataloging archival collections; fulfilling research requests; and creating finding aids.

Michele Schulz, Visitor Services Manager: Schulz began working for DHI in 2012. She has an Associate's Degree in tour and travel. Her main duties include the management and operation of front-line services; hiring, training, and scheduling museum attendants; and ordering merchandise and maintaining inventory for three gift shops.

To Be Determined, Tour Supervisor: The position will be responsible for the hiring, training, and scheduling of all DHI tour guides for the Historic Adams House, the Brothel Tours, and certain specialty tours. The Tour Supervisor will be required to learn the scripts and deliver the tours when necessary. Ensuring that each visitor has a positive experience when on a tour is an essential part of the job as well.

BROTHEL TOURS EXPENSES, YEAR 1

EXHIBIT PROPS

	Price	Quantity	Total
Parlor	\$3,000	1	\$3,000
Stag Room	\$2,000	1	\$2,000
Personal Bedroom	\$1,500	1	\$1,500
1880s Room	\$1,500	1	\$1,500
1920s Room	\$1,500	1	\$1,500
1940-50s Room	\$1,500	1	\$1,500
1970-80s Room	\$1,500	1	\$1,500
Madam's Office	\$1,500	1	\$1,500
			\$14,000

EXHIBIT PERSONNEL

Research and interpretation, outside contract	\$35,000	1	\$35,000
Travel expenses to interview 2 companies	\$2,500	1	\$2,500
Exhibit Designers (existing personnel)	\$20	320	\$6,400
Exhibit Designer Assistants (existing personnel)	\$20	160	\$3,200
			\$47,100

EXHIBIT SUPPLIES/MATERIALS

Paint/per 1 gallon	\$25	15	\$375
Primer/per 5 gallons	\$149	2	\$298
Wallpaper/per roll	\$32	12	\$384
Screws, nails, hardware, photo reproduction, rollers, brushes, tape, cleaning supplies, foam core, etc.	\$2,000	1	\$2,000
Creation of sintra panels	\$2,000	1	\$2,000
			\$5,057

TOUR PERSONNEL

tour associates wages/\$13 hour/1,288 hours	\$18,225	2	\$36,450
Accounting/Payroll services, staff	\$672	1	\$672
Marketing, staff	\$3,725	1	\$3,725
tour associates costumes	\$1,000	1	\$1,000
Tour Coordinator/Manager (New position; wages will come from Adams House tours, this tour, and general fund. This reflects 1/3 of the salary.)	\$14,000	1	\$14,000
			\$55,847

MARKETING

Ads of every kind everywhere	\$13,000	1	\$13,000
			\$13,000

GIFT SHOP

Gift shop inventory	\$10,000	1	\$10,000
Gift shop set up--shelving, computer, credit card stuff, racks, bags, etc.	\$5,000	1	\$5,000
			\$15,000

LEGAL/BUSINESS FEES

Legal fees to draw up the details of the lease	\$2,000	1	\$2,000
credit card fees 3% on 75% of sales/\$153,000	\$3,500	1	\$3,500
ticket sales fees/TripAdvisor, BH Central Res. 16% of 25% of sales/\$51,000	\$2,040	1	\$2,040
			\$7,540

LEASE PAYMENT

Flat monthly fee	\$1,000	12	\$12,000
Percentage of ticket sales @ 10%	\$22,140	1	\$22,140
Percentage of ticket sales @ 12%	\$26,568	1	\$26,568

INSURANCE

Liability			
Contents			

EXPENSES for YEAR 1 -- \$157,544 w/o rent

BROTHEL TOURS INCOME, YEAR 1

Tour/133 days, May-Sept., 75 people per day, 6 days/week	\$20	9,975	\$199,500
Tour/13 days, Oct.-April, 15 people per day, 1 day/week	\$20	195	\$3,900
Gift shop sales	\$18,000	1	\$18,000
			\$221,400

INCOME for YEAR 1 -- \$221,400

RENT/LEASE SCENARIOS

0 rent \$63,856 (\$221,400-\$157,544)

1st scenario rent \$51,856 (\$221,400-\$169,544)

2nd scenario rent \$41,716 (\$221,400-\$179,684)

3rd scenario rent \$37,288 (\$221,400-\$184,112)

Should add an additional \$15,000 for misc. things I have forgotten--
security, telephone, insurance for contents, liability insurance, cleaning,
signage out front, worker's compensation, unemployment insurance, etc.

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



EXHIBIT C

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

MEMORANDUM

Date: November 9, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Purchase Tablets for HP Commission Meetings

Historic Preservation Staff has been researching the idea of going paperless for the Historic Preservation Commission meeting packets. On average the number of pages used in a year for preparing the agenda packets is 20,000. The yearly cost of paper is over \$200, copier toner exceeds \$1,600 and staff time to put the packets together is estimated at \$2,400 for a total yearly cost of \$4,200.

In an effort to reduce the amount of paper being used for these packets and the additional costs involved, staff has been researching the use of tablets for Historic Preservation Commission meetings. The cost of the tables would be \$4,700 to purchase ten tablets at an average cost of \$461 each including accessories such as charger, screen protector, case, memory card and stylus pen. Purchasing these would be a one-time expense versus a yearly expense reducing our yearly budget. We have the ability to absorb this cost in the 2018 budget under the office expenditure line item.

Recommended Motion

Move to recommend the City Commission allow the purchase of tablets to be used for the Historic Preservation Commission Meetings not to exceed \$4,700 to come out of the HP Supply Line Item.

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OFFICE OF
PLANNING, ZONING AND HISTORIC
PRESERVATION
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Fax (605) 578-2084



"The Historic City of the Black Hills"

EXHIBIT D

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

MEMORANDUM

Date: November 9, 2018
To: Deadwood City Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Deadwood Elks Building – Walk Through Fire Door – Additional Funds

On May 9, 2018 the Historic Preservation Commission approved a Not-for-Profit Grant request from Deadwood BPOE #508 to replace the walk through and install a fire door in the amount of \$10,134.72. Because of requirements made by the City of Deadwood Building Inspector the cost of the project was increased by the contractor \$1,249.00.

The Deadwood BPOE #508 is requesting an additional \$1,249.00 for a total of \$11,384.56 to cover the unexpected costs of installing the fire door.

The Not-For-Profit guidelines provide an amount up to \$50,000.00 within any five year period. The Deadwood BPOE #508 has utilized \$16,152.72 since 2014 which includes the current grant amount of \$10,134.72 for the fire door.

RECOMMENDATION: *Move to approve increasing the current grant of \$10,134.72 by \$1,249.00 for a total of \$11,384.56 of the Not-for-Profit Grant to the Deadwood BPOE #508 for replacing the walk through and installing a fire door.*

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EXHIBIT E

**MAIN STREET NOW CONFERENCE
SEATTLE, WA
MARCH 25-27 2019**

REGISTRATION

Register before January 14, 2019
Member -- \$405
Non Member -- \$555

Register after January 14
Member -- \$505
Non Member -- \$655

HOTELS

Hyatt Regency -- Host Hotel -- \$189
Hampton Inn -- \$112
Hyatt House -- \$142
Homewood Suites -- \$108
Hotel Max -- \$110

AIR FARE

Leave March 24 -- Return March 28
Delta -- \$527 round trip

Schedule At-A-Glance: As you make travel plans for Main Street Now 2019, please note that the conference **officially** begins on **Monday, March 25, 2019**, with pre-conference sessions and meetings starting **Sunday, March 23, 2019**. *This schedule is subject to change.*

Saturday, March 23

8:00 a.m. –5:00 p.m. **Main Street Coordinators Meeting**

Sunday, March 24

7:30 a.m.–5:00 p.m. **Mobile Workshops***
 8:30 a.m.–3:00 p.m. **Main Street Coordinators Meeting**
 10:00 a.m.–5:00 p.m. **MSAI Leadership Development Workshop (Day 1 of 2)***
 12:00–5:00 p.m. **Main Street 101**

Monday, March 25

7:00–7:30 a.m. **Fun Run in Downtown Seattle**
 7:30 a.m.–1:00 p.m. **Mobile Workshops***
 8:00 a.m.–1:00 p.m. **MSAI Leadership Development Workshop (Day 2 of 2)***
 8:30–9:15 a.m. **Crash Courses**
 9:00 a.m.–12:00 p.m. **Deep Dive / Round Table**
 9:30–10:15 a.m. **Crash Courses**
 10:30–11:15 a.m. **Crash Courses**
 11:30 a.m.–12:15 p.m. **Crash Courses**
 12:30–2:00 p.m. **Lunch on your own**
 2:30–4:00 p.m. **Opening Plenary**
 4:00–5:15 p.m. **Opening Reception**

Tuesday, March 26

1:00–5:00 p.m. **Mobile Workshops***
 8:00 a.m.–5:00 p.m. **Exhibit Hall Open**
 8:15–9:30 a.m. **General Session**
 9:45–11:00 a.m. **Classroom Sessions**
 11:15 a.m.–12:00 p.m. **Crash Courses**
 12:00–1:30 p.m. **Lunch on your own**
 12:00–1:30 p.m. **Civic Leaders Forum†**
 1:45–3:00 p.m. **Classroom Sessions**
 3:15–4:00 p.m. **Crash Courses**
 4:00–5:00 p.m. **Exhibitor Reception**

Wednesday, March 27

7:00–7:30 a.m. **Fun Run in Downtown Seattle**
 8:00 –10:15 a.m. **Exhibit Hall Open**
 8:00 a.m.– 3:45 p.m. **Mobile Workshops***
 8:30–10:00 a.m. **General Session**
 10:15–11:30 a.m. **Classroom Sessions**
 11:30 a.m.–1:00 p.m. **Lunch on your own**
 1:15–2:30 p.m. **Classroom Sessions**
 2:45–3:30 p.m. **Crash Courses**
 3:45–5:00 p.m. **Closing Plenary**
 6:00–10:30 p.m. **Big Bash***

***Requires additional registration**

† All Civic Leaders will be invited to attend

MAIN STREET *Now* CONFERENCE

SEATTLE, WA
MARCH 25-27
2019

Mobile Workshops 2019

MAIN STREET *Now* CONFERENCE

Sunday, March 24

[A Whale of a Tale](#)

Sunday, 7:45 a.m. – 4:00 p.m.

