

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 11, 2018 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. June 27, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit A**
    - i. Melody Lopez – 67 Stewart Street – Foundation Program
    - ii. Melody Lopez – 67 Stewart Street – Siding Program
    - iii. Melody Lopez – 67 Stewart Street – Wood Windows and Doors Program
    - iv. Tim Conrad – 52 Lincoln Avenue – Wood Windows and Doors Program
    - v. Lance Bobolz – 84 Van Buren Avenue – Wood Windows and Doors Program
  - c. HP Grant Extension Request – **Exhibit B**
    - i. Lee Thompson – 47 Forest – Wood Windows and Doors Program
    - ii. Lee Thompson – 47 Forest – Elderly Resident Program
    - iii. Kris Fenton – 27 Lincoln – Siding Program
    - iv. Kris Fenton – 27 Lincoln – Foundation Program
    - v. Roger & Ann Ochse – 35 Madison – Foundation Program
    - vi. Art & Georgeann Silvernail – 47 Burnham – Elderly Resident Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan – Loan Requests – **Exhibit C**
    - i. Hills Partnership – 158 Williams – Loan Extension Requests
5. Old or General Business
  - a. Main Street Initiative update
  - b. Sign Ordinance Input or Revisions – **Exhibit D**
  - c. Digitization of Lawrence County Tax Records – **Exhibit E**
  - d. Headstone Grant Applications – **Exhibit F**
    - i. #201803, Seth Skill (Mt. Moriah Cemetery, Section 2, Lot 107)
  - e. Wild Bill and Calamity Jane Brochures - Permission to Print 10,000 copies each – **Exhibit G**
  - f. Days of 76 Museum Split Rail Fence Repairs – **Exhibit H**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180084–Melody Lopez–67 Stewart–Repair Siding/Windows, Install Storms, Repair/Replace Deck/Paint – **Exhibit I**
  - b. PA 180083 – Lance Bobolz – 84 Van Buren Street – Replace Roof, Windows, Doors, Deck & Repaint/Stain – **Exhibit J**
  - c. PA 180086 – Gordon Mack – 143 Charles Street – Alterations to Garage – **Exhibit K**
  - d. PA 180087 – Andrew Estoclet – 26 Adams Street – Deck Repairs – **Exhibit L**
  - e. PA 180088 – Tim Conrad – 52 Lincoln Avenue – Replace Windows – **Exhibit M**
  - f. PA 180089 – Prairie Sun Development – 97 Williams Street – Repair Porch – **Exhibit N**
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
12. Adjournment -- *\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**REMINDER: Budget Meeting Thursday, July 12, 8:00 a.m., City Hall**

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 27, 2018 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. June 13, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Revolving Loan Program Voucher Approval
  - c. Revolving Loan – Loan Requests – **Exhibit A**
    - i. James Pontius – 118 Charles – Life Safety Loan Request
5. Old or General Business
  - a. Main Street Initiative update
  - b. CenturyLink site update on negotiation efforts – Kevin Kuchenbecker
  - c. Soda Fountain Request – Update and proposed timeline – Kevin Kuchenbecker – **Exhibit B**
  - d. 2018 Round 2 Outside of Deadwood Grant Approvals – **Exhibit C**
  - e. Grace Lutheran Church – Not-for-Profit Grant Extension – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180076 – Fuller Bros – Downtown Heights – Construct Drive Way – **Exhibit E**
  - b. PA 180077 – Gordon Mack – 143 Charles Street – Raze Garage – **Exhibit F**
  - c. PA 180079 – Gordon Mack – 143 Charles Street – Front Entry, Side & Rear Decks and Picket Fence – **Exhibit G**
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9. Staff Report (*Items considered but no action will be taken at this time.*)
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**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, June 27, 2018**

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

**Absent** Lyman Toews and Thomas Blair

**Present City Commission:** Dave Ruth Jr.

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Program Coordinator was present.

**All motions passed unanimously unless otherwise stated.**

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 27, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

June 13, 2018 Regular Meeting

***It was moved by Ms. Posey and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, June 13, 2018. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Ms. Posey and seconded by Ms. Ochse to approve the HP Operating Account in the amount of \$33,719.99. Aye – All. Motion carried.***

**Revolving Loan Fund and Historic Preservation Programs:**

**HP Program Grant Funds**

***It was moved by Ms. Posey and seconded by Ms. Ochse to approve HP Grant Fund disbursements in the amount of \$27,697.42, based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Berg and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$780.00, based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program – Exhibit A**

- i. James Pontius – 118 Charles – Life Safety Loan Request

***It was moved by Ms. Ochse and seconded by Ms. Posey to grant a Life Safety Loan to James Pontius, 118 Charles. Aye All. Motion Carried.***

**Old or General Business:**

**Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit**

Mr. Kuchenbecker stated the Promotion Committee is working on the Frisky Whisky and Little Black Dress events. The flower planters are looking great. The Design Committee had the bunting up for Wild Bill Days. They are looking at making it bigger and add more weight or different material. The concept works it just needs fine-tuned. The Economic Restructuring Committee is working on the upper floor projects. The Deadwood-Lead Economic Development Corporation hosted meetings with investors for single and multi-family home projects as well as upper floor development. Mr. Kuchenbecker will be giving them an overview of the Deadwood sites that have been identified on Thursday. This firm is from Springfield, Missouri. They have experience with Historic Tax Credits, conservation easements, and New Market Tax Credits, housing tax credits and syndicating of these financial incentives. The Main Street Initiative is requesting a follow up meeting with the Governor. On Monday's City Commission agenda is the property trade of the pavilion and the Franklin hotel. The proposal is to trade straight across plus \$416,000 investment the city has done on the parking lot. Mr. Berg asked how that is doing. Mr. Kuchenbecker stated it will take three votes to pass. Mr. Ruth will have a conflict of interest so he will not be able to vote. Economic Development and Main Street Initiative has sent letters to the Governor's office requesting a follow up meeting to match the \$2,000,000. The Governor's Office of Economic Development has sent a letter requesting information. As requested, Mr. Kuchenbecker has helped to put together the response. The Silverado/Franklin is looking at a rehabilitation project on the 68 room hotel at a cost of \$5,800,000. The Historic Preservation has committed to assist that project through the façade easement program. There is interest in purchasing the Midnight Star. In its hay day it employed 80-100 people. A business is interested in purchasing the Midnight Star. This would give Deadwood additional leverage with State. Mr. Johnson asked if the Governor's office is responding positively to the request. Mr. Kuchenbecker stated there have been a variety of conversations amongst a variety of individuals



from the Governor's and Economic Development Office. The Governor has indicated he is looking forward to meeting with us again.

#### CenturyLink site update on negotiation efforts – Kevin Kuchenbecker

Mr. Kuchenbecker stated CenturyLink is still willing to donate the building but is requesting approximately \$4 Million to move the switching station. They are open to our expressed interest in façade improvements to make the building more compatible and housing public restrooms. They were doubtful it would be funded in 2019 but will put in a budget request hoping it could be funded in the future. If this area does not become a square the HP Commission needs to decide how important it is to make this building more compatible to the district. We would have to hire a design professional to come up with a concept and cost estimate for the façade. If this is something the Commission wants to explore we can meet with architects to come up with cost estimates. Another item to explore is a lease agreement to house public restrooms. They said they would be open to that. Ms. Posey asked if they would be eligible for the Façade Program. Mr. Kuchenbecker stated no because it is a non-contributing structure. Mr. Berg stated he believes green space should be a priority. There is no gathering space and a place for children. We need to move forward for the future of Deadwood. Ms. Ochse stated if we can move ahead with the square across from the Franklin then maybe CenturyLink will take another look at it and see that they are not the only game in town and rethink the prices they have been quoting us. Mr. Kuchenbecker suggested holding off a year before proceeding further and maybe budget for a façade enhancement. Mr. Ruth Jr. suggested not forcing a decision that will close a door with CenturyLink. It's important to keep the option viable and available to us going forward. Ms. Carmody stated to redo the shell and condense the inside so that maybe bathrooms could be added. Mr. Kuchenbecker stated they are probably only using 20% of the space because the overall size of the switches has changed.

#### Soda Fountain Request – Update and proposed timeline – Kevin Kuchenbecker – Exhibit B

Mr. Kuchenbecker stated the Big Dipper on Main Street is interested in leasing the Soda Fountain. Staff has been working with legal counsel on a Use and Lease Agreement. First the City Commission will approve a Resolution of Intent to lease the Fountain, set public hearing date for the lease of the public property; hold public hearing on the lease of the property and by August we would have an approved lease agreement for the soda fountain. Items for the agreement were reviewed. Ms. Ochse asked who insures it. Mr. Kuchenbecker stated they would. Ms. Carmody asked who pays for it to be moved or is that part of the lease. Mr. Kuchenbecker stated the city would have it pretty much in good working order for their installation and the lessor would maintain it and keep it that way. Mr. Berg asked if it would be a monthly lease. Mr. Kuchenbecker stated it could be as little as a \$1 a year lease. Ms. Ochse stated the public would be able to view it. Ms. Carmody suggested adding insurance requirements. Mr. Kuchenbecker stated there also needs to be interpretation for the public to view. Ms. Carmody asked how the soda fountain will be inspected. Will there be a schedule in place? How will it get fixed if anything will be broken? Mr. Kuchenbecker will make the suggestion to the attorney to add to the lease agreement. Ms. Carmody asked if there will be a check list of all items. Mr. Kuchenbecker stated there is a complete inventory of all items. Ms. Carmody asked if the lessee will sign off on all items. Mr. Kuchenbecker stated we will do that as this is part of our historic collection. Ms. Carmody asked if costs would be associated with the inventory or check list. Mr. Kuchenbecker stated the items would be appraised. It would be hard to put a replacement cost on such items. Mr. Ruth Jr. stated he is pretty sure the attorney will have this information in the lease agreement in the event something is damaged, destroyed or missing. The lessee will have to replace as part of working order. You don't want to list a price as the value may go up depending on the number of years it is leased. Ms. Carmody stated there needs to be a definition of what "good working order" means. ***It was moved by Ms. Ochse and seconded by Ms. Posey to recommend to the City Commission to approve the resolution for intent to lease the Soda Fountain. Aye – All. Motion Carried.***

#### 2018 Round 2 Outside of Deadwood Grant Approvals – Exhibit C

Mr. Kuchenbecker stated the Program Committee met and reviewed the 2018 Round 2 Outside of Deadwood Grant requests. There were fifteen applicants requesting a total of \$220,386.50. The committee recommends Black Hills Mining Museum, Archiving Materials, \$7,000; Groton Community Historical Society, Trinity Episcopal Church, Groton, \$17,500; Homestake Opera House, Construction Design, Lead, \$15,000; Methodist Episcopal Church, Reglazing, Stain Glass Windows, Wessington Springs, \$5,000; SD State Historical Society, Digitize Maps, Pierre, \$15,000; United Church of Christ, Stained Glass Windows, Yankton, \$4,000; Verendrye Museum, Structure Repairs, Ft. Pierre, \$4,000; Whitewood Historic District, Street Lamps, Whitewood, \$7,500, ***It was moved by Ms. Posey and seconded by Ms. Ochse to recommend to the City Commission approval of the 2018 Round Two Outside of Deadwood Grants. Aye-All. Motion Carried.***

#### Grace Lutheran Church – Not-for-Profit Grant Extension – Exhibit D

Mr. Kuchenbecker stated Grace Lutheran Church is requesting a second extension of their Not-for-Profit grant. They are having difficulties securing a contractor for the concrete work. ***It was moved by Ms. Ochs and seconded by Ms. Posey to grant an extension to the Grace Lutheran Church until October 2018. Aye-All. Motion Carried.***

#### New Matters before the Deadwood Historic Preservation Commission



PA 180076 – Fuller Brothers – Downtown Heights – Construct Drive Way – Exhibit E

Mr. Kuchenbecker stated the applicant is requesting permission to construct a driveway to enter onto their property off of Denver Avenue. An Archaeological investigation and report has been completed prior to the application. Both SHPO and this office are of the opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the resource or the historic character of the local historic district, the State and National Register of Historic District or the Deadwood National 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. Aye- All. Motion Carried.***

PA 180077 – Gordon Mack – 143 Charles Street – Raze Garage – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 143 Charles Street, a contributing structure locating in the Cleveland Planning Unit in the City of Deadwood. The applicant applied to raze the single bay garage last year and was denied. Since then the applicant believes the building has shifted causing cracks in the stucco and separating from the sub structure making it unstable. This will be the third time the applicant has requested permission to raze this contributing structure. Each time the resource has continued to be shown in deteriorated shape and little to no effort has been made to repair or rehabilitate the resource. It is staff's opinion the removal of the garage does encroach upon the existing resource and destroys the contributing resource. As such, the proposed work and changes does encroach upon, damage or destroy a historic resource and has an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood national historic Landmark District. Chair Johnson asked how are the timbers under the stucco. Mr. Mack stated the back has water damage but it is not rotted. On the front however the front caps has broken away and never repaired so water was getting in and it is now rotted out. Ms. Ochse stated Mr. Mack has very good reputations as a craftsman. Ms. Ochse asked Mr. Mack what his has done to stabilize this structure since the last time he was before the HP Commission. Mr. Mack stated he has been busy working on the remodel of the house before focusing on the garage. Just in the last year the stucco has really split in the front. When the stucco is peeled off I feel I will run into a lot of issues. Ms. Posey stated this is a real blatant example of intentional demolition by neglect. You have done all this work and you are such a skilled contractor. This garage is a contributing structure and an historic icon. Mr. Mack stated he has only been living in the house for a year but the neglect has been going on far longer. Ms. Ochse stated we are not in the business of tearing down historic buildings. What we are charged with is just the opposite. We are here to protect historic buildings. If you happen to own a historic building then you have the obligation to protect it and stabilize it. Make sure it is there for the next generation. Chair Johnson asked if there is anything you can do in order to preserve the building that would work for you. Mr. Mack asked if he could cut off six to seven feet off the back of the garage. This would allow easier access to the garage in the back of the house. The front of the garage would still have to be repaired. Mr. Kuchenbecker stated it would help preserve the site and curb appeal. Mr. Kuchenbecker stated a new application would have to be submitted with the new plans. Ms. Carmody asked if you could reuse some of the timbers from the back side of the structure. Mr. Mack stated he would not know until he gets behind the sheet rock. Mr. Johnson asked how many feet will come off the back. Ms. Carmody asked how many feet is the garage. Mr. Mack stated 14 to 15 feet. You would be cutting a third off the back. Plans are to do a tongue and groove like some of the eastern covered bridges. ***It was moved by Ms. Ochs and seconded by Ms. Posey, based upon all the evidence presented, I move to make a finding that this project does encroach upon, damage, or destroy a historic property included in the national register of historic places or the state register of historic places and move to deny the request. Aye - All. Motion Carried.***

Mr. Mack stated he will submit in a new project approval to show what he plans to do with the garage.

PA 180079 – Gordon Mack – 143 Charles Street – Front Entry, Side & Rear Decks and Picket Fence – Exhibit G

Mr. Kuchenbecker stated the applicant is requesting permission to replace the stucco on the inside of the front entry porthole with brick and place one row of brick on the face to frame the entry. Applicant would also like to build a 14'x14' deck on the left side of the house and a 14'x19' deck on the rear of the house constructed of wood with spindle railings and a brick platform to match the entryway. Applicant also requests permission to install a 3' white picket fence to border the front yard. The proposed work and changes does not encroach upon, damage or destroy a historic resource but may have a slight adverse effect on the character of the building but does not have an overall adverse effect on the historic character of the local historic district, the State and national Register Historic Districts or the Deadwood National Historic Landmark District. Mr. Mack stated he likes the look of the brick better and with the brick he will have a better seal than with stucco. Ms. Ochse stated she has no objection to the request but when we have an applicant with one pending application we do not allow a second project approval until the pending project has been given permission to move ahead. I feel we should table this until we know where we are on the garage. We have to treat everyone the same. ***It was moved by Mr. Berg and seconded by Ms. Carmody, 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 submission of new plans for the garage. Aye - All. Motion Carried.***

**Items from Citizens not on Agenda**

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

Mark your calendar for the community picnic on July 15, 2018, 4:00 – 6:00 p.m.