Langley, located on Whidbey Island, is visited each year by more than 50,000 people and a unique population of 10 to 12 gray whales that come back each year to feed off the waters of Saratoga Passage. Gray whales and orcas migrate through the waters of Puget Sound every spring and bring with them a trail of eager tourists. In 2014, Langley Main Street Association worked with several local partners to turn a long-abandoned downtown building into the Langley Whale Center, harnessing both local and visitor appreciation and serving as an inviting and essential education center. Whether your community boasts whales, wheat fields, or waterways, you'll benefit from learning about the partnerships and ingenuity Langley uses to capitalize on its natural resources and natural wonders. Enjoy a ride on the Victoria Clipper from Seattle to Whidbey Island, as well as lunch in downtown Langley as part of this tour. *\$75 (includes ferry and lunch). Attendees will walk between the Hotel and boat dock, a distance of just over a mile, or find their own transportation*

[Nidoto Nai Yoni: Let It Not Happen Again](#)

Sunday, 8:15 a.m. – 4:30 p.m.

On March 30, 1942, 227 Bainbridge Island men, women and children were forcibly removed from their homes - the first of more than 120,000 Japanese Americans to be banished from their West Coast communities and placed in concentration camps under Executive Order 9066. Take a ferry to Bainbridge Island to learn more about this dark mark on our country's history and how it impacted this community in Washington, including the neighbors who stood by their Japanese American friends and welcomed them home after the war. Hear from museum docents who were children when their families were forced to leave and learn why their American story is one of perseverance, patriotism, and courage. Visit the Japanese American Exclusion Memorial, a national historic site located at the place where the families boarded the ferry 77 years ago. Before leaving the island you'll enjoy lunch at a downtown legacy business started, and still owned by, a Japanese American family. *\$55 (Includes ferry trip, lunch and museum fee). Bus, ferry, bus (approx. 1 hr each way)*

[Walk the Talk: Walkability Tactics for Your Community](#)

Sunday, 8:30 p.m. – 4:30 p.m.

A walking renaissance is upon us! We know walk-able communities promote the physical, social, mental, and economic well-being of people and place--Main Street professionals have embraced this connection. This field session, goes one step further getting into the "how to" of walk-able Main Street design. Set in downtown Issaquah, you'll have a chance to sharpen your skills related to identifying, promoting, and funding design elements that put pedestrians first on your Main Street. In addition to hearing case studies that highlight the connection between walk-able communities and economic development, you'll learn how to organize and lead a walking audit, tactics for transforming public spaces, planning and zoning factors related to public realm decisions, and how to find and present the data that will allow you to make a strong case for walk-ability in your own community. *\$40.00 (Includes lunch). Transportation: Bus to downtown Issaquah (approx. 30 minutes each way)*

— SEATTLE, WA —
MARCH 25-27, 2019



Show & Tell: A Best Practices Retail Tour

Sunday, 8:30 a.m. – 4:00 p.m.

In-store experiential advantages are one way to respond to the growing influence of the internet. Using downtown Gig Harbor as a template, tour attendees will gain a greater understanding of shopper behavior, as well as design and merchandising techniques that position businesses for increased enjoyment, loyalty and sales from their shoppers. Learn about this local Main Street program's investment in their retail community, see first-hand the improvements made by many of their merchants, and have a chance to play "secret shopper" by observing and evaluating the best practices you have learned. No need to feel guilty about spending an afternoon walking and shopping through this beautiful waterfront community – you'll be learning every step of the way, from the second you get on the bus, through a lunch focused on Gig Harbor's unique heritage, and even facilitated reflection time on your way back to Seattle!

\$50; Includes bus transportation and to downtown Gig Harbor (approx. 1 hr on the way; 1 hr 30 min on return)

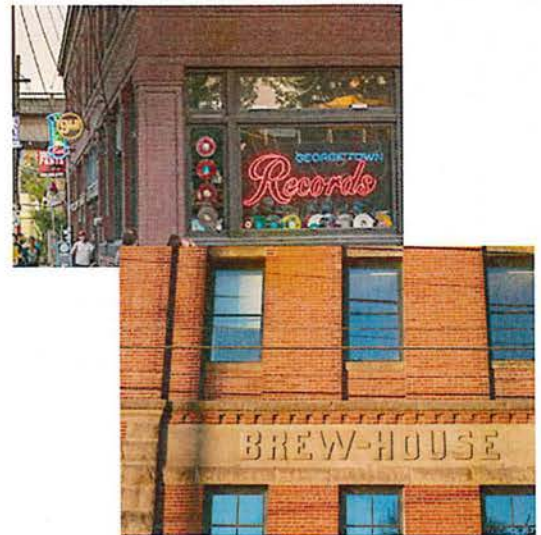


A Taste of Industrial Reuse in Seattle's Georgetown Neighborhood

Sunday, 1:00 p.m. – 5:00 p.m.

Seattle's Georgetown neighborhood is known for its independent character, its art community, and its industrial history. Built around the establishment of the Seattle Brewing and Malting Company (the original makers of Rainier Beer), the neighborhood has remained true to its working-class roots and continues to foster artists and local business. This tour will highlight Georgetown's historic industrial buildings and local businesses that call the neighborhood home including the Georgetown Brewery (Washington's largest independent brewery), Fran's Chocolates (housed in the former brew house of the Seattle Brewing & Malting Company), The Stables (formerly stables for the Meadows Racetrack, now a popular events venue), and the iconic Georgetown Steam Plant (a National Historic Landmark). Get a taste of Georgetown (literally!) and see how industrial spaces can remain relevant and support local business.

\$40; Includes bus transportation to Georgetown, specific stops along the way



Balancing Act: Development, Preservation, and Sustainability

Sunday, 1:00 p.m. – 5:00 p.m.

Home to Seattle's historic auto row, the Pike/Pine Corridor bridges the neighborhoods of First Hill and Capitol Hill. Historically featuring human-scaled architecture and a variety of unique storefront businesses, the city's building boom threatened to disrupt this cadence. In anticipation, city officials passed an ordinance to place a development 'overlay' in the area. The goal was to encourage density without impacting the historic feel of the auto row corridor. The results have been mixed. Join us for a walking tour of the Pike/Pine corridor to witness firsthand nearly a dozen projects utilizing the incentive program established through the overlay district. Participants will be urged to evaluate the relative success of each project in meeting the challenge of building up while retaining the critical sense of place commercial centers provide for communities. *\$15; Walk from hotel (approximately 45 minutes total walking with multiple stops along the way); the walking tour is approximately 2 miles round trip and includes some hills*



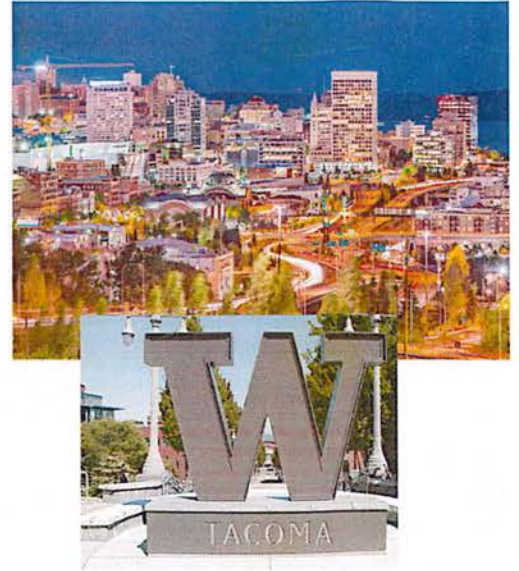
Monday, March 25

Urban Studies and Urban-Serving

Monday, 7:30 a.m. – 1:00 p.m.

When the University of Washington opened its campus in Tacoma in the 1990s, its mission included invigorating the city's long-forgotten warehouse district. Tour the campus and surrounding neighborhood to understand the educational institution's commitment to adaptive reuse, commercial opportunities, and utilizing the district and the city as a learning laboratory. You'll hear from former and current UW-Tacoma faculty and students from the Urban Studies department who have been involved in some of Tacoma's most innovative community developments, including the Prairie Line Trail, light rail access, and Washington's first high-rise building built of cross-laminated timber. More than simply embracing the idea of "town and gown," UW-Tacoma takes the university-to-neighborhood partnership to the next level.