Picnic on the lawn this Friday with Ann Charles.

Bonny Anfinson will be the new city appointed board member for DHI. Mr. Kuchenbecker's term is up.

**Committee Reports:**

Ms. Posey stated she is glad we put some type of stop on the Mack matter because this is a particular situation. The last really big demolition by neglect that the commission worked on was the Sinclair Station. They kept doing the same thing by putting in requests to demolish and did everything they could to knock the building down and they actually did. If we just let this go we could very well be in the same situation.

Mr. Ruth Jr. stated first of all thank you for taking the time on the Gordon Mack project approvals. I know this decision was not easy to come up with. Gordon Mack is a unique situation. Because he is a resident that is willing to try and come up with a suitable alternative this makes him different from some of the other serious issues in the past. With some work from staff and help and guidance I think he will get there and get it done. This is an opportunity to really show the public that preservation isn't always a yes, yes, yes but when there is a no we are working to find a solution. Mr. Berg stated we need to work to accommodate the issue as it is a valuable structure.

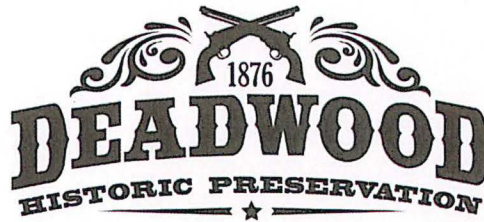
The Historic Preservation Commission Meeting adjourned at 6:00 p.m.

ATTEST:

\_\_\_\_\_  
Chairman, Historic Preservation Commission

*Bonny Anfinson, Historic Preservation Office/Recording Secretary*





# EXHIBIT A

## MEMORANDUM

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**Date:** July 9, 2018, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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

- Melody Lopez – 67 Stewart Street– Foundation, Siding & Wood Windows and Doors Programs  
*Staff has determined the project meets the criteria for the Siding, Wood Windows and Doors and Foundation Programs. Staff will coordinate with the applicant during the proposed project.*
- Tim Conrad – 52 Lincoln Avenue - Wood Windows and Doors Program  
*Staff has determined the project meets the criteria for the Siding, Foundation and Wood Windows and Doors Programs. Staff will coordinate with the applicant during the proposed project.*
- Lance Bobolz – 84 Van Buren Avenue – Wood Windows and Doors Program  
*Staff has determined the applicant as well as the project meets the criteria for the Wood Windows and Doors Program and will coordinate with the applicant and contractor during the proposed project.*



## Foundation Program Application

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

1. Address of Property:

67 Stewart St.

2. Applicant's name & mailing address:

Melody Lopez

67 Stewart St.

Deadwood, SD 57732

Telephone: (605) 641-7998

E-mail doodlebuglopez@gmail.com

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Initials: \_\_\_\_

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

5. Certification

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

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

Applicant's signature: Melody Lopez

Date submitted: 6/27/18

Owner's signature: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

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

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

W57' of Lot 2 BLK 72  
Original town of Deadwood









# Wood Windows and Doors Worksheet

Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	7	7	3			
Right Side View	3	3				
Left Side View	2	2				
Rear View						
Total Windows	12	12				
	960 Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	4,200 Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$20,000.00 maximum.

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

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

Revised 9/27/17



# Wood Windows and Doors Worksheet

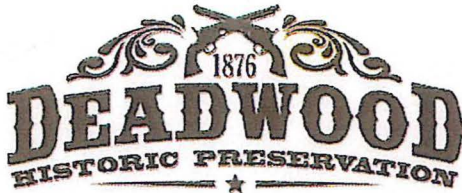
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	3	3		1		
Right Side View	3	3		0 n/a		1
Left Side View	2	2		1 h/a	1	1
Rear View	2	1				
Total Windows	10	9		1	1	1
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$20,000.00 maximum.

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

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



## Wood Windows and Doors Application

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

1. Address of Property:

52 Lincoln Ave

2. Applicant/Owner name & mailing address:

Tim Conrad

52 Lincoln Ave

Telephone: (605) 920-1214

E-mail deadwoodelectric@rushmore.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$28,089.34

Estimated Total Cost for Entire Project:

\$28,089.34

**For Office Use Only:**

D Owner Occupied

D Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date:    /    /    Initials:   

Assessed Valuation \$                     

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

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

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

Applicant's signature:

Tim Conrad

Date submitted:

6/26/18

Owner's signature: \_\_\_\_\_

Date submitted: \_\_\_\_\_

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





Lots 1 and 2 and All Vacated  
Alley BLK 47  
Original Town of Deadwood

Revised 9/27/17



# Wood Windows and Doors Worksheet

Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View			11			
Right Side View			7			
Left Side View						
Rear View			5			
Total Windows			23			
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

**The forgivable loan or grant is available up to \$20,000.00 maximum.**

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

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

Gervig Construction

Brian Gervig, Owner  
311 Mountain View  
Lead, South Dakota 57754

Phone: (605) 584-1256  
Cell: (605) 580-1507

To: Tim/Monica

# PROPOSAL

Page No. 1 of 1 Pages

JOB NAME / NO.

LOCATION

House - Lincoln

PHONE

DATE

June 1 18

We hereby submit specifications and estimates for:

Replace windows/Paint to match current colors on exterior  
Interior is finished to interior color

Includes windows \$27,431.00  
& Screens

Rmv. \$3160 if interior is unfinished  
and standard Pulls

TAX \$658.34

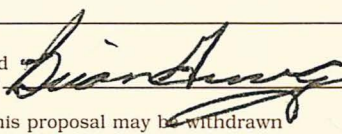
**WE PROPOSE** hereby to furnish material and labor - complete in accordance with these specifications, for the sum of:

AS WORK IS COMPLETED / WHEN WINDOWS ARRIVE dollars (\$ 28,089.34).

Payable as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized  
Signature



NOTE: This proposal may be withdrawn  
by us if not accepted within \_\_\_\_\_ days.

**ACCEPTANCE OF PROPOSAL** - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_













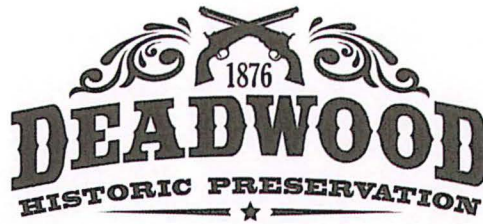












# EXHIBIT B

## MEMORANDUM

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**Date:** July 6, 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 extensions of their Grants. Staff's recommendation follows for each of the extension requests.

- Lee Thompson ..... 47 Forest ..... Windows/ Elderly Resident Program  
*The grant expires on 07/14/18. This is the third extension request for these grants. The applicant has the siding done and is still working on the windows and soffits. Staff recommends extending the grant for an additional six months which will expire 07/14/19.*
- Kris Fenton ..... 27 Lincoln ..... Siding/Foundation Programs  
*The grant expires on 07/06/18. Work has started on the project and work will not be completed before the grant expires. The applicant is requesting a six month extension. Staff recommends extending the grant for an additional six months which will expire 07/06/18.*
- Roger & Ann Ochse ..... 35 Madison ..... Foundation Program  
*The grant expires on 07/17/2018. The applicant has completed the needed wall repair. They are checking into doing some small repairs with remaining funds. The applicant is requesting a three month extension. Staff recommends extending the grant for an additional three months which will expire 10/17/2018*
- Art & Georgeann Silvernail ..... 47 Burnham ..... Elderly Resident Program  
*The grant expires on 7/14/2018. They have completed the front porch of their project and wish to use the remaining funds to install a new wood front door. The applicant is requesting a three month extension. Staff recommends extending the grant for an additional three months which will expire 10/14/2018.*



795 MAIN STREET  
DEADWOOD, SD 57732  
605-578-1401



**EXHIBIT C**  
330 E. Anamosa  
Rapid City, SD 57701  
605-923-6007

## **MEMORANDUM**

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**Date:** July 11<sup>th</sup>, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Walker, NeighborWorks, DHR  
**Re:** Historic Preservation Loan Requests (1 page)

---

The following Historic Preservation Loan Requests were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendation follows each of the loan requests. For further information please review the individual loan requests.

- Hills Partnership – 158 Williams – Loan Extension Requests

*The borrower is requesting an Extension on Foundation and Windows loans*

*This loan request was reviewed by Loan Committee: favorable comments were received.*



To be submitted to Historic Preservation Commission 7.11.18

## Loan Extension Requests

DATE: 7/03/18

APPLICANT: Hills Partnership

PROPERTY ADDRESS: 158 Williams

LOAN AMOUNT: \$10,000 & \$20,000

INTEREST RATE: 0%

TERM: 120 months & 120 months

PAYMENT AMOUNT: Forgivable

PURPOSE: Foundation & Windows

SECURITY: 2<sup>nd</sup> & 3<sup>rd</sup> Mortgages

**UNDERWRITER'S REVIEW:**

Hills Partnership (NHS of the Black Hills Inc. and Dakota Land Trust) owns the Historic Home at Hills Apartments. Hills Partnership is requesting a six month extension of the loans maturity dates to allow additional time to complete the repairs to the home.

Weather (long snowy winter, very wet spring and a recent hail storm) have delayed work on the historic home and has limited availability of contractors to complete the repairs.

**UNDERWRITER'S RECOMMENDATION:**

I would recommend approval of the loan as presented

**This loan request was reviewed by Loan Committee: Favorable Comments were received.**

Historic Preservation  
Commission

**ACTION**

☐ Approved

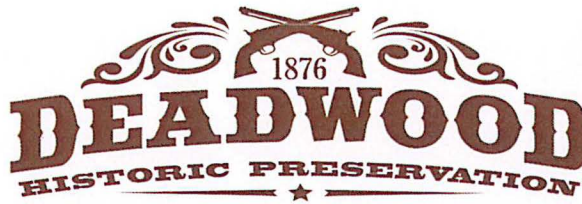
☐ Denied

☐ Continued

Date: \_\_/\_\_/\_\_

Signed: \_\_\_\_\_





## MEMORANDUM

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**Date:** June 25, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Bob Nelson, Jr. Zoning Administrator  
**Re:** Sign Ordinance Input on Revisions

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The Planning and Zoning Commission has been reviewing the current sign ordinance. The Commission feels changes are needed due to the marketing industry and discoveries made by staff or sign permit applicants. The last complete review and update to the sign ordinance took place in 2012. Over the last few months staff has reviewed the sign ordinance and gathered information which requires attention within the sign ordinance.

Amongst the changes to be reviewed are a few items requiring the opinion of the Deadwood Historic Preservation Commission and are referenced below:

- Currently the sign ordinance allows for all types of illumination outside of the Federally Designated Deadwood National Historic District. Backlit lettering is allowed on new construction outside the Locally Designated Historic District in addition to external illumination, and all forms of internal illumination are prohibited within the Locally Designated Historic District. Staff and the Planning and Zoning Commission would like the opinion of the Historic Preservation Commission in regards to the allowance of internal illumination outside of the Locally Designated Historic District. Requests for internal illumination continue to be presented to the Planning and Zoning Commission and the opinion of Historic Preservation is needed, especially if the landmark status of the City can be impacted by signage.
- The word "Casino" is currently prohibited by the sign ordinance. This prohibition may be antiquated and staff requests the opinion of Historic Preservation in regards to allowing the word "Casino" on signage.

In addition to ordinance items the Planning and Zoning Commission would like the Historic Preservation Commission to consider a grant program for historic signage. Based on the ordinance any sign erect prior to April 1, 2012 may remain in place and shall be permitted to remain in place as a nonconforming sign. The suggestion is a grant program to assist business owners within the Locally Designated Landmark District to remove non-conforming signage and install code compliant signage or to remove non-conforming signage such as billboards.

Thank you in advance for your time.



## **Chapter 15.32**

### **SIGNS**

#### Sections:

#### **Article I. General Provisions**

- 15.32.010 Title.
- 15.32.020 Historical accuracy and integrity.
- 15.32.030 Purpose.
- 15.32.040 Jurisdiction.
- 15.32.050 Application of chapter.
- 15.32.060 Rules of language.
- 15.32.070 Compliance.
- 15.32.080 Appeals and variance.
- 15.32.090 Approvals necessary for sign alteration or erection.
- 15.32.100 Definitions.
- 15.32.110 Classes of signs.
- 15.32.120 Types of signs.

#### **Article II. Disallowed Signs, Allowed Signs Not Subject to Permit, and Allowed Signs Subject to Permit**

- 15.32.130 Disallowed signs.
- 15.32.140 Allowed signs not subject to permit.
- 15.32.150 Allowed signs subject to permit.

#### **Article III. Administration--Permits--Enforcement**

- 15.32.160 Sign review commission.
- 15.32.170 Permit costs.
- 15.32.180 Enforcement--Violation--Penalty.
- 15.32.190 Submittals.

#### **Article IV. Design Considerations and Requirements**

- 15.32.200 Illumination.
- 15.32.210 Materials.
- 15.32.220 Letter style.
- 15.32.230 Height.
- 15.32.240 Obstruction.
- 15.32.250 Freestanding signs.
- 15.32.260 Wall and fence signs.
- 15.32.270 Repairs and maintenance.
- 15.32.280 Computation of sign area.

#### **Article V. Sign Area, Type and Quantity Allowed**

- 15.32.290 Purpose of article.
- 15.32.300 Historic district.
- 15.32.310 Areas of the city outside the locally-designated historic district, but within the landmark district.
- 15.32.315 Areas of the city outside the landmark district.

#### **Article VI. Historic Landmark Signs**

- 15.32.320 Existing landmark signs.
- 15.32.330 Replication of landmark signs advertising business names.
- 15.32.340 Replication of landmark signs other than business names.
- 15.32.350 Documentation.



## Article I. General Provisions

### 15.32.010 Title.

The ordinance codified in this chapter shall be known as the “sign ordinance of the city of Deadwood” and will be referred to herein as “this chapter.” (Prior code § 26-100)

### 15.32.020 Historical accuracy and integrity.

A. On July 4, 1961, the city was designated a National Historic Landmark. On October 16, 1966, the city was listed on the National Register of Historic Places. These designations have served to protect the historic integrity of Deadwood’s architectural and cultural heritage. As a result, the health, safety and the general welfare of resident and nonresident property owners in Deadwood has improved. With the advent of legalized limited gambling in 1989, Deadwood moved into a new period of development. This new industry and the commercial growth it fosters must be nurtured, yet efforts to preserve this community’s architectural and cultural heritage cannot be compromised.

B. The prohibition on the construction of any additional off-premise signs and the amortized elimination or remodeling of existing billboards within the historic district as established by Ordinance No. 777 is a critical part of this effort. Such signs are inconsistent with and detract from the historic character of this community. Other such inconsistencies include plastic signs, moving signs and roof signs. ~~Recognizing that historical accuracy is a primary goal of this chapter, provisions must be made for incentives to create signage that is historically accurate.~~  
(Prior code § 26-101)

### 15.32.030 Purpose.

It is the purpose of this chapter to make provisions to allow individual establishments to identify the nature of their enterprise, the products provided, the services provided and their name. Further specifications of this chapter are:

A. To require signs to respect the historic architectural styles of the community, and more specifically, the style of the structure on which the sign will be placed. ~~The city has adopted a set of design guidelines for use within the historic district and they are referenced by this section.~~

B. To protect the public from hazardous conditions by requiring signs to conform with building, electrical and life safety codes, and by prohibiting signs that obscure the vision of motorists or compete or conflict with traffic or warning signs.

C. To provide for good visual communication to the public, whether they are traveling by foot or vehicle, so that the public may easily know the location of individual establishments.

D. To provide a reasonable balance between the need of the business owner to identify the enterprise, and the need of the public to be protected against the visual discord resulting from the unrestricted proliferation of signs.

E. To recognize that the required size of a sign that provides adequate identification in pedestrian-oriented business areas is less than that required for signs in automobile-oriented areas.

F. To carry out the elimination of nonconforming signs.

~~G. To protect and improve the public health, safety, and general welfare by preventing adverse impacts to historic resources and assuring that new signs are in keeping with the city's historic character.~~

(Ord. 1170 (part), 2012; prior code § 26-200)

### 15.32.040 Jurisdiction.

This chapter shall apply to all land within the corporate limits of the city.  
(Prior code § 26-201)

### 15.32.050 Application of chapter.

A. The provisions of this chapter shall apply to the display, construction, erection, alteration, use, location, and repairs and maintenance of all signs within the city.

(Ord. 1170 (part), 2012; prior code § 26-202)

### 15.32.060 Rules of language.

As used in this chapter:

A. “Shall” is mandatory;

B. “May” is discretionary;

C. The masculine includes the feminine;

D. “City” means the city of Deadwood;

E. Where there is conflict between the text and any graphic illustration, the text shall prevail.



(Prior code § 26-803)

**15.32.070 Compliance.**

A. All new sign construction shall be in compliance with this chapter.

B. Any sign erected prior to April 1, 2012, may remain in place and shall be permitted to remain in place as a nonconforming use until any one of the following events occurs or so long as all the following criteria remain constant:

1. Title to the real estate on which the sign is located does not change;
2. The sign is not moved or changed/alterd in any way (does not include normal repairs and maintenance which do not change, enlarge, move or structurally alter the original nonconforming use - see definitions); and
3. The sales tax licensee does not change.

Should any of the above occur, or any of the criteria not remain constant, the sign must be brought into conformance with this chapter or removed from the premises (unless landmark status has been granted pursuant to Article VI of this chapter).

Further, when a nonconforming use is discontinued for a period of one (1) year, it shall not be continued unless in conformance with the requirements of this chapter.

(Ord. 1170 (part), 2012; Ord. 1020 (part), 2004; prior code § 26-800)

**15.32.080 Appeals and variance.**

A. All decisions of the sign review commission may be appealed to the circuit court for Lawrence County.

B. In the case of a request for a variance to the sign commission the procedures followed shall be those set forth in this chapter, except that the sign commission shall not grant a variance from any requirement or regulation of this chapter regarding signs unless it finds there are special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area.

C. Conditioning of Variance. The sign commission may make any variance subject to any conditions that it deems necessary or desirable to make the device that is permitted by the variance compatible with the other purposes of this chapter.

D. Expiration of Unused Variance. All variances shall expire six months from the date of issuance if not used within that time period.

(Prior code § 26-801)

**15.32.090 Approvals necessary for sign alteration or erection.**

A. Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign. Enforcement of this Chapter is set forth in section 15.32.180, below.

B. Every sign hereafter erected, constructed or maintained, for which a permit is required under this Chapter shall be plainly marked with ~~the name of the person, firm or corporation erecting and maintaining such sign and shall have affixed on the front thereof~~ the permit number issued for said sign or other method of identification approved by the building Code official.

(Ord. 1170 (part), 2012; prior code § 26-203)

**15.32.100 Definitions.**

As used in this chapter:

“Accessory” means subordinate or incidental to, and on the same lot or on a contiguous lot in the same ownership, as the building or use being identified or advertised.

“Alley” means a street or way within a block set apart for public use, vehicular travel, and local convenience to provide access to the rear or side of the abutting lots or buildings.

“Awning” means a movable shelter, primarily of fabric, supported entirely from the exterior wall of a building and of a type that can be retracted, folded, or collapsed against the face of the supporting building or may be permanently extended out from the exterior wall of the building. Permanent awnings may be supported by columns, poles, or braces extended from the ground see permanent awnings.

Comment [RNJ1]: Will we be able to enforce this? Billboards included?



"Banner" means a long strip of flexible material, or machine-printed sign, of distinctive design displaying a decoration, slogan, advertising, etc., especially one suspended between two points, generally temporary in nature.

"Billboard" means a freestanding off-premises sign.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Business" means all activities in which a person engages or in which such person causes another to be engaged with the object of gain, benefit, or advantage, whether direct or indirect.

"Canopy" See "Awning, portable or collapsible awnings, and permanent awnings" means a permanently roofed shelter covering a sidewalk, driveway or other similar area, which may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extended from the ground.

Frontage, Building. "Building frontage" means the horizontal, linear dimension area of that side of a building that abuts a street, a parking area, a mall or other circulation area open to the general public and that has either a main window display of the enterprise or a public entrance to the building; in commercial industrial zone districts, a building side with an entrance open to employees is a building frontage; where more than one use occupies a building, each such use having a public entrance or main window display for its exclusive use is considered to have its own building frontage, which is the front width of the building occupied by that use.

Frontage, Street. "Street frontage" means the linear frontage of a lot or parcel abutting a private or public street that provides principal access to or visibility of the premises.

"Grade" means the average elevation of the finished ground level at the center of all walls of a building. When walls are parallel to and within five feet of a sidewalk, "grade" means the sidewalk level.

"Height of a sign" means the vertical distance measured from the elevation of the nearest sidewalk or, if there is no sidewalk within twenty-five (25) feet, from the lowest point of the finished grade on the lot on which the sign is located and within twenty-five (25) feet of the sign, to the uppermost point of the sign or the sign structure.

"Home occupation" means an occupation carried out in-residence, of a commercial nature, which has no employees other than family members and takes up no more than twenty-five (25) percent of the total floor area.

Illumination, Direct. "Direct illumination" means lighting by means of an unshielded light source, including neon tubing, which is effectively visible as part of the sign, where light travels directly from the source to the viewer's eye.

Illumination, Indirect. "Indirect illumination" means lighting of the surface by light source that is directed at the reflected surface in such a way as to illuminate the entire building facade on which a sign is displayed, but does not include lighting that is primarily used for purposes other than sign illumination, including without limitation, parking lot lights or lights inside a building that may silhouette a window sign but that are not primarily installed to serve as inside illumination of a sign.

Illumination, Internal. "Internal illumination" means lighting by means of a light source that is within a sign having translucent foreground or background and silhouettes opaque letters or designs or that is within letters or designs that are themselves made of translucent material. This term shall also extend to and include opaque letters or designs set out from a building or sign face and lit by illumination from behind the letters.

"Marquee" means a permanently roofed structure attached to and supported by a building and projecting from the building.

"Mural" means a decorative or figurative painting or decoration, usually oversized, applied directly to a wall or ceiling. "Mural" shall also include supergraphic.

"Neon" means an electrically-charged gas contained within an enclosed transparent tube.

"Public entrance" means an entrance to a building or premises that is customarily used or intended for use by the general public. Examples of private entrances not intended for use by the general public are fire exits, special employee entrances, and loading dock entrances.

"Repairs and maintenance" means to renew, revitalize or to restore a sign to its former good, sound, proper condition, working order, original state or operational soundness after injury, wear or tear; to fix; to mend; upkeep; put back together; correction of a failure; replacement of missing, lost, broken or unserviceable parts; all action taken to retain materials or to restore to original condition; routine recurring work required to keep a sign in such condition that it may be continuously utilized at its original design, for its intended



purpose; preserving a sign in its original condition; to prolong a sign's useful life [Examples include, but are not limited to: replacing letters that have fallen off is a repair; painting letters that have faded is maintenance; mending a sign that was broken in half by some accident with an exact duplicate is a repair; applying new stain to a wooden sign is maintenance; however, replacing a sign for a new business name is a change or alteration, NOT repair or maintenance; replacing a sign with the same business name, but new design for that business is a change or alteration, NOT repair or maintenance.]

“Permanent awning” means any structure erected for shade or shelter and which is completely open on at least two sides and fastened to an existing permanent structure.

“Portable or demountable awning” means any prefabricated structure erected for shade or shelter which is designed to be readily assembled and disassembled and adapted to ready transportation.

“Roof” means the cover of any building, including the eaves and similar projections.

“Roof line” means the highest point on any building where an exterior wall encloses usable floor space (including roof areas for housing mechanical equipment) and the highest point on any parapet wall if the parapet wall extends around the entire perimeter of the building.

“Sign” means any writing, pictorial representation, decoration (including any material used to differentiate sign copy from its background), form, emblem, trademark, flag or banner or any other figure of similar character that:

1. Is a structure or any part thereof (including, the roof or wall of a building); or
2. Is written, printed, projected, painted, constructed, or otherwise placed or displayed upon or designed into a building, board, plate, canopy, awning, or vehicle or upon any material, object, or device whatsoever; and
3. By reason of its form, color, wording, symbol, design, illumination, or motion, attracts and is designed to attract attention to the subject thereof or is used as a means of identification, advertisement, or announcement.

“Sign face” means the surface of a sign upon, against, or through which the message is displayed or illustrated.

Sign, Nonconforming. “Nonconforming sign” means any sign that was erected and maintained prior to April 1, 2012, and that does not conform to all the applicable regulations and restrictions of such code and any sign located in an area annexed to the city since the enactment of such code.

“Sign structure” means any supports, uprights, braces, or framework of a sign.

“Window” means the transparent or translucent portion of an opening in the exterior wall of a structure. (Ord. 1170 (part), 2012; Ord. 1105 (part), 2008; Ord. 1082 (part), 2007; Ord. 1041 (part), 2005; prior code § 26-204)

#### **15.32.110 Classes of signs.**

The following terms define the classes of signs covered by this chapter:

“Freestanding sign” means a sign that is supported by one or more columns, upright poles, or braces extended from the ground or from an object on the ground, or that is erected on the ground, where no part of the sign is attached to any part of the building, structure, or other sign; the term includes a “pole sign,” “pedestal sign,” and “ground sign.”

“Landmark sign” means a sign so certified by the historic preservation officer of the city in accordance with Article VI of this chapter.

“Marquee sign” means a sign depicted upon, attached to, or supported by a marquee.

“Projecting sign” means a sign attached to a building or extending in whole or in part eight inches or more horizontally beyond the surface of the building to which the sign is attached, but does not include a “marquee sign.”

“Roof sign” means a sign painted on the roof of a building, supported by poles, uprights or braces extending from the roof of a building, or projecting above the roof of a building, but does not include a sign projecting from or attached to a wall.

“Suspended sign” means a sign suspended from the ceiling of a marquee or canopy.

“Vehicle-mounted sign” means a sign displayed upon or against a trailer, van, truck, automobile, bus, railroad car, tractor, semitrailer or other vehicle, whether or not such vehicle is in operating condition.

“Wall sign” means a sign displayed upon or against the wall of an enclosed building, where the exposed face of the sign is in a plane parallel to the plane of the wall and extends not more than eight inches horizontally from the face of the wall.



"Wind sign" means a sign consisting of one or more banners, flags, pennants, ribbons, spinners, streamers, captive balloons or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind.

"Window sign" means a sign that is painted on, applied or attached to the interior or exterior of a window and that can be seen ~~through the window~~ from the exterior of the structure, ~~but excludes merchandise or gaming devices included in a window display.~~  
(Ord. 1170 (part), 2012; prior code § 26-205)

#### 15.32.120 Types of signs.

The following terms define the types of signs covered by this chapter:

"Bulletin boards" means a sign used for the purpose of notification to the public of an event or occurrence of public interest, including without limitation, church services, political rallies, civic meetings or other similar events.

"Business sign" means a sign that identifies or directs attention to the business, profession, commodities, services, entertainment or activities conducted, sold, displayed, offered or stored on the premises where the sign is located.

"Commercial sign" means a sign whose principal purpose is to identify a business or induce a purchase of a good or service, including, without limitation, any sign naming a brand of good or service.

"Construction sign" means a temporary sign announcing subdivision, development, construction or other improvement of a property by a building contractor or other person furnishing services, materials or labor to the premises, but does not include a "real estate sign."

"Identification sign" means:

1. A nameplate that establishes the identity of an occupant by listing name and business or professional title;
2. A sign that establishes the identity of a building or a building complex by name or symbol only;
3. A sign that indicates street address or combines nameplate and street address;
4. A sign that identifies an area in the city that, by reason of development, natural features, historical occurrences or common reference, has or will become a landmark in the city; or
5. A commemorative sign, such as a cornerstone, memorial or plaque, placed into a masonry surface or constructed of bronze or other incombustible material and made an integral part of the structure.

"Joint identification sign" means a sign that serves as a common or collective identification for two or more businesses or industrial uses on the same lot and that may contain a directory to the uses and an integral part thereof or may serve as a general identification only for such developments as shopping centers, industrial parks, and similar uses.

"Noncommercial sign" means a sign whose principal purpose is the display of a political, theological or ideological message that is not a commercial sign.

"Off-premises advertising sign" means any off-premises sign, including without limitation, a billboard or general outdoor advertising device, which advertises or directs attention to a business, commodity, service or activity conducted, sold or offered elsewhere than on the same lot or within the same building on which such sign is located.

"Reader board sign" means an informational message board that can be updated daily with schedules of events, specials, pricing, etc., that a business may be featuring.

"Real estate sign" means a sign indicating that availability for sale, rent or lease of the specific lot, building or portion of a building on which the sign is erected or displayed.

"Time-temperature-date sign" means a sign that plays the current time, outdoor temperature, date of the month or any combination of that information.  
(Ord. 1170 (part), 2012; prior code § 26-206)

### **Article II. Disallowed Signs, Allowed Signs Not Subject to Permit, and Allowed Signs Subject to Permit**

#### 15.32.130 Disallowed signs.

The following signs are disallowed:

1. Structurally unsafe signs shall not be allowed.
2. Signs that obscure the vision of motorists shall not be allowed.
3. Signs that obscure necessary traffic signs and warning signs shall not be allowed.



4. Plastic signs shall not be allowed within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)), unless the historical evidence for the location of the sign indicates that plastic is appropriate, pursuant to specific findings as set forth in section 15.32.210. Otherwise, plastic signs may be permitted pursuant to section 15.32.150.

5. Off-premises advertising signs shall not be allowed, with the exception of billboards constructed outside the historic district as established by Ordinance No. 777 prior to January 1, 1992, which shall be permitted to remain. As an alternative to removal of billboards located within the historic district erected prior to January 1, 1992, such signs may be modified to comply with standards established by the sign review commission. ~~Additionally, temporary directional signs which might otherwise be considered off premises advertising signs may be allowed so long as a permit is obtained pursuant to this chapter, subject to the following limitations:-~~

- ~~a. no such signs within the historic district as established by Ordinance No. 777;~~
- ~~b. outside the historic district as established by Ordinance No. 777, but within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)), so long as such sign is no larger than five (5) square feet and placement of such sign is limited to ninety (90) days; and~~
- ~~c. outside the Landmark District so long as such sign is no larger than twelve (12) square feet and placement of such sign is limited to one hundred eighty (180) days.~~

6. Signs shall not be allowed that have visible moving, revolving, or rotating parts or visible mechanical movements of any description or other apparent visible movement achieved by electrical, electronic or mechanical means, or are designed to move upon being subject to wind or breeze; nor shall any sign have an optical illusion of movement by means of a design that presents an illusion of motion or changing of copy. Traditional barber poles and clocks shall not be subject to this requirement; however, such devices shall be included in determining the allowable sign area for a building or use.

7. No sign shall have lights or illumination that flashes, moves, rotates, scintillates, blinks, flickers, varies intensity of color or uses intermittent electrical or electronic pulsation; nor shall strings of light bulbs be used in connection with commercial premises for commercial purposes other than traditional holiday decorations.

8. Within the local historic district as established by Ordinance No. 777 and any amendment thereto, no internally illuminated signs shall be allowed. Outside the local historic district, opaque letters or designs set out from a building or sign face and lit by soft white illumination from behind the letters may be allowed on new construction within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)). However, no other type of internally illuminated signs shall be allowed within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)), outside of the local historic district as established by Ordinance No. 777 and any amendment thereto. All types of internally illuminated signs may be allowed outside of the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)).

9. Signs shall not be so illuminated by direct illumination such that light spills over onto adjacent properties.

10. Beacons and search lights shall not be allowed.

11. Continuous strings of pennants, flags, fringe or other similar decorations shall not be allowed. Such decorations may, however, be provided in association with the Fourth of July or other such state and local holidays as may be designated by the sign commission on request, and may not be put in place prior to ten (10) days nor remain in place after ten (10) days from the holiday. In particular, the flag of the United States of America represents a living country and is itself considered a living thing. No disrespect should be shown to the flag of the United States of America, which includes being used solely for advertising purposes. The flag of the United States of America shall not be placed to call attention to, decorate, mark, or distinguish the building on which it is placed. One flag of the United States of America is considered patriotic, while a string of flags of the United States of America is considered advertising and disrespectful, unless displayed according to the Fourth of July exception noted above, or pursuant to section 15.32.140(A)(14), below. Please also see United States Code, Title 4, Chapter 1 for a full explanation of the Flag Code.