\$45; Includes lunch & bus transportation to downtown Tacoma, 45 min each way



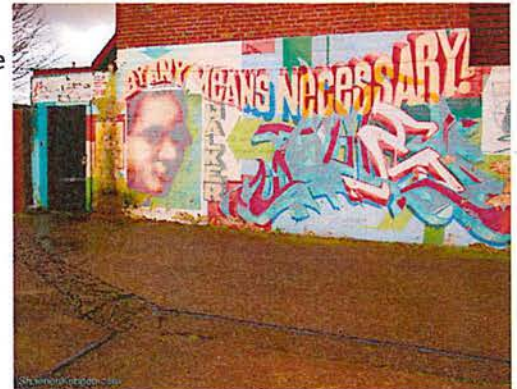
Community Organizing in Seattle's Central District

Monday, 9:00 a.m. – 1:00 p.m.

What do "community" and "preservation" mean to a neighborhood with a history of redlining, urban renewal, and now gentrification? Learn about how communities of color, thrown together by restrictions, have organized in Seattle's Central District to save places that matter. Explore the Langston Hughes Performing Arts Institute, a former synagogue and now a vibrant space dedicated to cultivating and showcasing Black brilliance; Washington Hall, where the Danish Brotherhood met, Filipino Youth Club dances occurred, and the likes of Duke Ellington, Billie Holiday, and Jimi Hendrix performed, once again an events space for dynamic community performances; and the Liberty Bank Project, focused on preserving Washington's first Black bank and promoting African architectural design. End your tour with lunch at the Northwest African American Museum and learn about how a former school is now home to not only the museum but also 36 affordable apartments.

\$55.00 per person (Includes Museum entry & lunch).

Transportation: Bus throughout Central District (multiple stops: Washington Hall, Langston Hughes Performing Arts Center, Liberty Bank (23rd & Union), and Northwest African American Museum)



Tuesday, March 26

Downtown Housing & The Unhoused

Tuesday, 7:30 a.m. – 1:00 p.m.

Olympia is in the thick of unprecedented growth which has brought both opportunities and challenges to Washington State's capital city. On one end of the spectrum is regional job growth and renewed interest in downtown dwellings. On the other, a homelessness crisis that is requiring the city, Main Street program, and advocates to adopt bold approaches to services and safety in the district. Tour downtown Olympia and learn about the multi-layered approaches taking place there today - from the infill buildings adding high-demand residential units in the district to the Safety Team advocating on behalf of private property owners and small businesses concerned about encampments. These examples, among many other public and private initiatives related to securing stable short- and long-term units, spotlight the complexities of housing in a region of boom.

\$55.00 per person (Includes lunch). Transportation: Bus to downtown Olympia, 1 hr 15 min each way



Representation, Memorialization, and Renewal

Tuesday, 8:00 a.m. – 12:00 p.m.

International District

\$30.00 per person . Transportation: Bus to International District, walking tour once dropped off

People to People: Learning How to be Neighbors in an Urban District

Tuesday, 1:00 p.m. – 5:00 p.m.

In 2010, Pioneer Square received pointed and poignant advice to stop infighting, identify priorities, hire a CEO, assign responsibilities and get to work. The neighborhood listened and the Alliance for Pioneer Square is now a major player in business development, public realm improvements, marketing, and driving the district's strategy. Amidst the city's unprecedented growth, this urban neighborhood has prioritized preservation, housing, and small business vitality. What's more, they've used person-to-person relationships to do so. Walk Seattle's first neighborhood, learn its stories, and meet with the shop owners, restaurateurs, residents and building owners to see and feel the power of neighborliness and social capital in the heart of a bustling city.

\$30.00 per person. Transportation: Bus to Pioneer Square, walking tour once dropped off



World's Fair Legacy - Century 21 Exhibition Tour

Tuesday, 1:00 p.m. – 5:00 p.m.

Jump on the world's first full-scale public transit monorail as we take you on a 95 second trip back to the World's Fair of 1962! Seattle's Century 21 Exposition was the first world's fair since 1939 to be held in the United States. With the theme "Man in the Space Age," it was a place of stimuli for new ideas and for probing the future with places of education, wonderment, excitement and amusement. Join us as we explore the grounds of the fair and learn about its history, architecture, and planned post fair redevelopment. Participants will visit sites such as the U.S. Science Pavilion designed by world renowned architect Minoru Yamasaki, the Washington State Coliseum (currently undergoing transformation into a 21st century modern sports arena), and travel 500 ft. to the top of the Seattle's iconic Space Needle with its revolving observation pavilion.

\$40.00 per person (Includes Space Needle ticket). Transportation: Monorail from Westlake Center to Seattle Center (leave every 10 minutes)



Wednesday, March 27

How Does the Market Grow?

Wednesday, 8:00 a.m. – 12:00 p.m.

Most visitors see Seattle's Pike Place Market as the popular tourist attraction that it is. What may not be readily apparent is that the Market is an intentional community created and managed by several major stakeholders. The Market is Seattle's Main Street in the heart of downtown with its own residents, small business owners, senior center, child care and preschool, and clinic. On this tour, you'll learn about the many hands that join together to make the Market the thriving community it is 111 years after its founding in 1907. You'll also learn about that history as well as the unique elements that make it one of the city's premier attractions.

\$25.00 per person. Transportation: Walk from hotel (12-15 minute walk)

Growing With the Grain

Wednesday, 8:00 a.m. – 3:45 p.m.

The Skagit Valley is known for its beauty and innovation, both related directly to its thriving agriculture industries. Visit Skagit Valley Malting, learn about the Skagit Valley College's Craft Brewing Certificate Program, and breathe in the sights and smells at Washington State University's Bread Lab. Plus, visit downtown Mount Vernon, a Nationally Accredited Main Street Community, in the heart of this region that bears some of the best beer, flowers, and grains in the world. Experience all this region has to offer on a tour that is equal parts an education in economic development partnerships and a delicious tasting experience.

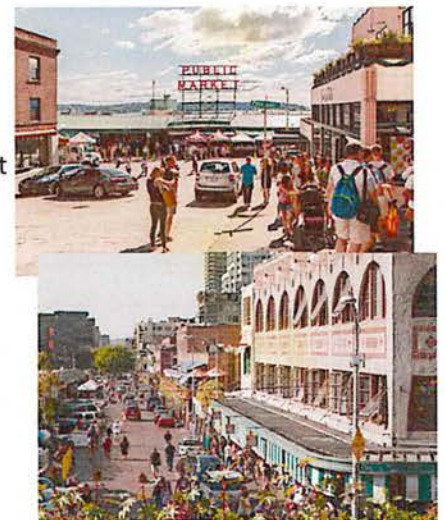
\$55.00 per person (Includes lunch). Transportation: Bus to Mount Vernon, 1 hr 15 min each way; touring in bus to various locations

Bringing the World Home

Wednesday, 10:00 a.m. – 2:00 p.m.

Nonprofits, schools, and city government in Kent, Washington are working together to transform the lives of refugees and immigrants by providing pathways to sustainable employment through the food industries. Learn how a culinary apprenticeship program, downtown cafes, and entrepreneurship centers make up a strong network that supports Kent's large immigrant and refugee populations. As you learn about the importance of creating an ecosystem of support for entrepreneurs, especially those new to your community and our nation, you'll have a chance to experience first-hand the connection between food and community, including how the local Main Street program is taking their Cultural District strategy to heart. This tour will include stops (and plenty of delicious food!) at downtown Kent eateries.

\$60.00 per person (Includes lunch). Transportation: Bus to downtown Kent and Pike Place Market



Two Wheels, One Trail – Explore Seattle Like A Local

Wednesday, 11:30 a.m. – 3:30 p.m.

While Elliott Bay and Pike Place Market are sights to behold, locals tend to congregate along a different waterfront. The Ballard Locks, Fremont Canal, and Lake Union are connected by the Burke Gilman Trail, a public multi-use trail that spans 27 miles and connects multiple Seattle neighborhoods. This bicycle tour will start at the Ballard Locks, which helps both ships and fish connect with the Puget Sound, and will end at the Fremont Brewing Company, which helps humans connect with beer. Along the way, you'll make several stops that highlight the impact industry has had on Seattle's public spaces and neighborhoods. The trail is flat and accessible for anyone comfortable on a bicycle and the tour fee includes bike rental package (bike, helmet, lock, etc.). Attendees should come prepared with appropriate clothing and positive attitude in the likelihood of light rain.

\$60.00 per person (includes bike rental). Transportation: Bus to Ballard Locks (bikes will be delivered there); pick up at Fremont Brewing



Shell Yes! Farm (& Sea) To Table

Wednesday, 1:00 p.m. - 4:00 p.m.

Experience the bounty of local produce offered in the Pacific Northwest, in this walking (and tasting!) tour of the Capitol Hill neighborhood. Participants will visit several historic storefronts where local food and beverage products are processed or sold, and will have the opportunity to taste fresh oysters and other shellfish from the region, award-winning local distilled spirits, and more. Proprietors will discuss the local food economy and how the ongoing role of presenting fresh local products helps sustain the historic character of the neighborhood.

\$55.00 per person. Transportation: Walking tour in Capitol Hill



Mobile Workshops are ticketed events and must be purchased in advance with [your conference registration](#).

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
10 Secrets from a Secret Shopper	Alysia Cook, PCED, IOM, Opportunity Strategies LLC			
A Sense of Place: The Intersection of Mayors and Main Street	John Robert Smith, Transportation For America			
Activating Community: The Roslyn Yard Proposal	Jim Nicholls, University of Washington, Department of Architecture, College of Built Environments	Stacy Cannon, University of Washington	Chris Martin	Jennifer Basterrechea
Activating Youth Voice to Revitalize a Community	Stephanie Michel, North 5th Street Revitalization Project	Kimberly Rodriguez, North 5th Street Revitalization Project	Vanahi Diaz, North 5th Street Revitalization Project	James Onofrio, Philadelphia Commerce Department
Addressing Seismic Threats to Our Most Vulnerable Neighborhoods	Erika Lund, City of Seattle Office of Emergency Management	Bradley Padden, Anew Apartments	Maiko Winkler-Chin, Chinatown International District Preservation and Development Authority	Chuck Depew, National Development Council
Advocacy Superheroes: Creating Change for Your Main Street	Sarah Grunewaldt, Main Street Washington	Abby Huff, Hobart Historic Restoration	Renee Kuhlman, National Trust for Historic Preservation	
After the Conference: How to Make it Happen!	Diana Schwartz, River District Association	Rebecca Rowe, Virginia Main Street		
Airbnb Housing Downtown: The Galena, Illinois Experience	Mike Jackson, Upstairs Downtown	Dan Carmody, Eastern Market Corporation		

*Please note this is a preliminary line-up. Sessions, speakers, and titles are subject to change. An updated schedule will be available soon.

Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Aligning Your Plan of Work with Your Community's Vision for Downtown	Brantley Snipes, Brantley Snipes Landscape & Design, Inc. / Main Street Greenwood, Inc.	Jan Miller, Mississippi Main Street Association		
Any Size Downtown—Anywhere—Can Become a Destination Downtown	Jon Schallert, The Schallert Group, Inc			
Artists on Main Street: A Model for Creative Community Development	Michele Anderson, Springboard for the Arts	Megan Flanagan, City Center Partnership	Emily Kurash, Winona Main Street	Kelly Nygaard, Faribault Main Street
Avoiding Stress, Burnout, and Other Job Hazards (with Humor!)	Jennifer Rose, Downtown Diva			
Becoming #IdeaFriendly: Crowdsourcing the Future of Your Town	Becky McCray, SaveYour.Town			
Beers, Brains, and Ballrooms: Programming Matters	Nicholas Vann, Washington State Department of Archaeology + Historic Preservation	Mike McMenamin, McMenamins	Rory Turner, Commercial Real Estate Services	Michael Sullivan, Artifacts Consulting, Inc
Brand Score: Measuring the Effectiveness of Your Messaging	Ben Muldrow, Arnett Muldrow & Associates			
Breaking the "Black Box" of Economic Impact: A Tutorial on IMPLAN	Leslie Deacon, Jon Stover & Associates	Jon Stover, Jon Stover & Associates		

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Brownfields Resources: Now is the Time!	Blase Leven, Kansas State University	Rachel McIntosh, Cross Sector Convergence, LLC, a KSU TAB Partner	Ignacio Dayrit, Center for Creative Land Recycling	
Build Positive Proximity with a Statewide Book Club	Douglas Jackson, Virginia Department of Housing and Community Development	Rebecca Rowe, Virginia Main Street		
Building Beyond the Façade: Layering Downtown Spillover Investment	Tash Wisemiller, Montana Department of Commerce	Huston Gibson, Department of Landscape Architecture and Regional & Community Planning College of Architecture, Planning & Design Kansas State University	Micky Zurcher, Helena Business Improvement District	
Building Resiliency on Main Street: Trends in Consumer Preference, Technology, and the Economy	Jon Stover, Jon Stover & Associates	Aaron King, Jon Stover & Associates		
Catalyst Projects Yield Extraordinary Results for Downtowns	Donna Ann Harris, Heritage Consulting Inc.	Isaac Kramer, Downtown Metuchen Alliance	Alex Balloon, Tacony Community Development Corporation	James Harry Calamba, Roxborough Development Corporation
Civility on Main Street: What Does This Mean for Engagement, Democracy, and Downtown?	Anne Ball, Maine Development Foundation	Jan Kearce, Maine Development Foundation		
Collaborative Cultural Tourism: Drawing Visitors Who Love Main Streets	Delilah Poupore, Heart of Biddeford	Anne Ball, Maine Downtown Center	Abbe Levin, Maine Office of Tourism	

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Combating the Brain Drain: Retaining Students in Your Community	Jessica Buchholz, Emporia Main Street, Inc.	James Willingham, Emporia State University		
Creating Treasured Places—Re- imagining Port Townsend's "Main" Street	Mari Mullen, Port Townsend Main Street Program	Laura Parsons, City of Port Townsend	Samantha Thomas, Independent Consultant	Kris Nelson, Port Townsend Main Street Program
Crowdfunding for Placemaking: The Successes and Challenges	Jenn Cartee, Greater Ashmont Main Street	Ed Gaskin, Greater Grove Hall Main Streets		
Cultivating Community to Save a Theatre	Anne-Marie Knighton, Town of Edenton	Jennifer Harriss, Destination Downtown Edenton, Inc.		
Diverse Revenue Streams: Going Beyond Traditional Sponsorship	Christine Manzella, Boonton Main Street			
Dogs Downtown: Best Practices for Main Street Pets	Britin Bostick, Stewardship Strategies, LLC			
Downtown Collaborations: Using Transformation Strategies to Unite Stakeholders	Josh Adam, Owosso Main Street/DDA	Tracey Peltier, Downtown Owosso Farmers Market	Robert Doran, Owosso Historical Commission	

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Downtown Pedlets: Walking through an Outdoor Dining Transformation	Joan Redeen, Great Falls Business Improvement District	Kellie Pierce, Downtown Great Falls Association		
Economic Development on Main Street	Joe Borgstrom, Place & Main Advisors, LLC			
Enabling Better Places: Zoning Reform for a Stronger Main Street	Lynn Richards, Congress for the New Urbanism	Susan Henderson, PlaceMakers, LLC	Mary Madden, Ferrell Madden	Luke Forrest, Michigan Municipal League
Exit Stage Right: Helping Your Businesses Develop a Sucession Strategy	Hialry Greenberg, Greenberg Development Services	Robin Bostrom, Main Street Iowa		
Eyesore or Asset? Downtown Revitalization and Mid-Century Buildings	Caroline Wilson, MacRostie Historic Advisors			
Fill the Hole! Lessons Learned in Partnership and Infill Development	Trey Sherwood, Laramie Main Street	Sarah Reese, City of Laramie	Marla Petersen, Big Hollow Food Coop	
From Ignored Spaces to Third Places	Errin Welty, WEDC/Wisconsin Main Street	Todd Scott		
Funding Apartments with Federal Grants	Chris Wilson, Bartlesville Redevelopment Trust Authority	Steven Watts, Addax Development		
GAMSA: Now and Then and In Between	Jim Miller, Historic Valley Junction Foundation	Dan LoBianco, Dubuque Main Street	Carol Lilly, Community Main Street	Deb Sprecker, Woodbine Main Street

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GAMSA: Taking Your Community to the Next Level	2019 GAMSA Winners	2019 GAMSA Winners	2019 GAMSA Winners	
Go Live! Volunteer Recruitment & Coordination for Today's Main Street Organization	Kaylee Williams, VolunteerLocal			
Golden Nuggets: Sharing Success through Storytelling	Gayle Langley, Colorado Main Street	Matt Ashby, Ayres Associates	Ben Muldrow, Arnett Muldrow & Associates	
Growing Green: Nature, Spending, and Main Streets	Jacob Blue, Ayres Associates Inc	D. Bruce Morrow, Ayres Associates Inc		
Harnessing Place: Placemaking for Learning, Creativity, and Economic Development	Laura Torchio, Project for Public Spaces	Nate Storrington, Project for Public Spaces		
Holiday Decor: Types, Tips, and Timing	Amy Meadows, Windows Matter			
Host a Retail Challenge and Fill Your Vacant Storefronts	Megan Tsui, Red Wing Downtown Main Street			
Housing Matters for Your Community, Downtown, and Historic Preservation	Jim Thompson, Main Street Iowa	Michael Wagler, Iowa Economic Development Authority		

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
How \$5 Can Change a Community	Jake Dougherty, Wheeling Heritage	Alex Weld, Wheeling Heritage		
How to Generate Revenue through Marketing Partnerships (AKA Sponsorship)	Sylvia Allen, Allen Consulting, Inc.			
How to Help Your Businesses Win at Marketing	Isaac Kremer, Metuchen Downtown Alliance	Jane Meyer, Central Jersey SCORE	Noelle Starry, 20 Lemons	Susan Wilcox, Edynamic Marketing LLC
How to Prevent Development... On Purpose or By Mistake	Michael Wagler, Main Street Iowa/Iowa Economic Development Authority	Jim Thompson, Main Street Iowa/Iowa Economic Development Authority		
Inside Out: Creating and Maintaining Authenticity	Daniel Carmody, Eastern Market Corporation	Vivian Carmody, Bekley DDA		
It's Hard But We Can Handle It: Tools for Building Community, Consensus, and Collaboration in a Difficult World	Jacqueline Woven, Main Street Eureka Springs/JacquelineWolve n.com			
Keep, Combine, or Kill: Evaluating Your Downtown Event to Determine Its Future	Suzanne Perreault, Michigan Main Street MEDC			
Leveraging the Experience Economy to Strengthen Your Downtown	Sharon Yazowski, Mortimer & Mimi Levitt Foundation			