12. No signs shall incorporate projected images, any sound that is intended to attract attention, or involve the use of live animals, fish or fowl.

**Comment [RNJ2]:** Would like the opinion of HP to relax illumination outside of the local historic district to reduce variances, this is a result of multiple requests for the internal illumination



13. No signs shall in any way obstruct the view of, be confused with or purport to be, an official traffic sign, signal or device or any other official sign.

14. No sign shall use any words, phrases, symbols or characters implying the existence of danger, or the need for stopping or maneuvering of motor vehicles or create in any other way an unsafe distraction of motor vehicle operators.

15. No signs shall obstruct the view of motor vehicle operators entering a public roadway from any parking area, service drive or private driveway, alley or other thoroughfare.

16. No sign shall obstruct free ingress to or egress from required door, window, fire escape or other required exit.

17. No sign shall remain beyond thirty (30) days after the activity, product, business, service or other use that is being advertised has ceased or vacated the premises. This provision shall not apply to signs that are physically designated as landmarks, or to permanent signs to businesses that are open only on a seasonal basis, providing that there is clear intent to continue operation of the business.

18. Roof signs shall not be allowed.

19. Parked vehicles, including but not limited to automobiles, trucks, buses semitrailers, (attached or detached) trailers, mobile homes, boats, vans, etc., shall not be used as signs or sign structures. They shall not be placed where visible from a public right-of-way except when used in accordance with paragraph twelve of 15.32.140.

20. Any exterior, portable, freestanding or unattached signs, such as, but not limited to, a sidewalk sign or sandwich board sign shall not be allowed unless placed entirely on private property and not on a public sidewalk, roadway, or right-of-way. Any exterior, portable, freestanding or unattached signs in existence on January 1, 2019 shall be removed from public sidewalks, roadways, or right-of-ways, a minimum of three feet from the public right-of-way or if granted a variance by the sign commission.

21. Murals or supergraphics shall not be allowed.

22. Signs exhibiting phosphorescent or reflective paint shall not be allowed.

23. Signs exhibiting the word "casino" shall not be allowed.

24. Wind signs shall not be allowed.

25. Neon shall not be used to frame any window above the first story. Where used in the first story, the light tube must be shielded from exterior view.

~~26. Banners are generally not allowed. However, when used in connection with a special or civic event are allowed with a permit, at a rate related to fees listed in the city fee schedule, which is set and amended by resolution per business, per banner, per calendar year—multiple banners may be included in one application; however each banner in such application is subject to the fee; provided the event is sponsored by a not-for-profit organization or a governmental agency. Special events shall be designated by the city commission. The permit fee may be waived for a nonprofit organization, provided it obtains a permit from the city. All such banners and signs shall be allowed to be placed no sooner than seventy-two (72) hours prior to the beginning of the event and removed within forty-eight (48) hours after the termination of the event. All banners displayed under this clause must explicitly and clearly promote the special or civic event or include the promotion of Historic Deadwood by including the following language, "Welcome to Historic Deadwood." A permit must be obtained and issued by the zoning administrator and the building inspector. The banners must be approved by the zoning administrator and the building inspector.~~

~~—Banners hung pursuant to this section must primarily and principally specify the special or civic event, OR with the text "Welcome to Historic Deadwood" primarily and principally displayed. The banner must be made of water-resistant materials and placed on a building facade during the promoted special or civic event in compliance with the existing sign ordinance. It may not exceed ninety-six (96) square feet in area. No variances to this size limit may be approved by the planning and zoning commission. It shall be a single piece sign with no attachments or additions, including but not limited to, the addition of any handwritten letters or symbols. Only one (1) banner may be placed on any one (1) side of a building or facade. Banners may be placed on temporary structures, including but not limited to, stages or fences that are constructed for special or civic events. An applicant who wishes to appeal the decision of the zoning administrator and the building inspector may appeal to the planning and zoning commission as provided by statute.~~

(Ord. 1242, 2016; Ord. 1237, 2015; Ord. 1175 (part), 2012; Ord. 1170 (part), 2012; Ord. 1126, 2009; Ord. 992 (part), 2002; prior code § 26-300)

Comment [RNJ3]: How important is this prohibition?



**15.32.140 Allowed signs not subject to permit.**

A. The following signs are allowed within the city boundaries without being required to have a permit. All applicable provisions of this chapter shall apply other than the requirement for the sign permit and the sign permit fee. These signs shall not be counted against the total allowable sign area or total number of signs permitted for the premises.

1. Temporary, nonilluminated signs indicating the availability for sale, rent or lease of the specific lot, building or portion of a building on which the sign is displayed, provided that such signs do not exceed five square feet in area and four feet in height, and are limited to one such sign per lot, building, dwelling or business unit are allowed without a permit. Such signs shall not remain in place more than seven days after sale or rental of the subject property.

2. Signs required or specifically authorized for a public purpose by any law, statute or ordinance are allowed without a permit; such signs may be of any type, number, area, height above grade, location or illumination required or authorized by law, statute or ordinance under which such signs are required. No such sign shall be placed in a public right-of-way unless specifically required or authorized by law, statute or ordinance, and except for warning or informational signs or barricades of a temporary nature, such signs shall be permanently affixed to the ground, a building or other structure. Such signs shall not exceed the minimum number required to accomplish the purpose.

3. Signs commonly associated with and limited to information and directions related to the permitted use on the lot on which the sign is located are allowed without a permit provided that each such sign does not exceed one square foot in total area, is not directly illuminated, and contains no advertising.

This category shall be interpreted to include such signs as "no smoking," "rest rooms," "no solicitors," "self-service," "vacancy," "fire exit," and similar information signs.

4. Credit card advertisements or trade association emblems that are displayed together are allowed without permit, provided that the total area of all such signs combined does not exceed one square foot; such signs shall be displayed floating on window or door surfaces.

5. Signs erected by a federal, state, or local government agency directing persons to a building site or activity of historical significance are allowed without permit, provided that each such sign shall not exceed four square feet in area and shall not exceed six feet above grade in height. Such signs may be erected in a public right-of-way, with approval of the ~~building inspector~~ code official, or on private property, with the permission of the property owner.

6. An alarm device sign used to identify the company, person, representative, or agency to be contacted in case of activation is allowed without permit provided the area of each such sign shall be limited to one square foot.

7. Private traffic directional signs guiding or directing vehicular or pedestrian traffic onto or off a lot or within a lot are allowed without permit, provided that the area of each such sign does not exceed three square feet per sign face in area and six feet above grade in height, the sign does not contain any advertising or trade name identification and the sign is not illuminated or is indirectly illuminated. The erector of such signs shall be certain to consider pedestrian and vehicular clearances in placement of all signs.

8. No permit shall be required for text or copy changes on conforming or legal nonconforming signs specially designed to permit changes of text or copy thereof, provided that no structural changes are made to the sign, and provided that the name of the business, letter style, colors and materials are not changed.

9. Signs that are not visible beyond the boundaries of the lot or parcel on which they are located or from any public thoroughfare or right-of-way are allowed without permit, except that such signs shall be subject to the safety regulations of the ~~Uniform~~ Building Code adopted by the City and the Electrical Code adopted by the City adopted and enforced by the city.

10. Official government notices and notices posted by government officers in the performance of their duties, and government signs to control traffic, identify streets, warn of danger or perform other regulatory purposes are allowed without permit. Identification or bulletin board signs accessory to government buildings or other facilities shall not be exempt from the provisions of this chapter.

11. Temporary or permanent signs erected by the city, public utility companies or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices are allowed without permit.

12. Signs displayed on motor vehicles that are being operated or stored in the normal course of a business, such as signs indicating the name of the owner or business, which are located on delivery trucks,



rental trucks and the like are allowed without permit, ~~provided that the primary purpose of such vehicles is not for the display of signs, and~~ provided that the vehicles are parked or stored in areas appropriate to their use as vehicles. Stored vehicles cannot be illuminated.

13. Cornerstones, commemorative tablets, and the like, when carved into stone, concrete, bronze, or other permanent material and made an integral part of a building or structure, provided that such markers have been approved by the Historic Preservation planning and zoning commission are allowed without permit, ~~but must be approved by the appropriate commission.~~

14. Flags, when the following criteria are met:

a. One flag per each twenty-five (25) lineal feet of primary frontage. Corner buildings shall count one, not both, street frontages;

b. There shall be a maximum of one flag per pole unless allowed per US Flag Code;

~~c. Flags flown shall only be the official flag of a current country, state of the United States, and city. A flag of the United States of America from 1876 to present day may be substituted for any of the allowed flags;~~

d. Any other flag shall require a sign permit when for a commercial use. will be considered a wind sign, and therefore not permitted;

e. Flagpoles may be mounted on fronts of buildings as an outrigger pole, not to exceed a forty-five (45) degree angle from vertical (pointed upward), and ten (10) feet in length, with a maximum flag size of four feet in width and six feet in length;

Flag poles may, as an alternative to an outrigger pole, be mounted on a roof or parapet-mounted flagpole. Such flagpole shall not be greater in length than twenty (20) feet or two-thirds the height of the building as measured from sidewalk to roof, whichever is less. Flag size shall follow the chart below.

Ground-mounted flagpoles shall not exceed the length as indicated in the chart below, nor shall flag size.

Height of Building	Height of Pole	Size of Flag
1 to 2 stories	20'-0"	4' wide, 6' long
3 to 5 stories	25'-0"	4' wide, 6' long

f. Publicly owned properties shall be exempt from the provisions of this subsection.

15. Signs advertising a candidate for public office, or signs advertising issues in a public election are allowed without a permit providing that the sign be displayed no sooner than thirty (30) days before the election and the sign shall be removed seven days following the election. Signs may not be displayed on public property and shall be compliant with City of Deadwood ordinance 2.04.015 Campaign Finance Requirements. A sign shall not exceed three square feet in area, and shall not exceed four feet in height. The materials for the sign may be wood, pasteboard, metal or other like materials. Neon, light strings, pennants, reflective paint or anything disallowed in Section 15.32.130 may not be used for such signs. (Ord. 1170 (part), 2012; Ord. 1105 (part), 2008; Ord. 1082 (part), 2007; Ord. 992 (part), 2002; Ord. 964, 2000; prior code § 26-301)

#### **15.32.150 Allowed signs subject to permit.**

All other signs shall require a permit. Alteration of such sign shall also require an alteration of the permit by securing prior approval of the issuing agency. A written record of such approval shall be entered upon the original permit application and maintained in the files of the sign commission at the city. No alteration certificate shall be required when wording is the only alteration to a sign. Any sign authorized in this chapter is allowed to contain noncommercial copy in lieu of any other copy. (Ord. 1170 (part), 2012; prior code § 26-302)

Banners are allowed only with an approved permit and when used in connection with a special or civic event sponsored by a not-for-profit organization or a government agency. A permit is available through the City, at a rate related to fees listed in the city fee schedule. A permit and fee applies to each banner, per calendar year - each banner shall require an application, each banner is subject to fee.

(a.) Special events shall be designated by the city commission annually by resolution.



- (b.) The permit fee may be waived for a nonprofit organization, provided it obtains a permit from the city.
- (c.) Banners shall be allowed to be placed no sooner than seventy-two (72) hours prior to the beginning of the event and removed within forty-eight (48) hours after the termination of the event.
- (d.) Applicants are encouraged to include the City of Deadwood's logo on all banners to promote the branding of Deadwood.
- (e.) A permit must be reviewed and approved by the Zoning Administrator and the Code Official or their designee. Permits are not guaranteed to receive same day approval.
- (f.) All approved banners are issued permit stickers which must be displayed on the banner at all times.
- (g.) Banners shall not exceed ninety-six (96) square feet in area. No variances to this size limit may be approved by the planning and zoning commission.
- (h.) Banners shall be a single-piece with no attachments or additions, including but not limited to, the addition of any handwritten letters or symbols.
- (i.) Only one (1) banner may be placed on any one (1) side of a building or facade. Banners may be placed on temporary structures, including but not limited to, stages or fences that are constructed for special or civic events.
- (j.) An applicant who wishes to appeal the decision of the Zoning Administrator and the Code Official may appeal to the planning and zoning commission as provided by statute.
- (k.) Applications for Banner Permits must be completed and received a minimum of forty-eight (48) hours prior to intended installation.

### **Article III. Administration--Permits--Enforcement**

#### **15.32.160 Sign review commission.**

The planning and zoning commission shall serve as the sign review commission for the city. (Ord. 1170 (part), 2012; Ord. 1096, 2008; prior code § 26-400)

#### **15.32.170 Permit costs.**

Sign and banner permits shall be charged at a rate related to fees listed in the city fee schedule, per sign or banner - multiple signs ~~or banners~~ may be included in one application, however each sign ~~or banner~~ in such application is subject to the fee. Each banner applied for must be on an individual application. (Ord. 1251, 2016; Ord. 1170 (part), 2012; Ord. 1082 (part), 2007; prior code § 26-401)

#### **15.32.180 Enforcement--Violation--Penalty.**

A. The city Code Official building inspector is authorized and directed to enforce all provisions of this chapter.

B. Removal--Notice--Lien. The city Code Official building inspector or his or her designee, in the case of any violation of this chapter, shall take immediate steps to require compliance, including the immediate removal of any signs ~~or banners~~ that do not conform with the provisions of this chapter. In addition to the following enforcement procedures, the city Code Official building inspector or his or her designee, is authorized to immediately remove any off-premises advertising sign or banner without prior notice to the owner thereof.

1. If the city Code Official building inspector finds that any sign is in violation of the provisions of this chapter, he or she shall give written notice by registered or certified mail to the owner or person entitled to possession of the sign and the owner of the property where the sign is located. If such person fails to alter or remove the sign so as to comply with this chapter within five days after receipt of such notice, or within such longer time period as is specified in the notice, the Code Official building inspector shall cause such sign to be removed at the expense of the property owner and the person entitled to possession of the property or sign, and shall, upon the determination of such expense, certify the same to the finance officer.

2. The finance officer shall notify the owner or the person entitled to possession of the sign and the owner of the property of the total cost incurred for such removal of the sign, and if that person fails within thirty (30) days after the date of the notification to pay the entire costs and expenses of such removal, then such costs and expenses shall become a lien against and shall run with the property, and the finance officer shall certify the same to the applicable county treasurer for collection in the same manner as general property taxes are collected.



3. The amount certified by the finance officer to the county treasurer for collection shall include the actual cost of repair or removal of the sign, plus twenty-five (25) percent to cover administrative costs, penalties, collection costs, and interest.

C. Other Penalties. In addition to any other penalties provided herein for the violation of this chapter, the city shall have the ability to deny the issuance of any permits or licenses or any renewals thereof to any business or premises that fails to conform to the provisions of this chapter, including, but not limited to building permits, malt beverage licenses, and liquor licenses. Any person or entity found to be in violation of this chapter shall be subject to a fine of not more than that established for class 2 misdemeanors under state law. Each illegal sign shall be a separate offense. Each day during which the illegal sign remains posted shall remain a separate offense.

~~D. Sign Fund. Fines collected for the violation of this chapter and as application fees shall be put into a sign fund, and shall be used exclusively to assist in the enforcement and administration of this chapter.~~ (Ord. 1170 (part), 2012; Ord. 1041 (part), 2005; Ord. 1010 § 1 (part), 2003; amended during 2004 codification; prior code § 26-402)

#### 15.32.190 Submittals.

The applicant for a sign permit shall provide to the city ~~Code Official building inspector~~ plans, elevations and details that completely illustrate the construction of the sign, its location on the building, its illumination, its fastening to the building and any other pertinent aspects. Such submittal shall include, but not necessarily be limited to, the following items:

A. Drawings of the sign at a scale of not less than one inch equals one foot scale when the longest dimension of the sign is ten (10) feet or less;

B. Drawings of the sign at a scale of one-half inch equals one foot when the longest dimension is greater than ten (10) feet;

C. The drawings shall show all dimensions, materials, and connections. In addition, the drawings shall illustrate the following: details of the construction of the sign; its placement on the building; elevational representations; location on the building; clearances to the building, electrical lines, required exit doors, vents and heights above grade; illuminating type; and signage copy including letter style wording, and any logos or representations.