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Lighter, Quicker, Cheaper: Demonstration Project Best Practices	Kate Herzog, Downtown Bismarck Community Foundation	Dawn Kopp, Downtown Business Association of Bismarck		
Main Street Stories: Fostering Engagement Through Video Stories	Joe Frost, Oakland County			
Main Street Success: Business Attraction and Retention Strategies	Charles Parker, The Retail Coach	Jenny Boulware, Municipal Association of South Carolina	Alex Flachsbart, Balch & Bingham, LLP / Main Street Alabama Board of Directors	Andy Arnes, City of Shelton
Main Streets Assemble! Finding Your Downtown Heroes!	Kristi Trevarrow, Downtown Rochester	Ron Drake, Ron Drake Consulting		
Make It Rain at Your Events	Marissa McGrath, Downtown Bellingham Partnership	Lindsey Payne-Johnstone, Downtown Bellingham Partnership		
Makin' Green by Goin' Green!	Lisa Johnson, Culture Couture/ Montclair BID			
Modernizing Main Street: The Story of Mid-Century design	Michael Houser, WA State SHPO			
Moving from Strategic Planning to Strategic Doing	Darrin Wasniewski, Wisconsin Economic Development Corporation			

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Optimizing Main Street with Pedestrian and Vehicle Data	Jonathan Stone, Downtown Oregon City Association			
Organizations Shouldn't Be Ordinary, Be Extraordinary!	Mary DesMarais, Gig Harbor Downtown Waterfront Alliance	Mary Gorman, Gig Harbor Downtown Waterfront Alliance		
Parking [Public] Spaces	Katie Shannon, VHB	Katy Magruder, Land Development Studio, City of Orlando		
Partnering Libraries with Main Streets to Make Great Third Spaces	Alex Balloon, Tacony Community Development Corporation	Suzin Weber, Free Library of Philadelphia		
pARTnerships	Liz Parham, NC Main Street & Rural Planning Center/NC Department of Commerce	Sharon Jablonski, Main Street Department/City of Morganton		
Pasco: Revitalizing a Latino Main Street without Displacement	Tanya Bowers, Tanya Bowers Consulting	Jacob Gonzalez, Downtown Pasco Development Authority	Martin Valadez, Tri-Cities Hispanic Chamber of Commerce	Michael Morales, City of Pasco
Pintando La Villita: Studies in Immigrant Innovation	Jaime DiPaulo, Little Village Chamber of Commerce			
Pitching Entrepreneurship: Building Partnerships to Jumpstart Your Downtown Economy	Jessica Hupp, Virginia Dept. of Housing and Community Development	Jenny Crittenden, Main Street Preservation Trust	Todd Wolford, Downtown Wytheville, Inc.	Tamyra Vest, Destination Downtown South Boston

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Pocket Parks: New Third Places in Challenged Neighborhoods	Tim McCollow, City of Milwaukee - Environmental Collaboration Office			
Pop Up Shops: Transform Your District with This Affordable Economic Development Initiative	Nora Roughen-Schmidt, Viroqua Chamber Main Street			
Positioning Main Street Programs for 21st Century Volunteers	Ken Culp, III, University of Kentucky, College of Agriculture			
Pro Tips for Main Street Tax Credit Projects	Nicholas Vann, Washington State Department of Archaeology + Historic Preservation	Angela Shearer, National Park Service		
Promoting and Preserving Legacy Businesses	Anthony Veerkamp, National Trust for Historic Preservation			
Rallying Multiple Districts around One Downtown Vision	Cristina Sheppard-Decius, Downtown Dearborn			
Rock Your Downtown: Executing a Badass Concert Series	Janie Pope, Orlando Main Streets	Robert Soviero, Orlando Main Streets		
Rural Revitalization through Local Food	Kelli Kelly, Fallon Food Hub			

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Saving Our Cities: Is Communication the Key to What's Missing?	Cathleen Edgerly, Howell Main Street Inc.	Kate Litwin, Howell Main Street Inc.		
Seeing Main Street in a Whole New Light	Seanette Corkill, Frontdoor Back, Retail Store Design			
Social Media Planning: Build a Content Calendar for Next Week	Sheila Scarborough, Tourism Currents	Leslie McLellan, Tourism Currents		
Stimulating Economic Development through Preservation: A Case Study	Kevin Daniels, Daniels Real Estate	Allyn Stellmacher, ZGF Architects		
StreetPlan.Net: Free On-Line Complete Street Design Tool	Mike Brown, Metro Analytics	Benjamin Levenger, Downtown Redevelopment Services		
Strengthen Engagement to Strengthen Effectiveness	William SaintAmour, Cobalt Community Research			
Surviving and Thriving Through Major Street Scape Projects	Jennifer Bell, City of Winchester			
Tax Credit Financing: Show Me the Money!	Nicholas Vann, Washington State Department of Archaeology + Historic Preservation	Renee Kuhlman, National Trust for Historic Preservation	Merrill Hoopengardner, NTCIC	Stephen Day, Stephen Day Architecture, PLLC

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
The "Opportunity" in Opportunity Zones	Alexander Flachsbart, Opportunity Alabama	John Lettieri, Economic Innovation Group	Mary Helmer, Main Street Alabama	
The "Reality" of Retail: Creating Dynamic Customer Experiences	Courtney Adkins, Shop Talk II with Courtney Adkins			
The Age of Amazon: Keeping Main Street Competitive	John Bry, Main Street Oakland County			
The Collaboration of FabLab ICC and Independence Main Street	Jim Correll, Fab Lab ICC at Independence Community College	Tabatha Snodgrass, Independence Main Street		
The How Behind the Wow: Creating Stellar Stores	Seanette Corkill, Frontdoor Back, Retail Store Design	Anne Marie Luthro, Frontdoor Back, Retail Store Design		
The Magic Happens When the Property Owner Has Vision	Rory Turner, Rory Turner	Linda Haglund, Wenatchee Downtown Association		
The Power of Play: Sparking Joy and Local Prosperity	Jessica Brauer, Laramie Main Street Alliance			
The Smithsonian Comes to Town!	Terry Poe Buschkamp, Iowa Economic Development Authority/Iowa Downtown Resource Center/Main Street Iowa	Carol Harsh, Smithsonian Institution	Joe Jennison, Mount Vernon/Lisbon Community Development Group	

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
The Upper Story: Creating a Great Downtown Tour	Amy Smith, Madison Main Street Program	Victoria Perry, Madison Main Street Program		
Third Place Coffee Shops: Can All 3 Make It?	Valecia Crisafulli, Madison Main Street	Victoria Perry, Madison Main Street		
Treating Your District as a Product to Sell	Jonathan Stone, Downtown Oregon City Association	Bradly James, McMinnville Downtown Association		
Urban Design for Main Street: A User's Guide	Meredith Bergstrom, Dover, Kohl & Partners	Jason King, Dover, Kohl & Partners		
Urban Main Streets Advocacy: The 5th Point of the 4 Points Approach	Max Gruner, East Boston Main Streets			
UrbanMain Network: Year in Review, Chicago	Nicholas Gauna, Groupon	Rhonda McFarland, Quad Communities Development Corporation	Sandra Bivens, 51st Street Business Association	Dionne Baux, National Main Street Center
Using Social Media to Tell Your Downtown's Story	Megan Tsui, Red Wing Downtown Main Street			
Utilizing Energy Efficiency Finance for Main Street Revitalization	Jessica Bailey, Greenworks Lending			

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Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
What Will You Do If Disaster Strikes?	Lindsey Dotson, Charlevoix Main Street DDA			
Yes, And! Tactics to Tackle Roadblocks	Laura Torchio, Project for Public Spaces	Katherine Peinhardt, Project for Public Spaces		
You Want Me to Do What? Tips for Working With Your Property Owner Support	Casey Woods, Emporia Main Street	Hilary Greenberg, Greenberg Development Services		

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Case No. 180493

Address: 1 CHARLES ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 1 CHARLES ST, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: GENE HUNTER

Owner: GENE HUNTER

Constructed: 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 resource was not included in the 1993 Architectural Survey because of it is located in the local historic district which was not included in this survey. The 1988 Architectural Survey lists the resource as non-contributing or not eligible although there are no specifics. It is staffs assumption the house has lost its historic integrity due to the change of siding materials and alterations of the window configuration. The garage appears to be from the 1930s.