D. The finished colors of the materials shall either be keyed to the elevations of the sign including samples of paint colors, or provided in a separate means of identification that indicates which elements of the sign are to be painted which color, and indicating and including samples of paint colors.

E. Particular attention should be paid to the anchor and support systems for all signage, with details provided, and a description of the type of material to which it is being attached with particular attention to pull-out strength. (Care should be given to not damage historic building materials by attachment of signs.)

F. Historic photographs will be required to support certification of landmark signs in accordance with Article VI of this chapter.

G. Fully complete the sign permit application form, which is available at the office of the city ~~Code Official building inspector~~, Deadwood City Hall, and [www.cityofdeadwood.com](http://www.cityofdeadwood.com).

H. Such submittals shall be given to the ~~Code Official building inspector~~ a minimum of ~~twelve~~ seven calendar days in advance of the next scheduled sign commission meeting. (Prior code § 26-403)

### Article IV. Design Considerations and Requirements

#### 15.32.200 Illumination.

A. Within the local historic district as established by Ordinance No. 777 and any amendment thereto, no internally illuminated signs shall be allowed. Outside the local historic district, opaque letters or designs set out from a building or sign face and lit by soft white illumination from behind the letters may be allowed on new construction within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)). However, no other type of internally illuminated signs shall be allowed within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)), outside of the local historic district as established by Ordinance No. 777 and any amendment thereto. All types of internally illuminated signs may be allowed outside of the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)).

B. Exterior signs shall not be illuminated by neon, the sole exception to this being historic landmark signs.



Window signs may be illuminated by neon, but will be counted at one hundred (100) percent of their actual size for the purposes of Article V of this chapter.

C. Illumination of signs by direct lighting shall be accomplished in such a manner that light does not spill over onto adjacent properties.

D. Signs shall not have lights or illumination that flashes, moves, rotates, scintillates, blinks, flickers or varies in intensity or color. Signs shall not use intermittent electrical or electronic pulsations. Strings of light bulbs shall not be used in connection with commercial premises other than for traditional holiday decorations (See Section 15.32.130(7)).

(Ord. 1170 (part), 2012; prior code § 26-500)

#### **15.32.210 Materials.**

A. Sign faces shall generally be made of wood, composite material, or metal within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)). However, the decision as to which material is most appropriate shall be based upon historical evidence. In all cases the selection of such materials shall be based upon the historic evidence, the historic style of the architecture of the structure, and overall appropriateness. All exposed metal sign faces shall be painted.

B. Support systems shall generally be of metal. Such metal can be wrought iron, cast iron, or steel as most appropriate to the historic character and style of the architecture of the structure.

C. Plastic shall not be allowed unless the historical evidence shows otherwise and is completely documented by the applicant. Raised letters on wood or metal signs shall be made of high density, closed cell, polyurethane if the letters are painted.

D. No phosphorescent or reflective paint shall be used in any sign face or sign structure; however, notwithstanding the above, metallic leafing such as gold leaf, silver leaf, and copper leaf may be used.

E. Exposed guy wire and turnbuckles are permitted only when necessary and will be reviewed in the context of the overall sign design.

F. Vinyl wrap used as the sign face shall be allowed in lieu of painting wood, composite, or metal.

(Ord. 1170 (part), 2012; Ord. 1020 (part), 2004; prior code § 26-501)

#### ~~**15.32.220 Letter style.**~~

~~In general, the style of all text on a sign shall be compatible with the historic character of the building. For new buildings, the style of text shall be compatible with the historic character of the location within which the sign is proposed.~~

~~(Ord. 1170 (part), 2012; prior code § 26-502)~~

#### **15.32.230 Height.**

A. A sign must be placed at an adequate height that does not interfere with pedestrian or vehicular traffic. The bottom of a projecting or suspended sign and any projecting brackets shall be at least eight feet above the level of the sidewalk or pedestrian way. Wall signs shall be no less than three feet above grade.

B. Signs shall not be located such that there is less than three feet horizontal or eight feet vertical clearance from overhead electrical conductors that are energized in excess of seven hundred fifty (750) volts.

C. No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere with free use of any fire escape, exit or standpipe.

(Prior code § 26-503)

#### **15.32.240 Obstruction.**

~~A. No sign shall obstruct any window to the extent that light and/or ventilation is less than that required by any law or ordinance.~~

~~B.~~ In areas other than the locally-designated historic district, no visual obstruction shall occur in the sight triangle of a corner lot as described in the following: no portion of any sign or sign structure other than a pole twelve (12) inches or less in cross sectional diameter shall occupy the space between two and one-half feet and ten (10) feet above the street elevation in a triangular area formed by the right-of-way lines at such corner lot beginning from the point of intersection and extended in a straight line twenty (20) feet, and which points are joined to form a triangle. This regulation does not apply to wall signs.

C. No sign shall in any way obstruct the view of an official traffic sign, signal, device or any other official sign.

D. No sign shall obstruct the view of motor vehicle operators entering a public roadway from any parking area, service drive, private driveway, alley or other thoroughfare.



(Prior code § 26-504)

**15.32.250 Freestanding signs.**

Freestanding signs may be constructed of any material meeting the requirements of this article. Where such signs are located in vehicular parking and circulation areas, a base or barrier of concrete or steel, not less than thirty (30) inches high shall be provided to protect the base of the sign from possible damage from vehicles. Where any freestanding sign has a clearance of less than nine feet from the ground, a barrier or adequate protection to prevent hazard to pedestrians and vehicles shall be provided.

(Ord. 1170 (part), 2012; prior code § 26-505)

**15.32.260 Wall and fence signs.**

Signs located on fences or on walls that are not an integral part of a building shall be erected or mounted in a plane parallel to the fence or wall. Such signs are subject to all requirements of this chapter applicable to freestanding signs, including, without limitation, maximum area per sign, maximum sign height and number of permitted signs.

(Prior code § 26-506)

**15.32.270 Repairs and maintenance.**

Every sign shall be maintained in good structural condition at all times. All signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or of rust-resistant materials.

The Code Official building inspector shall have the authority to inspect and to order the painting, repair, alteration or removal of a sign that constitutes a hazard to safety, health or public welfare by reason of inadequate repairs and maintenance, dilapidation or obsolescence. The cost of such painting, repair, alteration or removal shall be at the expense of the property owner or person entitled to possession of the property or sign. Upon the determination of such expense, the Code Official building inspector shall certify the cost to the finance officer. The finance officer then shall proceed as described in Section 15.32.180 of this chapter.

(Ord. 1170 (part), 2012; prior code § 26-507)

**15.32.280 Computation of sign area.**

The total area of a sign and the allowable sign area for a building of use shall be computed as follows:

A. In computing sign area, standard mathematical formulas for common geometric shapes such as triangles, parallelograms, circles, ellipses, or combinations thereof shall be used.

B. In the case of an irregularly shaped sign or a sign with painted letters and/or symbols directly affixed to or painted on the wall of a building, the area of the sign shall be the entire area within a single continuous perimeter of not more than six straight lines enclosing the extreme limits of writing, representations, emblem or other figure of similar character, together with any material or color forming an integral part or background of the display or used to differentiate such sign from the backdrop or structure against which it is placed.

C. In computing the total sign area, the sign structure is not included as long as it is less than five percent of the sign face area.

D. The total sign area shall include the vertical and horizontal spacing between the letters or symbols that comprise the word, words, or figures that convey the message.

E. All temporary and permanent attachments to signs or sign structures and the vertical and horizontal spacings between the sign and the attachments shall be included as part of the sign area for the sign to which they are attached.

F. Only one face of a double-faced sign shall be considered in determining the sign area. The faces of double-faced signs shall be set at not more than a forty-five (45) degree angle from parallel to each other. No sign shall have more than two faces, except for traditional three-dimensional figures without any written message, such as barber poles.

G. Business frontage used as the basis of determining permitted sign area for one use shall not be used again as the basis for determining the permitted sign area for another use. Nothing herein shall be construed to prohibit the additional use from erecting a sign that would otherwise be permitted by the provisions of this chapter. (Amended during 2004 codification; prior code § 26-508)

**Article V. Sign Area, Type and Quantity Allowed**

**15.32.290 Purpose of article.**

The following signs may be permitted in the following areas, subject to review of and approval by the sign commission.

(Prior code Ch. 26, Art. 6 (part))



#### 15.32.300 Historic district.

Within the local historic district as established by Ordinance No. 777 and any amendment thereto:

A. Residential Uses in Any Zone. One nonilluminated or indirectly illuminated identification sign, not to exceed two square feet in area shall be permitted for each residential use. If freestanding, such sign shall be located not less than five feet from any property line and shall not exceed five feet in height.

B. Commercial Uses (Whether Nonconforming, Use by Special Review, or Home Occupation) in Residential Zone. One nonilluminated or indirectly illuminated identification sign, not to exceed ten (10) square feet in area, shall be permitted for each building or use, whichever is less. If freestanding, such sign shall be located not less than five feet from any property line and shall not exceed five feet in height.

C. Commercial Uses in Nonresidential Zone. Each building in a commercial zone in which one or more commercial uses exist shall be allowed a maximum of two square feet of signage for each one foot of building frontage. Such signs shall be nonilluminated or indirectly illuminated, except in the case of landmark signs described in Article VI of this chapter or interior neon signs described in Section 15.32.200(B).

1. Wall Sign. One wall sign per public entrance so long as such entrances and signs are at least ten (10) feet apart. Such sign shall be attached parallel to the building and shall project not more than eight inches from the building surface. The maximum square footage of the sign is fifty (50) square feet. The maximum vertical dimension of the sign shall be two feet. The top of any wall sign shall be no higher than the lowest of the following:

- a. Twenty-five (25) feet above grade;
- b. The bottom of the sills of the first level of windows above the first story, except in the case of upper story business with exterior entrances;
- c. The lowest point of the roof surface, except in the case of a one-story building with a continuous horizontal parapet, the top of such parapet.

2. Projecting Sign. One projecting sign per public entrance so long as such entrances are at least ten (10) feet apart. Such signs shall be attached at right angles to a building, shall have no more than two faces, shall be located on the same facade as the public entrance and within reasonable proximity to that entrance, and:

- a. Shall project no more than six feet from the face of the building, or four feet back from the face of the curb, whichever is less;
- b. The maximum area of one face shall not exceed one square foot of signage for each one foot of building frontage, subject to a maximum of thirty-six (36) square feet;
- c. The top of the sign shall be no higher than is permitted for a wall sign on that building; and
- d. In the case of a building set back more than fifteen (15) feet from the nearest sidewalk, street or property line, a freestanding sign may be substituted for each allowable projecting sign. The area of the sign face shall be the same as for a projecting sign with a maximum of ten (10) square feet, and the bottom of the sign shall not be less than eight feet or more than twelve (12) feet above grade.

3. Window Sign. One sign per window is allowed. Total sign size is not to exceed twenty (20) percent of the total area of all the windows of the story on which the sign is placed, nor fifty (50) percent of the window in which it is placed. Window signs shall be painted on or gilded directly to the window. Such sign shall be counted at twenty-five (25) percent of its actual size when computing the sign area pursuant to this article. Other window signs shall be considered wall signs in accordance with subsection (C)(1) of this section.

4. Awning, Canopy and Marquee Signs.

a. Awning signs are signs painted or stitched on the canvas or fabric similar to canvas in appearance, or a movable awning or stationary canopy, and shall only be painted on the vertical face (valance) of the awning/canopy, which is parallel and perpendicular to the building face. These horizontal bands can be no higher than one foot in height. The square footage of these signs shall not be included in the computation of total available signage.

b. Marquee signs may be allowed by special review of the sign commission. Size, height, materials, and lighting shall be treated as a wall sign.

5. Mall Signs. For a shopping mall, a single sign identifying each business in the mall is permitted, provided that the area of that part of the sign devoted to each business shall be included in the total allowable sign area for that building.

6. Directory Signs. A directory sign for businesses with a common entrance shall be permitted adjacent



to the entrance, provided such directory sign does not exceed six square feet. Such signage shall not be included in the computation of total available signage.

7. Shadow Boxes. In addition to the signs otherwise permitted, each business shall be allowed a shadow box or other display case, which will not project from a building or windows more than four inches and which shall not exceed four square feet in total area, for the purpose of displaying menus, entertainment, or other information regarding products or services provided by the business. Building frontage greater than thirty-five (35) feet will be allowed two shadow boxes.

Shadow boxes must be approved as to design and placement by the planning and zoning commission. Such signage shall not be included in the computation of other available signage.

8. Commercial Parking Lots. In commercial parking lots, a single sign identifying the name of the lot and any rules regarding its use is allowed. The square footage of the sign shall be calculated at two-thirds square foot per parking space subject to a maximum of thirty-six (36) square feet.

9. Freestanding Signs. The area of the sign face shall be the same as for a projecting sign, except with a maximum of ten (10) square feet, and the bottom of the sign shall not be less than eight feet or more than twelve (12) feet above grade.

(Ord. 1170 (part), 2012; Ord. 1105 (part), 2008; prior code § 26-600)

**15.32.310 Areas of the city outside the locally-designated historic district, but within the landmark district.**

Outside the historic district as established by Ordinance No. 777 and any amendment thereto, but within the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)):

A. All signs permitted in Section 15.32.300 will be permitted outside the historic district.  
B. Wall, projecting and freestanding signs may exceed the limitations established by Section 15.32.300 as follows:

1. Wall signs:

a. for all areas zoned C1 Commercial, CE Commercial Enterprise, or CH Commercial Highway, a maximum of two hundred fifty (250) square feet where the sign is setback more than fifty (50) feet from any public street, highway or thoroughfare of any kind, or ten percent (10%) of the wall face of the premises to which the sign relates, whichever is less, with a maximum vertical dimension of ten (10) feet;

b. for areas zoned C1 Commercial, CE Commercial Enterprise, or CH Commercial Highway, a maximum of one hundred fifty (150) square feet where the sign is setback between fifty (50) feet and fifteen (15) from any public street, highway or thoroughfare of any kind, or ten percent (10%) of the wall face of the premises to which the sign relates, whichever is less, with a maximum vertical dimension of seven (7) feet;

c. all other wall signs, regardless of zoning, within fifteen (15) feet from any street, highway or thoroughfare of any kind, subject to a maximum of sixty (60) square feet, or ten percent (10%) of the wall face of the premises to which the sign relates, whichever is less, with a maximum vertical dimension of three (3) feet; and

d. maximum height may be determined by the lowest point of the roof surface, except in the case of a one-story building with a continuous horizontal parapet, the top of such parapet;

2. Projecting signs: twenty (20) percent, subject to a maximum of forty-five (45) square feet;

3. Freestanding signs: maximum area of one hundred eighty (180) square feet, or ten percent (10%) of the wall face of the premises to which the sign relates, whichever is less, with no limitation on the bottom of the sign and maximum height no more than twenty (20) feet above grade.

(Ord. 1175 (part), 2012; Ord. 1170 (part), 2012; prior code § 26-601)

**15.32.315 Areas of the city outside the landmark district.**

Outside the federally designated Deadwood National Historic Landmark District, as indicated on the zoning map (see 17.68.010(B)):

A. All signs permitted in Sections 15.32.300 and 15.32.310 will be permitted outside the landmark district.

B. Wall, projecting and freestanding signs may exceed the limitations established by Sections 15.32.300 and 15.32.310 by the following proportions:

1. Wall signs: twenty (20) percent;

2. Projecting signs: twenty (20) percent;

3. Freestanding signs: twenty (20) percent; and



4. All sign heights remaining as set forth in Section 15.32.310.  
(Ord. 1175 (part), 2012; Ord. 1170 (part), 2012)

#### **Article VI. Historic Landmark Signs**

##### **15.32.320 Existing landmark signs.**

To be considered a landmark sign, the sign must be so certified by the historic preservation officer of the city. Until such certification, all signs in the city that are twenty-five (25) years of age or more are assumed to have provisional landmark status.

A. No existing landmark sign shall be removed or altered.

B. Landmark signs can be restored under the guidance of the city's historic preservation officer. Such signs are exempt from compliance with the regulations of this chapter, provided they are structurally sound and are not hazardous due to fire, electrical shock or other reasons.

C. Such signs shall be maintained in a safe condition by the owner of the signs or the buildings in which the signs are displayed. Failure to maintain a landmark sign in a safe condition shall be considered a violation of this chapter.

D. Landmark signs shall be counted at fifty (50) percent of their actual size when computing sign area pursuant to Article V of this chapter.

E. Removal relocation or alteration of a landmark sign requires a certificate of appropriateness from the Deadwood Historic Preservation commission.

(Prior code § 26-700)

##### **15.32.330 Replication of landmark signs advertising business names.**

Any sign, advertising a business name, which existed in the city prior to 1940, but is no longer extant, may be replicated. Such replication must include size, shape, method of illumination (if any), materials, and text. When used on the building where the sign was originally located, such sign shall be counted at fifty (50) percent of its actual size when computing the sign area pursuant to Article V of this chapter. When used on a building other than the building where the sign was originally located, such sign shall be counted at seventy-five (75) percent of its actual size when computing the sign area pursuant to Article V of this chapter.

(Prior code § 26-701)

##### **15.32.340 Replication of landmark signs other than business names.**

A. Any sign, advertising products or services other than a business name, which existed in the city prior to 1940, but is no longer extant, may be replicated. Such replication must include size, shape, method of illumination (if any), materials, and text. Such signs may be replicated only at their historic location, and do not count against the total allowable signage.

B. This includes, but is not limited to signs painted on the sides of buildings.

(Prior code § 26-702)

##### **15.32.350 Documentation.**

Photographic documentation must be provided to assist the historic preservation officer of the city to make a determination of the accuracy and correctness of the proposed recreation of a historic sign.

(Prior code § 26-703)



# DEADWOOD EXHIBIT E

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

*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

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**Date:** July 6, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** **Digitization of Lawrence County Tax Records**

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The City of Deadwood Archives is requesting permission to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF nineteen (19) historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. These ledgers date from 1881 to 1900 and provide a wonderful amount of genealogical information including individual surname, property description including lot and block, property value, division of finances and total amount for taxes. Photographs of these ledgers and the project estimate are attached to this memorandum.

## RECOMMENDATION

Allow the City Archives to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF nineteen (19) historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. The cost for this project will not exceed \$8,300.00 dollars. This is a 2018 budgeted City Archive project.



## Michael Runge

---

**From:** Jay Hoagland <jayhoagland@edocutek.com>  
**Sent:** Friday, July 6, 2018 2:08 PM  
**To:** Michael Runge  
**Subject:** FW: Digitize/Microfilm Ledgers Cost Proposal

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**From:** Jay Hoagland [<mailto:jayhoagland@edocutek.com>]  
**Sent:** Friday, July 06, 2018 12:24 PM  
**To:** 'Michael Runge'  
**Subject:** RE: Digitize/Microfilm Ledgers Cost Proposal

Hi Mike,

I am not sure which of the two sets of ledgers are priority?

You could easily do the smaller ones (\$504). Average cost for small ledgers would be \$126.00. The average cost for the large ledgers (if all pages need to be captured , 2040), would be \$612.00/ledger.

Description	Dollar Amount
Budget	\$8,240.00
Digitize 7 Small Ledgers	-\$504.00
Digitize 12 Large Ledgers	-\$7,344.00
	\$896.00 (remaining)

If you want to utilize all funds, we could even do a partial large ledgers and make the numbers match to exactly \$8,240?

So, you can mix and match small/large, or just do large?

Does that help? Do you need to me modify the proposal to match the \$8,240?

Thanks Mike!

Jay Hoagland  
DocuTek, Inc.  
303-722-5200

---

**From:** Michael Runge [<mailto:michael.runge@cityofdeadwood.com>]  
**Sent:** Friday, July 06, 2018 12:03 PM  
**To:** Jay Hoagland  
**Subject:** RE: Digitize/Microfilm Ledgers Cost Proposal

Hi Jay:











## LAWRENCE COUNTY, SOUTH DAKOTA

## TAX LIST FOR THE YEAR 1894.



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



MIKE RUNGE  
Archivist  
Telephone: (605) 578-2082

## MEMORANDUM

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**Date:** July 9, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** Headstone Grant Application: #201803

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On July 10, 2018 the Project Committee, a subcommittee of the Deadwood Historic Preservation Commission will meet and review the below listed headstone grant application:

- #201803, Seth Skill (Mt. Moriah Cemetery, Section 2, Lot 107)

As part of the grant program, applicants are required to furnish photographs, family trees, and any other pertinent information for the Historic Preservation Files. This information will be scanned and placed in the City's IMS (Internet Mapping Server) program.

After reviewing the application, the Projects Committee will provide a verbal recommendation of the applications for the 2018 Headstone Grant Program. The applications are attached to this memorandum.

### **Recommend Motions:**

*Based on recommendation from the Project Committee, act on #201803 for the 2018 HPC Headstone Grant Program as recommended by the Projects Committee on July 10, 2018*



Project Number: 201803  
Application Date: 6/22/18

## CEMETERY HEADSTONE GRANT APPLICATION

CITY OF DEADWOOD  
108 Sherman Street  
Deadwood, SD 57732  
Tel: (605) 578-2082 Fax: (605) 578-2084

### APPLICANT INFORMATION:

Name:	<u>Don Toms</u>
Address:	<u>323 Julius Street, Apt. D</u>
City/State/Zip:	<u>Lead, South Dakota 57754</u>
Phone Number:	<u>605-645-7683</u>
Email Address:	<u>dontoms@rushmore.com</u>

### BACKGROUND INFORMATION:

Deceased Name(s):	<u>Seth Skill</u>						
Date of Death:	<u>October 9, 1886</u>						
Cemetery:	<u>Maint Moriah</u>						
Individual or Family Plot:	<u>Individual</u>						
Addition:	<u>      </u>	Section:	<u>2</u>	Lot:	<u>107</u>	Plot:	<u>      </u>

Individuals who would like to participate in the Cemetery Headstone Grant Program are required to fill out the application form attached to this document. Successful applications will be awarded a total sum of \$650.00 dollars that will enable them to purchase a 16 inch tall by 16 inch wide wedge shaped headstone that includes the deceased name, birth date and death date. Applicants are required to furnish photographs, family trees, and any other pertinent information that can be scanned in and placed on the City's IMS (Internet Mapping Server) program located at [www.deadwoodims.com](http://www.deadwoodims.com) or the City of Deadwood's webpage [www.cityofdeadwood.com](http://www.cityofdeadwood.com)



Project Number: \_\_\_\_\_  
Application Date: \_\_\_\_\_

**CITY OF DEADWOOD  
CEMETERY HEADSTONE GRANT APPLICATION**

**1. Personal Information:**

Nominee Name: Seth Skill  
Nickname(s): \_\_\_\_\_  
Maiden Name (if applicable): \_\_\_\_\_  
Date and Place of Birth: 1848, Lincoln, Lincolnshire, England  
Date of Death: October 9, 1886

**2. Family Information:**

Mother's Name: Sarah (Marsh) Skill  
Date and Place of Birth: Abt. 1818, Lincolnshire, England  
Father's Name: William Skill  
Date and Place of Birth: Abt. 1815, Lincolnshire, England  
Siblings: Alfred Edwin Skill, William Arthur Skill, Edith Skill,  
Flora (Skill) Wilson, Mary Helena Skill, Frederick John Skill  
Spouses Name: Unmarried  
Marriage Date: \_\_\_\_\_ Living or Deceased: \_\_\_\_\_  
Children (Please list ALL Children): —

**3. Education/Major Employment:**

Level: \_\_\_\_\_ Name of School/Location: \_\_\_\_\_  
Year Graduated: \_\_\_\_\_ Degree: \_\_\_\_\_  
Dates: \_\_\_\_\_ Name/Location of Employer: Hell & Bruce - Deadwood (Sherman St)  
Brief Description of Duties: Draftsman, civil engineer  
also Surveyor General's Office, Plattsmouth Nebraska and  
agent for Imperial Tracing Cloth Co., New York

**In addition to this above information, potential candidates will be required to furnish copies of photographs or paper documents relating to the nominee. This information will be submitted to the City of Deadwood.**



## Find A Grave

Deadwood, Dakota, Oct. 12<sup>th</sup> 1886

Mr. Seth Skill Esq.

To B. P. SMITH, Jr.  
UNDERTAKER AND EMBALMER.

FOR THE RETAIL COSTS AND CHARGES FOR THE PREPARATION OF THE BODY FOR BURIAL IN THE MOUNT MORIAH CEMETERY, DEADWOOD, DAKOTA.

To Preparing Body from Office of Burial	2.00
Day and Care of Body 3 days	10.00
Washing, Dressing & Embalming	10.00
Time of 2 Coffins H. B. 4 ft	60.00
Coffin	3.00
Lining	3.00
Lid	3.00
Base	10.00
Transportation	2.00
<b>Total</b>	<b>95.00</b>

Recd. by Smith B. P.

Photo added by Don Toms

Office of Superintendent Mt. Moriah Cemetery.

Deadwood, Dakota, Oct 12<sup>th</sup> 1886

This is to Certify that Seth Skill Esq. has paid the sum of Five — DOLLARS, which entitles the holder of this Certificate to a deed for Lot No. 107 Section 2 Mt. Moriah Cemetery B. P. Smith

Added by Don Toms

We the undersigned heirs at law, resident in England, to the estate in America of the late Seth Skill, who died at Deadwood in the United States of America on the fourth day of October 1886, do hereby authorize Alfred Edwin Skill, also an heir at law to the aforesaid Estate, to act as Administrator in England to distribute the amount that may be due to each one at the time of final settlement also to give such instructions to George M. Butler the Administrator in America, as set forth by him in his letter of the 12<sup>th</sup> of May 1887 to the said Alfred Edwin Skill

Witness to the signature of the aforesaid Heirs at Law	Signatures of the aforesaid Heirs at Law
Laura Skill	Sarah Skill
Oliver Leland Knight	Hon. Laura Wilson
Frank Brown Esq.	Alfred Skill
Ethel Whitlam	William Leland Skill
Jane Smith Esq.	Mary Wilson Skill
Elizabeth Kingwood	Frederick Leland Skill

Taken at Deadwood 12<sup>th</sup> Oct 1887

Added by Don Toms

## Seth Skill

**BIRTH** 1848  
Lincoln, City of Lincoln, Lincolnshire, England

**DEATH** 9 Oct 1886 (aged 37–38)  
Deadwood, Lawrence County, South Dakota, USA

**BURIAL** Mount Moriah Cemetery  
Deadwood, Lawrence County, South Dakota, USA

**PLOT** Section 2, Lot 107

**MEMORIAL ID** 190744081 · View Source

Father - William Skill

Mother - Sarah Skill (formerly Marsh, daughter of Richard Marsh)

Black Hills Weekly Times, Saturday, October 2, 1886, page 4:

Seth Skill continues quite sick. On yesterday he was removed to the residence of Mr. and Mrs. Jack Cranstoun where he will be kindly cared for.

Deadwood Daily Pioneer-Times, Thursday, October 7, 1886, page 3:

Seth Skill still remains in a very low condition. He is receiving the best of care from the members of the band.

Black Hills Weekly Times, Saturday, October 9, 1886, page 2:

Seth Skill continues very low with fever. He is attentively cared for by Dr. Rogers and numerous friends.

The Deadwood Daily Pioneer-Times newspaper, Sunday, October 10, 1886, page 3:

Death of Seth Skill

Again are we called upon to chronicle the work of death



and announce the loss of a good citizen and good man, Seth Skill, after an illness of two weeks, past (sic) away yesterday morning, at a quarter past nine o'clock, and his spirit took its flight into the realms of the great unknown. But little could be learned of his life previous to his arrival in the city, as he was a man of singularly quiet and reticent nature, reserved and cautious with all, even with his most intimate associates. From what little information obtainable, we learned that he was born in Lincoln, Lincolnshire, England, and he was about thirty-seven years of age.

He emigrated to America a number of years ago, and after a brief residence in New York went to Utah about the time of the Emma and other mining excitements in that territory where he followed his occupation of draughtsman and civil engineer, and amassed considerable money which, however, he lost through the dishonesty of the bank where he had it deposited. He then left Utah for Plattsmouth, Nebraska, where for awhile he was employed in the surveyor general's office. From there he went back to England, but remained for only a short time and came back to New York, acting as agent for the Imperial Tracing cloth. In this business he was unsuccessful and entered the engineering department of a railroad company, remaining for some time and then again left for Plattsmouth, accepting his old position with the surveyor general. He continued to reside there until the spring of '80, when he came to Deadwood and associated himself with Kello & Bruce, who had an office on Sherman street. After the removal of those gentlemen he followed his profession on his own account, with good success. Latterly he abandoned field work and paid exclusive attention to draughting and music, becoming an excellent performer on a number of instruments.

He leaves two brothers and two sisters in England who have been notified by telegraph of his death. Pending the receipt of an answer the remains will be kept in Smith's undertaking rooms.

Deceased left considerable money, but how much is not known as he regularly remitted to the Linsey Bank, Lincoln, England, having become distrustful of American



institutions, since his Utah experiences. In addition he leaves quite a lot of personal effects consisting of musical and engineering instruments. He failed to make known any desire he may have had in regard to the property.

Day before yesterday he told Mr. T.H. White, who visited him and who was a fellow countryman, that he wanted to tell him something and tried to do so, but was unable on account of weakness and loss of mental power, as his mind was wandering.

From the beginning of his illness he seemed to think that he would not recover and frequently expressed himself to that effect to those who visited him. About half an hour before he died he said to Dr. Rogers, who was in attendance, "My race is nearly run.."

His death was caused by weakness and exhaustion, having taken no nourishment since being confined to his bed. He complained of severe burning pain in his stomach and said that medicine and food only intensified his suffering.

He received all the care and attention that kind friends could bestow and at the time of his death was attended by George Butler, N.J. Tuplin and Thos. H. White, who had been unremitting in their care of him, ever since his illness began.

He was a man of excellent habits and temperament and possessed of the highest conceptions of honor and integrity, a social companion and good citizen. He was not disposed to make many friends but those whom he drew to him loved him and honored him for the good qualities of his heart and mind. He will long be missed and mourned by those who knew him best.

The Deadwood Daily Pioneer-Times, Tuesday, October 12, 1886, page 3:

A cablegram was received yesterday from the relatives of Seth Skill requesting that the remains be buried here.

Accordingly funeral services will be held at the M.E. church at 1 o'clock this afternoon, after which the body will be interred in Mount Moriah cemetery.

Black Hills Daily Times, Wednesday, October 13, 1886, page



3:

Grateful Friends. Members of the Deadwood band and intimate friends of the late Seth Skill, desire us to convey their heartfelt thanks to the gentlemen of the Lead and DeSmet bands and all others who by their attention during the illness of Mr. Skill, and presence at the funeral evinced a friendship and consideration ever to be cherished in memory.

Deadwood Daily Pioneer-Times, Thursday, October 14, 1886, page 3:

T.H. White yesterday received another telegram from the relatives of Seth Skill, asking him to cable them a complete account of his illness and death. The request was complied with. As several letters have been written by Mr. White they will soon be in possession of all the facts bearing on Mr. Skill's demise. Copies of papers containing accounts of his funeral have also been sent to them.

The Black Hills Weekly Times, Saturday, October 16, 1886, page 1:

At Rest

The funeral of the late Seth Skill took place from the Methodist church at 1:30 o'clock yesterday afternoon and was very largely attended, including delegations from the Lead and DeSmet bands, who with Deadwood musicians constituted the largest – twenty-seven pieces – and best combination of the kind ever heard in this city. In view of the fact that no rehearsal had been held the music rendered was surprisingly good. The remains were enclosed in a handsome, cloth-covered coffin, silver mounted and otherwise ornamented with a floral wreath, a handsome rose, and an exquisitely formed flower stand supporting the piccolo upon which Mr. Skill as an expert performer. Beneath the instrument appeared a silver plate with the simple inscription

SETH SKILL

The body was escorted from Smith's undertaking rooms to the church by the band and many friends, pallbearers consisting of Joe Gandolfo, R. Blackstone, W.A. Wager, George Hopkins, T.H. White and W.L. Smith, John



1881, page 3:

The Boss Map

We had the pleasure, yesterday, of looking at a new map of the territorial district comprising Lawrence, Pennington and Custer counties, just completed by Messrs. Kello & Bruce. It is one of the finest specimens of work of the map kind ever produced in the Hills. The map was constructed principally by Mr. Seth Skill, who understands his business to perfection. For accuracy and neatness this map cannot be surpassed.