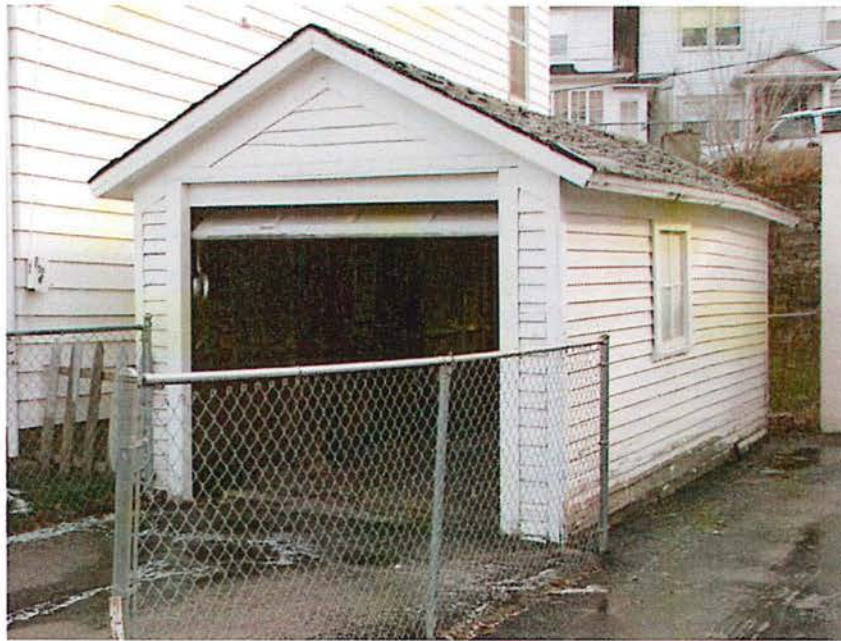
2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to construct a new garage to replace the demolished garage. The design is similar and in the same location as previous garage.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: It is also 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.



Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	180493
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	10/31/18
Date of Hearing	11/14/18

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: 1 Charles, Deadwood, SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Gene Hunter
Address: 38 Van Buren
City: Deadwood State: SD Zip: 57732
Telephone: 605 381 9857 Fax: 605 342 6801
E-mail: fattoe340@gmail.com

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

Contractor's Name: American Garages
Address: 13134 Cliff Dr
City: Piedmont State: SD Zip: 57769
Telephone: 605 391 5484 Fax: _____
E-mail: americangarages1@gmail.com

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

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: 11/26/18Project Completion Date (anticipated): 12/3/18☐ 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) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☐ WINDOWS ☐ STORM WINDOW ☐ 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.

New Garage to replace demolished garage.
Similar design to demolished garage in same
location on property. Drawing and construction
detail attached.

FOR OFFICE USE ONLY

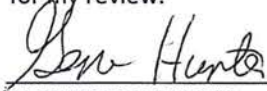
Case No. _____

SIGNATURES

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

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

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

 10/30/18

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

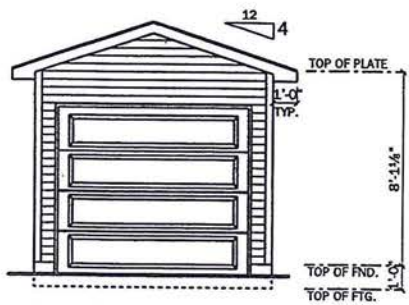
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided 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.



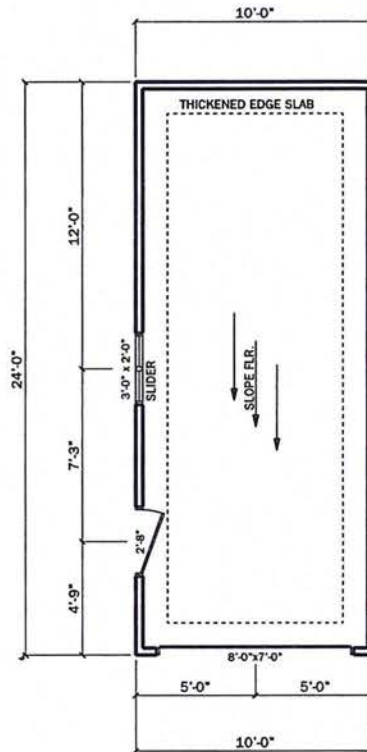
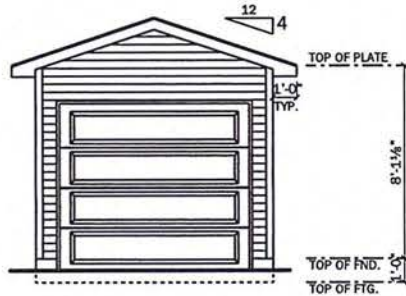
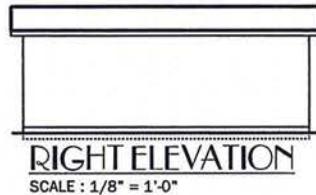
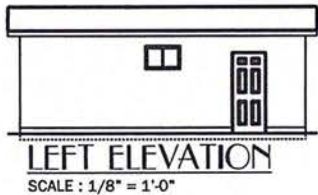
i charles, Garage location



FRONT ELEVATION

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

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GENERAL CONTRACTOR NOTES:

1. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
2. ALL EXTERIOR WALLS ARE 2x4 @ 16" O.C., UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS ARE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR HEADER'S SIZED PER PLAN.
5. ALL DIMENSIONS ARE FROM SURFACE OF STUD TO SURFACE OF STUD.
6. CONTRACTOR TO VERIFY ALL R.O. PER WINDOW/ DOOR BID SHEET.
7. CONTRACTOR TO VERIFY OR SIZE ALL BEAMS.

** WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DRAFTSMAN CANNOT GUARANTEE AGAINST HUMAN ERROR. CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.

- (A) BRACED WALL PER IRC CODE R602.1.10.1
- (B) BRACED WALL PER IRC CODE R602.1.10.9
- (C) ALTERNATE BRACED WALL PER IRC CODE R602.1.10.6

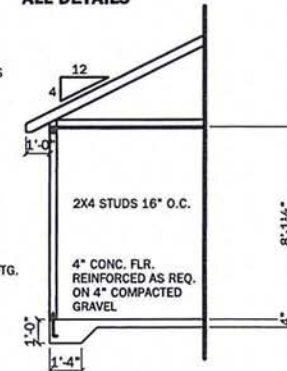
ROOF NOTES:

PREMANUF. TRUSSES 2" O.C.
43 POUND LOADING
ASPHALT SHINGLES
15# FELT
PROPER VENT BETWEEN
EVERY OTHER TRUSS
7/16" OSB ROOF SHEATHING
GALV. MTL. FLASHING
METAL GUTTER & DOWNSPOUTS
2x6 WHIT. WD. FASCIA
CONT. MTL.
SOFFIT VENTS

EXT. WALL NOTES:

HOUSEWRAP
7/16" OSB. WALL SHTG.
4" PREFINISHED SIDING
2X4 GREEN TREAT SILL PLATE
W/SILL SEALER
1/2" X 8 ANCHOR BOLT
6" O" O.C.
COATING W/ 16" X 12" CONC. FTG.
2 NO. 4 REBAR
4000 PSI. CONC.
INFILTRATION BARRIER
PERIMETER DRAIN TILE W/
GRAVEL BED

ROOF IS ONLY A REPRESENTATION REFER TO MANUF. PLANS FOR ALL DETAILS



Drawn For: GENE HUNTER
Contractor: JOE BOYLEN
Drawn By: ROD BUSETTI
Date: 10/19/18
Category: DEADWOOD GARAGE PLAN



These general drawings have been prepared using information provided by the customer, and are not intended to be used for construction without the approval of a professional engineer or architect. The customer is responsible for obtaining all necessary permits and for ensuring that the drawings comply with all applicable codes and regulations. The customer is also responsible for providing all necessary materials and labor for the construction of the project.

IMPORTANT
These drawings may not meet applicable building codes. These drawings may need to be submitted to your local jurisdiction for review and approval. Check with local building officials about a building permit.

Revision	Date
1	10/19/18
2	06/06/18
3	06/06/18
4	06/06/18
5	06/06/18
6	06/06/18
7	06/06/18
8	06/06/18
9	06/06/18
10	06/06/18

Date: 11/06/2018

Case No. 180494

Address: 155 Sherman Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 155 Sherman Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Michael Trucano

Owner: Michael Trucano

Constructed: circa 1936

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource built in 1936 in the Deadwood National Historic Landmark District. It was a warehouse and auto dealership over the past 60 years.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace the cloth awnings damaged in the hail storm. The existing material is no longer available therefore the owner has chosen one that is very close to the existing.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: It is also 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.



Motions available for commission action:

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

OR

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

Back to Agenda

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



FOR OFFICE USE ONLY

Case No. 180494
☐ Project Approval
☐ Certificate of Appropriateness
Date Received 10/31/18
Date of Hearing 11/14/18

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: 155 Sherman Street

Historic Name of Property (if known): Deadwood Motors

APPLICANT INFORMATION

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

Owner's Name: Michael Trucano
Address: PO Box 68
City: Deadwood State: SD Zip: 57732
Telephone: 605-641-5111 Fax: _____
E-mail: mtrucano@centurylink.net

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

Contractor's Name: French's Upholstery
Address: 1511 E. Philadelphia St.
City: Rapid City State: SD Zip: 57703
Telephone: 605-342-0417 Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: 11/15/2018Project Completion Date (anticipated): 11/30/2018☐ **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) ☐ Rear

Material _____ Style/type _____ Dimensions _____

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

Material _____ Style/type _____

☐ **SIGN/AWNING** ☐ New ☒ Restoration ☐ ReplacementMaterial Cloth Style/type Existing Dimensions Existing☐ **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.