**Created by:** Don Toms

Added: 20 Jun 2018

Find A Grave Memorial **190744081**

*Find A Grave*, database and images

(<https://www.findagrave.com> : accessed 20 June 2018),  
memorial page for Seth Skill (1848–9 Oct 1886), Find A  
Grave Memorial no. 190744081, citing Mount Moriah  
Cemetery, Deadwood, Lawrence County, South Dakota,  
USA ; Maintained by Don Toms (contributor 47529406) .

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Privacy Statement · Terms of Service



Cranstoun officiating as marshal.

Services at the church were brief and very impressive, consisting of an offertory and chant by a quartette consisting of Henry Perkins, C.C. Moody, James Tuplin and Will S. Warner, Aaron Hattenbach at the organ; a fervent supplication, scripture lesson and an eloquent discourse by Rev. J.O. Dobson, the new pastor of the society. The sermon was very appropriate and replete with feeling, in which the reverend speaker said that it was no little gratification upon the occasion of his first funeral in the Hills to witness such a generous and spontaneous manifestation of friendship and love. We trust that it will not be considered malapropos to say that Mr. Dobson aroused a very warm and kindly sentiment for himself by the words spoken and the tone in which they were uttered. At the close of the services the assemblage filed past the open coffin for a farewell glance at a face that, in life, all persons learned to respect and many to love. Then the cortege moved to Mount Moriah, where amid the tears and welling hearts of all, the emaciated form was placed at rest among the sighing pines of the city of the dead.

Deadwood Daily Pioneer-Times, Wednesday, November 17, 1886, page 3:

A letter has been received by Mr. White, from a brother of Seth Skill, requesting that the effects of deceased be kept until the remaining members of the family could be consulted regarding their final disposition.

Deadwood Daily Pioneer-Times, Thursday, January 20, 1887, page 3:

T.H. White has purchased at administrator's sale the surveying instruments which belonged to the late Seth Skill, also several hundred lithograph copies of the map of Whitewood Mining district which Seth issued shortly before his fatal illness. We understand that the piccolos, which belonged to the deceased, will be sent to his relatives in England in accordance with their expressed wish as a memento of one dearly loved and whose memory will long be cherished.



## BIOGRAPHICAL

Seth Skill arrived in the United States from England on April 29, 1878, at the age of 28. His port of departure was Liverpool, England, and his port of arrival New York City. He was traveling aboard the "City of Berlin" a ship of the Inman Line.

The probate file of Seth Skill lists the following heirs:

Sarah Skill (mother)

Alfred Edwin Skill (brother)

Flora Louisa Wilson (formerly Skill) (sister)

Edith Skill (sister)

William Arthur Skill (brother)

Mary Helena Skill (sister)

Frederick John Skill (brother)

Seth's father, William Skill, died in Exchequer Gate, Lincoln, County of Lincoln, England on June 4, 1882 at the age of 64. His occupation according to the death certificate was land surveyor.

Black Hills Weekly Times, Saturday, February 7, 1885, page 4:

Seth Skill is engaged on a map of the principal portion of Lawrence county, showing all cities, camps, principal mines, mills, water rights, roads, telegraph and telephone lines, etc. It is a handsome and valuable work.

Black Hills Weekly Times, Saturday, January 15, 1881, page 1:

Messrs. Kello and Bruce have completed one of the finest maps of the Hills counties -- Lawrence, Pennington and Custer -- that we have seen for some time. It was compiled from private and public surveys, and shows every point of interest within the area of the Hills. The map is the work of Seth Skill, their draftsman, and the work shows him to be thoroughly Skill-ed in his profession.

Deadwood Daily Pioneer-Times, Wednesday, January 19,



Office of Superintendent Mt. Moriah Cemetery.

Grandwood, Dakota, Oct 12<sup>th</sup> 1886

This is to Certify that Seth Merrill has paid the sum of Five — **DOLLARS,** which entitles the holder of this Certificate to a deed for Lot No. 107 Section 2 Mt. Moriah Cemetery.

B. S. Smith

Superintendent.

By A. S. Steadwick



Deadwood, Dakota, Oct 12<sup>th</sup> 1886

Mr Seth Skille Est

To B. P. SMITH, Jr.  
UNDERTAKER AND EMBALMER.

—Dealer in—

WOOD AND METALIC COFFINS AND CASKETS, ROBES, TRIMMINGS, CRAPES, GLOVES, ETC.

SHERMAN STREET, DEADWOOD, DAKOTA.

Team kept ready to Deliver Goods at all hours Day and Night. Telegraph and Telephone Orders Promptly Filled.

DEADWOOD, DAKOTA.

To Moving Body from Office to Dead Room	5 00
" Ice and care of Body 3 days & nights	10 00
" Washing Dressing & Shaving Body	10 00
" One No 2 coffin W. G. 6 ft	60 00
" " Outside Box	5 00
" " Grave	5 00
" " Lot	5 00
" " Horse	10 00
" Funeral Attendance	5 00

\$115 00

Rec'd Payment  
B. P. Smith



We the undersigned heirs at Law, resident in England, to the Estate, in America, of the Late Seth Skill, who died at Deadwood in the United States of America on the ninth day of October 1886, do hereby authorise Alfred Edwin Skill, also an heir at Law to the aforesaid Estate, to act as Administrator in England to distribute the Amount that may be due to each one at the time of final settlement also to give such instructions to George M. Butler the Administrator in America, asked for by him in his letter of the 12<sup>th</sup> of May 1887 to the said Alfred Edwin Skill

Witnesses to the Signatures of the aforesaid Heirs at Law	Signatures of the aforesaid Heirs at Law
Louisa Storr	Sarah Skill
Alice Sarah Knight	Flora Louisa Wilson formerly Skill
Sarah Horner Bishop	Edith Skill
Ethel. Whitlam	William Arthur Skill
Jane Smith Caparn	Mary Helena Skill
Elizabeth Kingswood	Frederick John Skill
<p>Dated 2<sup>nd</sup> July 1887  <u>Alfred E. Skill</u></p>	



The undermentioned Houses are situate within the Boundaries of the

106 [Page 13]

The undermentioned Houses are situate within the Boundaries of the												106	[Page 13]
Parish [or Township] of		City or Municipal Borough of		Municipal Ward of		Parliamentary Borough of		Town of		Hamlet or Tything, &c., of		Ecclesiastical District of	
St Paul		Lincoln		Wheat Road		Lincoln		Lincoln					
No. of Schedule	Road, Street, &c., and No. or Name of House	HOUSES		Name and Surname of each Person	Relation to Head of Family	Condition	Age of		Rank, Profession, or Occupation	Where Born	Whether Blind, or Deaf and Dumb		
		Inhabited	Uninhabited (i.e., or Building (B.))				Males	Females					
				John Dadds	Wife	Mar	34			Lincoln Beckham			
				Mary G. do	Daughter		3			Duffham Sunderland			
				William do	Son		8 M			Lincoln			
				Thomas do	Son		8 M			do			
74	63 Bail Gate	1		John Milbourne	House	Mar	82		Retired Grocer	do			
				Elizabeth do	Wife	Mar	74			do			
75	64 Bail Gate	1		William Hill	House	Mar	46		Surveyor, Master & Brewer	do Boultham			
				Sarah do	Wife	Mar	43			do Malthouse			
				John do	Son		12		Schooler	City			
				William A. do	Son		9		do	City			
				Mary G. do	Daughter		6		do	do			
				Frederick J. do	Son		4		do	do			
				Mary Marsh	Wife	Mar	48			do Batham			
				Matthias Fatchell	Serv		19		General Serv	Lincoln Boston			
				Mary Bayter	House	Mar	51			do Lintons			
76	65 Bail Gate	1		Robert Bayter	Son	Mar	21		Handicapper	do near Market Place			
				William do	Son	do	18		Printer & Compositor	do do			
				Samuel Mangor	Serv	do	16		Handicapper	do Maltby			
77	Bail Gate	1		William Keighley	House	Mar	57		Wholesale Business	Lincoln			
				Fanny Ann do	Wife	Mar	35			do Lambeth			
				Fanny Ann do	Daughter		12			Lincoln			
				Elizabeth J. do	Daughter		9			do			
78	Bail Gate	1		John Mitchell	House	Mar	50		Publican	do Thurmaston			
				Mary do	Wife	Mar	46			do Louth			
				William J. do	Son	Mar	18			do Braconage			
Total of Houses...		5		Total of Males and Females...			13	12					



Skevington	Thomas	Holoverhampton	XXIII	318
Skewes	James Henry	Melston	TX	128
Skews	Elizabeth Charlotte	S. & Tharot	V	300
Skews	Maria	Siskard	TX	169
Skidmore	John	A. Gustell	TX	21
Skidmore	Isella	Dudley	XXIII	246
Skidmore	Edward Henry	Stourbridge	XXIII	477
Skidmore	Elijah	Stourbridge	XXIII	475
Skidmore	Fabiuswell	Ceolesall Stn	XXII	17
Skidmore	Henry	Bristol	XT	170
Skidmore	James	Goodstock	XXI	11
Skidmore	Mary	Stourbridge	XXIII	460
Skidmore	Mary Ann	Kendrick	XXI	153
Skidmore	Sarah Anne	Dudley	XXIII	249
Skidmore	Thomas Matthews	Stourbridge	XXIII	471
Skegg's	Elizabeth Jane	Romford	XXI	195
Skegg's	William	Romford	XXI	197
Skelbeck	Elizabeth	Stockton L.	XXIV	268
Skelbeck	Martha	Stockton L.	XXIV	267
Skelbeck	Sarah Ann	Stockton L.	XXIV	276
Skill	John	Lincoln	XXIV	446
Skillen	Ann	Cockermouth	XXV	114
Skillen	Frederick	Newent	XI	355
Skillens	Sarah	Stockton L.	XXIV	284
Skiller	Pauline Emily	Poplar	VI	348
Skiller	Stephen George	Witcham L.	VIII	122
Skillecorn	William Edwards	Bedminster	XI	60
Skilling	Alice Esther	A. Liles L.	I	49
Skillings	James Berwick	Sunderland	XXIV	336
Skillington	Matthew	Bradford A.	XXIII	153
Skilton	Elizabeth Jane	Faversham	V	171
Skilton	Mary	Epsom	TV	153
Skilton	Theresa	Epsom	TV	142
Skilton	William	Croydon	TV	126
Skimmer	Thomas	Sudbury	XXI	409
Skir	Elizabeth	South	XXIV	498
Skir	Isaac	South	XXIV	477
Skines	Mary Elizabeth	Sheaford	XXIV	579
Skingley	James Skingley	Orsett	XXI	171
Skingley	Joseph Richard	Tending	XXI	245

\*\*



**Seth Skill**  
**in the New York Port, Ship Images, 1851-1891**

Name: Seth Skill  
Arrival date: 29 Apr 1878  
Age: 28  
Gender: Male  
Port of Departure: Liverpool, England  
Ship route: Liverpool-Queenstown-NY  
Port of Arrival: New York, United States  
Ship Name: City of Berlin  
Ship built: 1875  
Shipping line: Inman Line  
Ship tonnage: 5,491 tons; 488' x 44'  
Ship description: 3 masts, 1 funnel

**Source Information**

*New York Port, Ship Images, 1851-1891* [database on-line].

**Description**

Find information about the ship your ancestors traveled on to enter the United States. [Learn more...](#)



387	Edward Loney	3	Ma	Child	Ireland	United States	Storage
8	Thos. Kelly	26	"	Farmer	do	do	do
9	Maggie Bennett	36	"	do	do	do	do
390	J. O. Donoghue	23	"	do	do	do	do
1	Thos. Phelan	19	"	Laborer	do	do	do
2	Matthew Guinlan	50	"	do	do	do	do
3	Michael Sullivan	34	"	Farmer	do	do	do
4	Jakie K. Power	25	"	Laborer	do	do	do
5	Michael Sullivan	25	"	Farmer	do	do	do
6	Harow do	18	Fe	Wife	do	do	do
7	Timothy Gallagher	20	Ma	Farmer	do	do	do
8	Timothy Ward	34	"	do	do	do	do
9	Matthew Connell	28	"	Laborer	do	do	do
400	Pat. R. McArthur	28	"	do	do	do	do
1	W. J. White	21	"	do	do	do	do
2	Mary Furber	27	Fe	Spinster	do	do	do
3	Jane Lee R.	28	"	Wife	do	do	do
4	John Doolley	34	Ma	Farmer	do	do	do
5	Mat. R. Stanton	28	"	do	do	do	do
6	Dan. Malone	30	"	do	do	do	do
7	Ellen Barry	45	Fe	Wife	do	do	do
8	Pat. Ryan	60	Ma	Farmer	do	do	do
9	Ruggie Neake	20	Fe	Spinster	do	do	do
410	Matthew Catter	19	Ma	Laborer	do	do	do
1	Jos. O'Staney	28	"	do	do	do	do
2	Bridget Connor	27	Fe	Spinster	do	do	do
3	Johanna do	31	"	do	do	do	do
4	Hannah do	23	"	do	do	do	do
5	Mary do	19	"	do	do	do	do
6	Michael Kony	54	Ma	Farmer	do	do	do
417	Michael Keefe	32	Ma	Farmer	do	do	do
8	Mary do	23	Fe	Wife	do	do	do
9	Kate do	3	do	Child	do	do	do
420	John do	1	Ma	Infant	do	do	do
1	Margaret O'Brien	16	Fe	Spinster	do	do	do
2	Mrs. J. T. Bailey	49	Fe	Lady	United States	do	Cabin
3	J. Blake	41	"	do	England	do	do
4	Mrs. W. Bradbury	56	Ma	Gentleman	do	do	do
5	Mrs. do	49	Fe	Lady	do	do	do
6	Mrs. M. Lado	28	"	do	France	do	do
7	Mrs. S. Taylor	34	Ma	Gentleman	England	do	do
8	Mrs. do	32	Fe	Lady	do	do	do
9	Mrs. Jno Simpson	31	Ma	Gentleman	do	do	do
430	Mrs. J. H. do	10	"	do	do	do	do
1	Mrs. M. Collins	26	Fe	Lady	Ireland	do	do
2	Mrs. G. P. Armstrong	29	Ma	Gentleman	England	do	do
3	Mrs. do	26	Fe	Lady	do	do	do
4	and Child	7	Ma	Gentleman	do	do	do
5	Mrs. A. W. Spennack	46	Fe	Lady	do	do	do
6	Mrs. Jno. C. W. do	24	Ma	Gentleman	do	do	do
7	Seth Skell	28	do	do	do	do	do
8	Mrs. J. B. Castellan	46	Fe	Lady	Ireland	do	do
9	Mrs. do	10	do	do	do	do	do
440	Mr. W. Nelson	27	Ma	Gentleman	England	do	do
1	Doekett	31	do	do	do	do	do
2	E. J. Bridgford	39	do	do	do	do	do
3	Thos. Dale	45	do	do	do	do	do
4	W. B. Cabera	39	do	do	Spain	do	do
5	Mrs. do	34	Fe	Wife	do	do	do



- Shupe Jacob, harness maker J. B. Lewis & Co., res e s Madison south Bloomer.
- Shutts John, res n s Washington avenue bet Market and Bryant.
- Siback George, butcher Sanders & Schultz, bds w s Main bet Willow and Court.
- Sicer L. P. engineer St. J. & C. B. R. R., bds w s Main near Farnham.
- Siedentopf & Bro., proprietors Council Bluffs vinegar works, s s Broadway bet Grace and Union.  
J. F. Siedentopf.  
W. Siedentopf.
- Siedentopf J. F. (Siedentopf & Bro.,) res s e c Pierce and Stutsman.
- Siedentopf William, clerk District Court, Court House, and (Siedentopf & Bro.,) res s e c Stutsman and Pierce.
- Siegismund August, res e s Bond near Locust.
- Sievers Henry, clerk J. Beresheim & Co., bds Farmers' Hotel.
- Siems Nicholas, carpenter A. Bohlscheid & Co, bds w s Main bet Court and Willow.
- Simpson Ralph, engineer, res n s Washington av bet Center and Marcy.
- \* Skill Seth, surveyor 416 Broadway, bds n s Vine bet Market and Bryant.
- Skinner Thomas, expressman, res s s Douglas bet Cherry and Cedar.
- Slyter Alfred, clerk S. F. Folsom, res n e c Mynster and Baldwin.
- Slyter Kossuth, bds n e c Mynster and Baldwin.
- Slyter Minard, bds n e c Mynster and Baldwin.
- Smidt B. compositor Council Bluffs Post, bds s s Broadway bet Stutsman and Union.
- Smidt Henry, saloon, Broadway near Missouri river depot.
- Smidth Henry, leader Council Bluffs city band, res s s Pierce west Glen Dale avenue.
- Smith Alfred A. mattress manufacturer and upholsterer, 12 Bancroft, house and sign painter 219 Broadway, res w s Madison south Pierce.
- Smith Mrs. A. A. millinery and dressmaking and agent for Leavitt's sewing machine, 223 Broadway, res w s Madison south Pierce.
- Smith Augustus, student, bds n s Harmony east Benton.
- Smith Dr. A. W. special agent Washington Life Insurance Company 355 Broadway, res n s Harmony east Benton.
- Smith Charles bds s s Mill bet Center and Scott.