The 6/29/18 hailstorm severely damaged the existing awning at 155 Sherman Street. Using the same frames, we would like to replace the cloth awnings. The (exact) existing material is no longer available, and we have chosen one that is very close to the existing, a photo is provided.

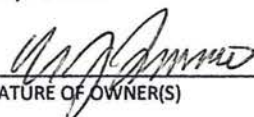
FOR OFFICE USE ONLY
Case No. _____

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.

 10-31-18
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

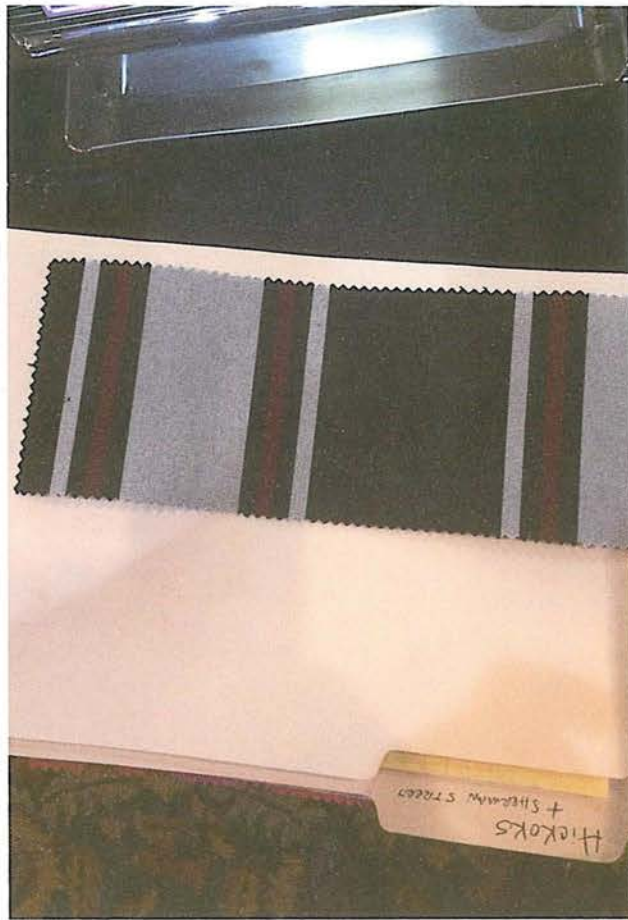
SIGNATURE OF AGENT(S) DATE

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



[Back to Agenda](#)

Date: 11/06/2018

Case No. 180495

Address: 601 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 601 Main Street, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: GR Deadwood LLC dba Mineral Palace Hotel & Gaming

Owner: GR Deadwood LLC dba Mineral Palace Hotel & Gaming

Constructed: circa 1993

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: Originally operated as a blacksmith shop and livery stable and eventually adapted to automobile repair, these buildings continued as automobile sales and service until 1989. The construction of the 75-unit Mineral Palace Hotel started in 1992 and completed for a formal opening in March 1993.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace the awnings with a Weathertyte Plus awning in black with gold lettering.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Weathertyte^{PLUS} is a textured vinyl substrate and not the traditional canvas awning material used widely on Historic Main Street. While this material claims to be weather-resistant and fully waterproof offering the luxurious look, feel, and texture of decorative fabric; staff is concerned on the vinyl look being too modern for the Landmark District. Therefore, it is staff's opinion the proposed work and changes do not damage or destroy a historic resource it may be considered an inappropriate material thus encroaching upon the resource. Furthermore, it would 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.



Motions available for commission action:

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

OR

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

Back to Agenda

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



FOR OFFICE USE ONLY

Case No. 180495
☐ Project Approval
☒ Certificate of Appropriateness
Date Received 11/5/18
Date of Hearing 11/14/18

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: 601 Main Street Deadwood SD 57732
Historic Name of Property (if known): Back to Agenda

APPLICANT INFORMATION

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

Owner's Name: GR Deadwood LLC dba
Mineral Palace Hotel + Gaming
Address: 601 Main Street
City: Deadwood State: SD Zip: 57732
Telephone: 605-578-2036 Fax: 605-578-1672
E-mail: _____

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: Diana Prado
Address: Mike or Arnesen
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: upon Approval and materials Rec'd Project Completion Date (anticipated): 4 weeks after start date☐ 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) ☐ Rear

Material _____ Style/type _____ Dimensions _____

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

Material _____ Style/type _____

☒ SIGN/AWNING ☐ New ☐ Restoration ☒ ReplacementMaterial Weather type Style/type Back Dimensions see attached photos☐ 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.

SIGNATURES

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

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

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


SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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





#1 - Mineral Palace
102" x 47"

—IMG_2507.JPG—



#2 - Valet Parking
102" x 47"

—IMG_2508.JPG



#3 - Hotel Registration
138" x 59"

— IMG_2509.JPG —



#4 - Mineral Palace
102" x 47"

—IMG_2510.JPG—



#5 - Gaming
256" x 47"

—IMG_2511.JPG—



#6 - Mineral Palace
192" x 47"

—IMG_2512.JPG—



#7- Gem Steakhouse
184" x 47"

—IMG_2513.JPG—



8 - Mineral Palace
183" x 47"

— IMG_2514.JPG —

The GEM
Steakhouse & Saloon

MINERAL PALACE
STEAKHOUSE & SALOON

MINERAL PALACE

STEAK HOUR





Black + Metallic Gold
Awning Lettering

Back to Agenda

EXHIBIT I

Date: November 09, 2018

Case No. 180492
Address: 298 Williams Street

Staff Report

The applicant has submitted an application for Project Approval for work at 298 Williams Street, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Dawn Ihnken
Owner: IHNKEN, DAWN
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 is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a two vehicle carport. The carport will have cedar posts bolted to cement poured into cedar boxes for weight. The boxes will be 24" long, 10" wide, and 12" high. The front will be cedar, roof will have matching shingles to the house and all wood will be stained Jarrah brown like the garage door.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

It is staff's opinion the proposed work and changes do not damage or destroy a historic resource but may encroach upon the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. It is not a permanent structure so it is an easily reversible alteration to the 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.

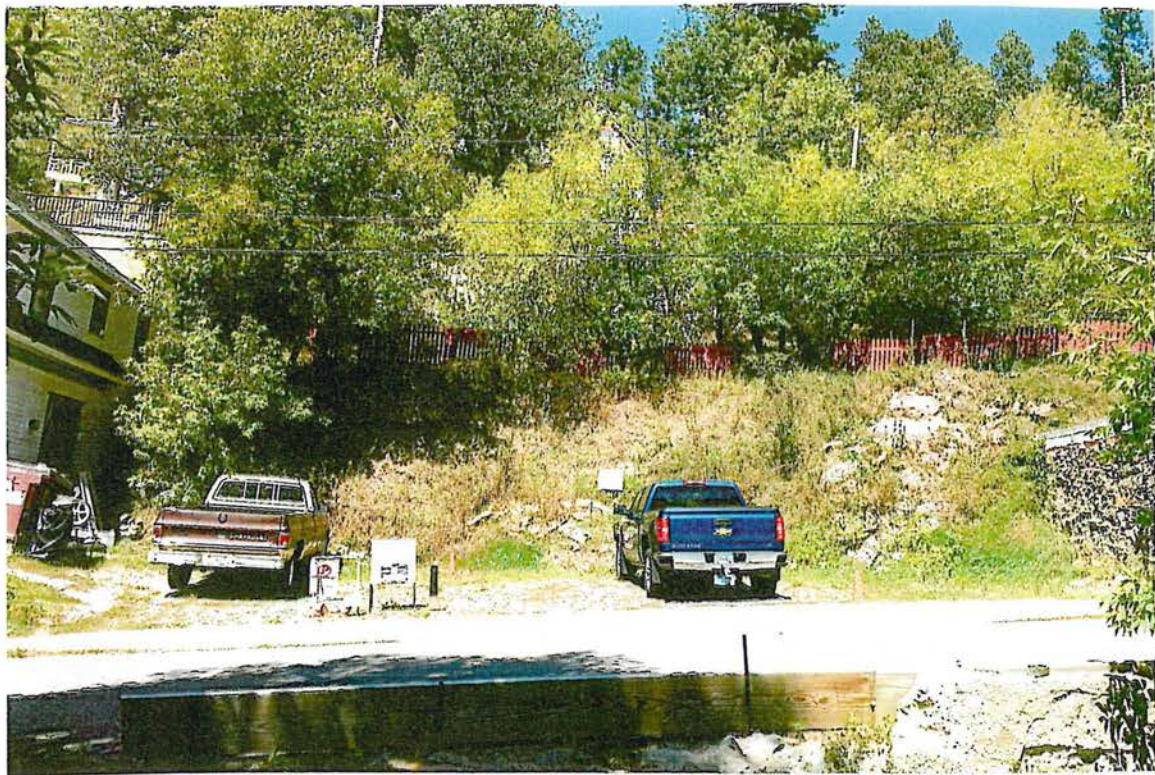
OR

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.

Back to Agenda



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



FOR OFFICE USE ONLY	
Case No.	180492
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/30/18
Date of Hearing	11/14/18

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: <u>298 Williams Street</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Dawn Ihnken</u>
Address: <u>298 Williams St.</u>
City: <u>Deadwood</u> State: <u>S.D.</u> Zip: <u>57732</u>
Telephone: <u>763-238-9085</u> Fax: _____
E-mail: <u>dihnken@tds.net</u>

Architect's Name: <u>Pro Build Builders First Source</u>
Address: _____
City: <u>Rapid City</u> State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Gary Emmett Const.</u>
Address: _____
City: <u>White</u> State: <u>SD</u> Zip: _____
Telephone: <u>605-690-1977</u> Fax: _____
E-mail: _____

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

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

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 checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other <u>Carport</u>		
<input checked="" type="checkbox"/> ROOF	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<u>Shingles to match House</u>
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

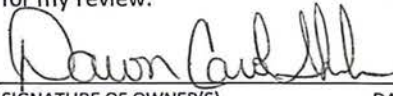
I would like a 2 vehicle carport. Cedar posts
bolted to cement poured into cedar boxes for weight.
Each post has a 24" long 10" wide 12" high box. 250lbs Ballast
The front will be cedar. Roof will have matching
Shingles as house. All wood will be stained Birch Brown
like my garage Door.

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.

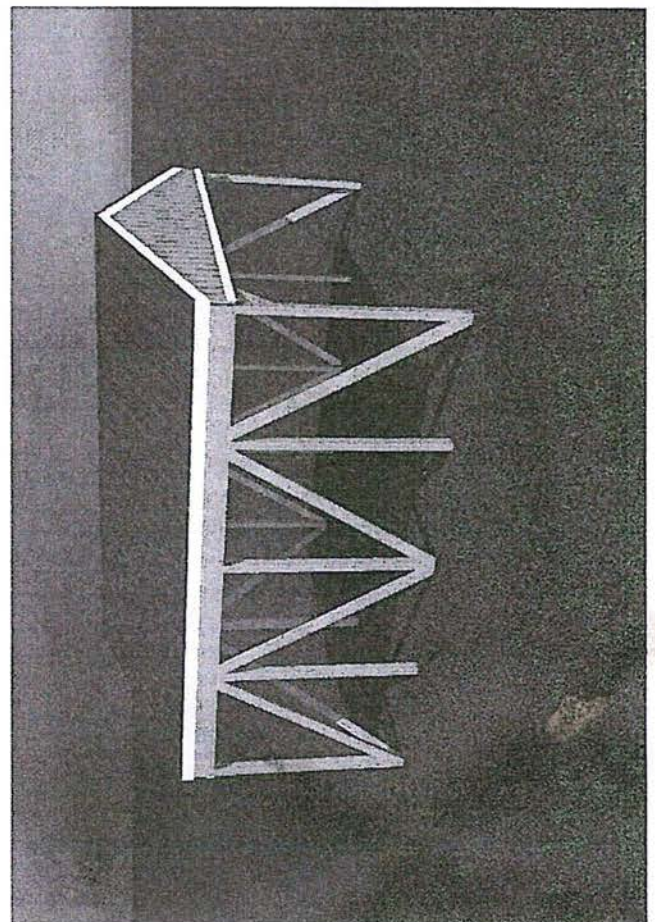
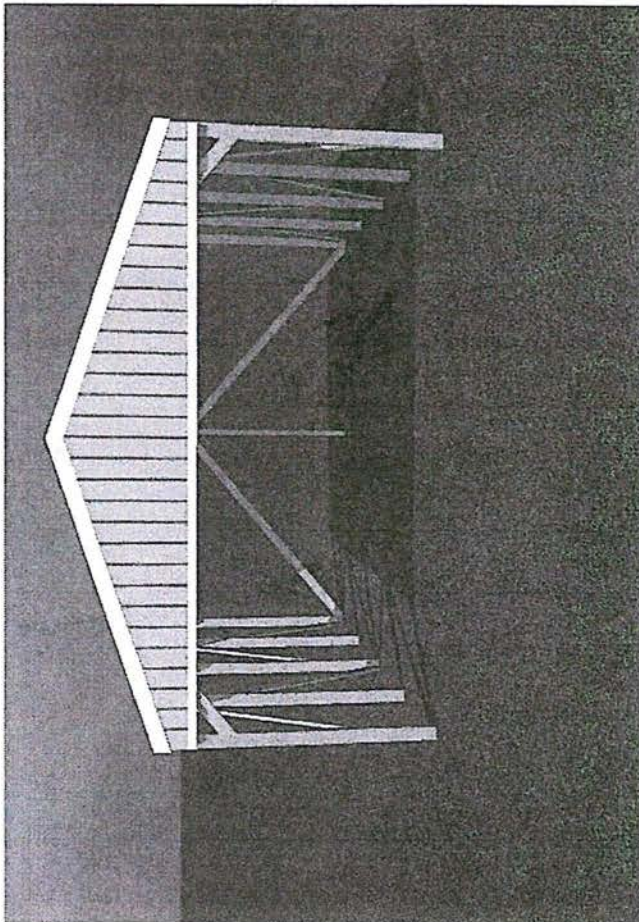
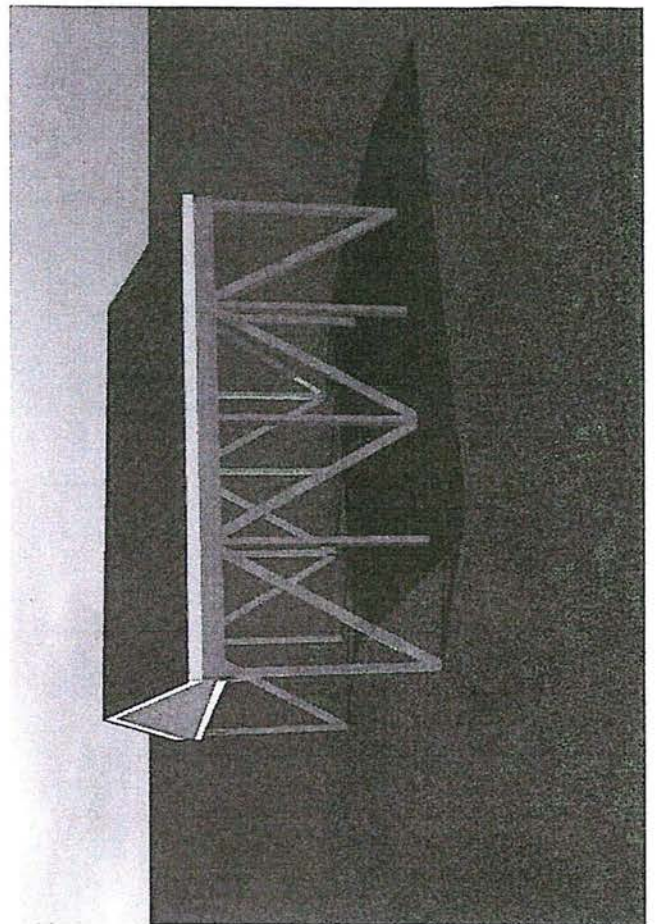
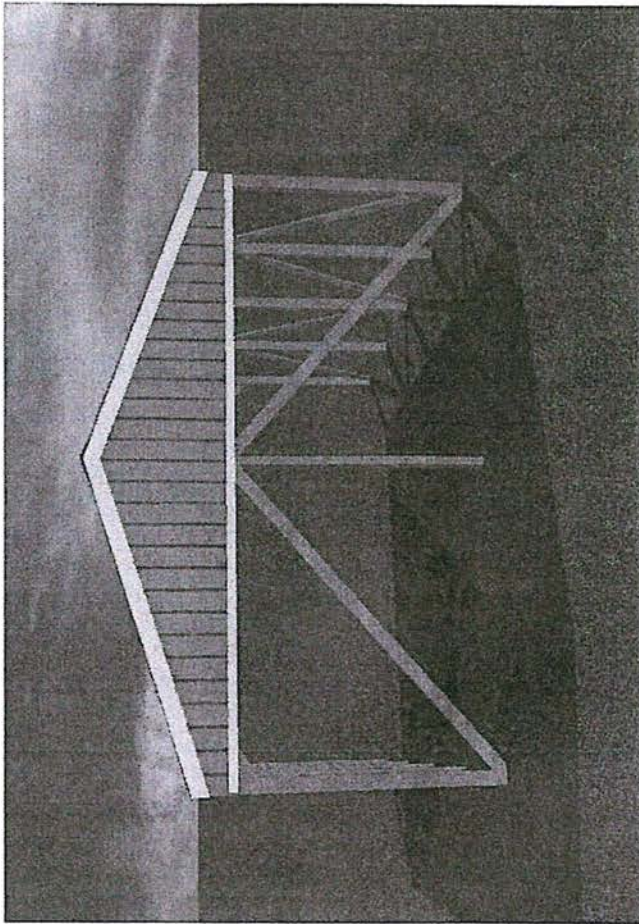
 SIGNATURE OF OWNER(S)	10/30/18 DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

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.



[Back to Agenda](#)