# EXHIBIT G

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

*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

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**Date:** July 9, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Deadwood Historic Preservation Office  
**Re:** **Wild Bill and Calamity Jane Brochures**

---

The Deadwood Historic Preservation Office is requesting permission to purchase 10,000 Wild Bill brochures and 10,000 Calamity Jane brochures to be distributed at the Deadwood Information/Visitor Center. The costs to print these brochures are as follows:

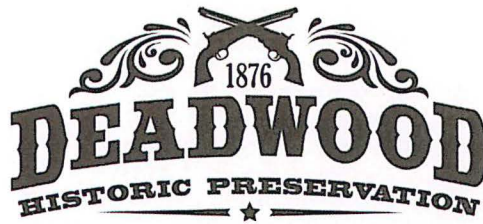
- MS Mail, Deadwood, SD. \$2,700.00

The proposed quote for these brochures is attached to this memorandum.

### RECOMMENDATION:

Allow the Deadwood Historic Preservation Office to purchase 10,000 Wild Bill brochures and 10,000 Calamity Jane brochures for the 2018 tourist season. Money to pay for this expenditure will come out of Public Education.





## EXHIBIT H

### MEMORANDUM

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**Date:** July 9, 2018, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Days of 76 Museum Split Rail Fence Repairs

---

The split rail fence at the Days of 76 Museum is in marginal condition and is in need of repairs. Rather than repairing the existing fence it has been determined the new design of the ranch fence is more appropriate. Staff has received a quote from Wheeler for the fencing materials in the amount of \$3,972.90.

It is staff's recommendation to proceed with this project with the new fence design which is more durable and appropriate.

#### **RECOMMENDED MOTION**

*Move to recommend to the City Commission to purchase split rail fencing materials from Wheeler for replacement of the Days of 76 Museum fence not to exceed \$4,000.00 to be paid out of the HP General Maintenance account.*





Quotation Date:  
7/2/18

**Museum Fence**

<u>QTY</u>	<u>"</u>	<u>SIZE</u>	<u>'</u>	<u>DESCRIPTION</u>	<u>BOARD FEET EA</u>	<u>PRICE PER MF</u>	<u>PRICE EA</u>	<u>ITEM TOTAL</u>
370' of 3 Rail Bollard Fence on 10' Spacing								
38	6	x 6	x 6	#1 D.Fir Rgh QNAP - Fabricated Bollard post	18.00	\$2,350.00	\$42.30	\$1,607.40
57	2	x 6	x 20	#1 D.Fir Rgh QNAP	20.00	\$2,075.00	\$41.50	\$2,365.50

Total Board Feet: 1,824.00

**Total \$3,972.90**

Quote prepared by:  
Dave Koch

PO Box 8 - Whitewood, SD 57793  
Ph. No. 605-269-2215 ext. 17  
Fax No. 605-269-2497  
Nat'l WATS: 800-843-8304

Customer Information:

**City of Deadwood**

62 1/2 Dunlop  
Deadwood, SD 57732

Attn: Bob Nelson Jr

605-578-2082

[bobjr@cityofdeadwood.com](mailto:bobjr@cityofdeadwood.com)

Ship To:

Customer Pickup  
Whitewood, SD

Notes:

Above price does not include applicable tax  
Above price F.O.B. Whitewood, SD  
Allow 30-45 days for material



Case No. 180084  
Address: 67 Stewart Street

# EXHIBIT I

## Staff Report

The applicant has submitted an application for Project Approval for work at 67 Stewart Street, a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Melody Lopez  
Owner: LOPEZ, MELODY KAY  
Constructed: 1896-1897

### 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 repair siding on the south and west side of house, repair existing windows and install new storm windows, paint and repair/replace the decking on front porch.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### Staff Opinion:

Staff has conducted a site visit with the owner and explained the programs. The applicant is excited to restore the exterior of the resource and the assistance provided through Historic Preservation. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

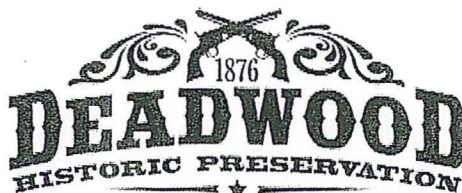
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored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







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



FOR OFFICE USE ONLY	
Case No.	180084
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/27/18
Date of Hearing	7/11/18

## 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: 67 Stewart St. Deadwood SD 57732

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Melody Lopez  
Address: 67 Stewart St  
City: Deadwood State: SD Zip: 57732  
Telephone: 641-7998 Fax: \_\_\_\_\_  
E-mail: doodlebuglopez@gmail.com

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

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

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

### TYPE OF IMPROVEMENT

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



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>open</u>		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> 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 checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input checked="" 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 <u>wood</u> Style/type <u>Storm</u>			
<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.

~~repair garden~~ repair siding on South & West side of house, repair existing windows and get storm windows, paint, repair/replace decking on front porch



## 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.

Melody Lopez 6/27/18  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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



Date: July 09, 2018

Case No. 180083  
Address: 84 Van Buren

**Staff Report****EXHIBIT J**

The applicant has submitted an application for Project Approval for work at 84 Van Buren, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Lance Bobolz  
Owner: BOBOLZ, LANCE  
Constructed: c 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 in the Deadwood National Historic Landmark District. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period. This is an unusual example of the style constructed in log.

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

The applicant is requesting permission to replace hail damaged roof with same materials, replace windows, storm windows and doors with appropriate ones, replace deck after retaining wall completion, install garage door on new garage, and repaint/stain.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:**

The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]



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

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

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

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

**C: Second Motion:**

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

OR

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

OR

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







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



FOR OFFICE USE ONLY	
Case No.	180083
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/25/18
Date of Hearing	7/11/18

## 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: 84 Van Buren

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Lance Bobolz  
Address: 809 FM 2738  
City: Alvarado State: TX Zip: 76009  
Telephone: 605 366 6062 Fax: \_\_\_\_\_  
E-mail: lancebobolz@gmail.com

Architect's Name: N/A  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Contractor's Name: SNAP Const.  
Address: Mathew Rotterdam  
City: Sturgis State: SD Zip: 57785  
Telephone: 702-375-8568 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Agent's Name: N/A  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

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



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>July, 2018</u>		Project Completion Date (anticipated): <u>Nov. 2018</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<u>Install Garage Door on New Garage Ret. wall</u>			
<input checked="" type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<u>Replace Deck/Railing</u>			
Material _____		Style/type _____	Dimensions <u>20 X 40</u>
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Wood</u>		Style/type <u>w/ storm</u>	
<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.

Replacing Hail Damage Roof with same Mat'l + Color  
Replacing Windows, Storm Windows, + Doors to appropriate  
Replacing Deck after Retaining Wall Completion  
Re-Painting + Staining after completion of prior list.



## 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.

 6/25/18  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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



Case No. 180086  
Address: 143 Charles Street

# EXHIBIT K

## Staff Report

The applicant has submitted an application for Project Approval for work at 143 Charles Street, a Contributing structure located in the Cleveland Planning Planning Unit in the City of Deadwood.

Applicant: Gordon Mack

Owner: MACK, JOSEPH R & MARCIA M TRUSTEES ETAL C/O MACK, GORDON & AUDREY (CD)

Constructed: c 1935

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

**1. Historic significance of the resource:**

The building is a contributing resource in the Deadwood National Historic Landmark district. It is significant for its historic association with the growth and economic activity which took place in Deadwood and its northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, Residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor, Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

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

The applicant is requesting permission to reface stucco on the front of the garage and put a brick border up the sides and over the arch to tie in with the front of the house parapet. Applicant would also like to remove 8 feet off the back portion of the garage, leaving 13 feet standing.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### Staff Opinion:

The applicant has started repair of the sub-structure and stucco as part of maintenance of the front of the resource. While this project does damage a portion of the original garage, the proposed work and changes does not encroach upon, or destroy the historic resource. Furthermore, it does have a slight adverse effect on the character of the building but does not have an adverse effect on the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. This is a good compromise to the complete removal of the garage.

[imagerepeater]



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

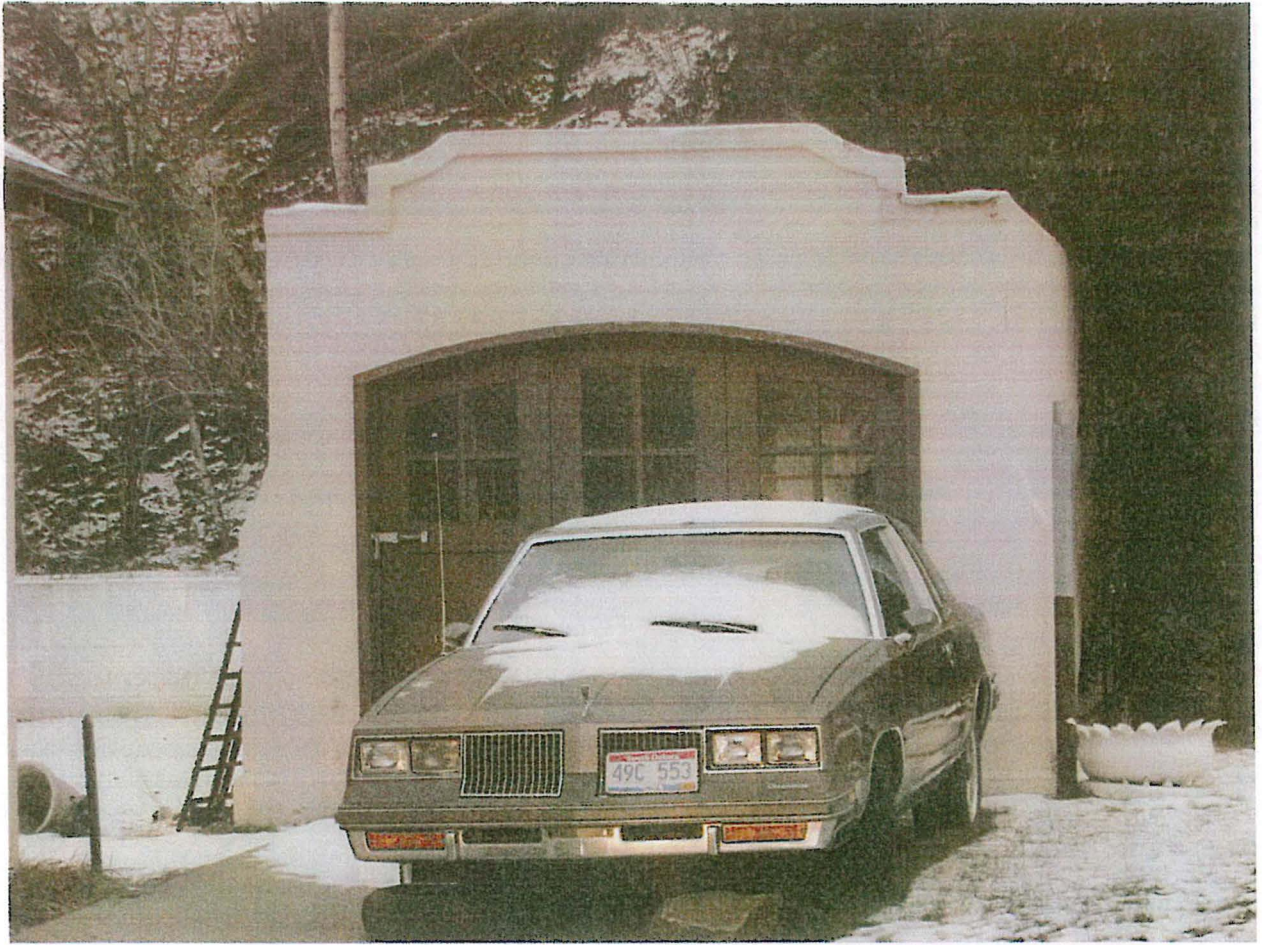
OR

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

OR

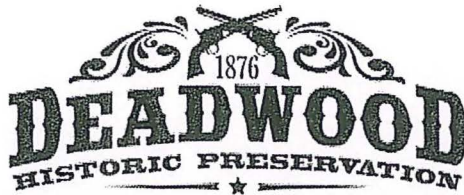
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored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







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



FOR OFFICE USE ONLY	
Case No.	180086
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	7/5/18
Date of Hearing	7/11/18

## 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: 143 CHARLES ST

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: GORDON MACK  
Address: 143 CHARLES ST  
City: DWID State: SD Zip: 57732  
605  
Telephone: 920-8844 Fax: \_\_\_\_\_  
E-mail: gamack@icloud.com

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

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

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

### TYPE OF IMPROVEMENT

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



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>7-12-18</u>		Project Completion Date (anticipated): <u>9-30-18</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input 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 <u>ST</u> 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.

FRONT OF THE GARAGE, REFACE STUCCO  
AND PUT BORDER OF BRICK UP THE SIDES  
AND OVER THE ARCH TO TIE IN WITH THE  
FRONT OF THE HOUSE PARAPET. WOULD LIKE TO  
REMOVE 8 FEET OFF OF THE BACK PORTION  
AND LEAVING 13 FEET STANDING.

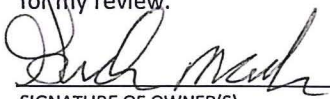


## SIGNATURES

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.

 7-4-18  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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



Case No. 180087  
Address: 26 Adams Street

# EXHIBIT L

## Staff Report

The applicant has submitted an application for Project Approval for work at 26 Adams Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Andrew Estoclet  
Owner: ESTOCLET, ANDREW G  
Constructed: c 1904

### 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 in 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 replace the first and second floor porch railings and replace horizontal boards under second floor porch.

**Attachments:** No

**Plans:** No

**Photos:** Ye

**Staff Opinion:**

The proposed work and changes will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

[imagerepeater]



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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





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



FOR OFFICE USE ONLY	
Case No.	180087
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	7/11/18
Date of Hearing	7/11/18

## 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: 26 Adams Street, DWD, SD  
Historic Name of Property (if known): \_\_\_\_\_

### APPLICANT INFORMATION

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

Owner's Name: Andrew Estoclet  
Address: 26 Adams St.  
City: DWD State: SD Zip: 57732  
Telephone: 920-8492 Fax: \_\_\_\_\_  
E-mail: a-estoclet@msu.com

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

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

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

### TYPE OF IMPROVEMENT

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



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

**DESCRIPTION OF ACTIVITY**

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

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

Replace 1st + 2nd Floor Porch Railings

Replace front horizontal board underneath outside 2nd Floor Porch


Replace existing untreated wood material with treated wood materials

## 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

 7/5/18  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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



Case No. 180088  
Address: 52 Lincoln Avenue

# EXHIBIT M

## Staff Report

The applicant has submitted an application for Project Approval for work at 52 Lincoln Avenue, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Tim Conrad  
Owner: CONRAD, TIMOTHY J & MONICA R  
Constructed: 1885

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

**1. Historic significance of the resource:**

This 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. 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 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 replace 23 windows and paint trim to match existing exterior color.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### Staff Opinion:

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

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

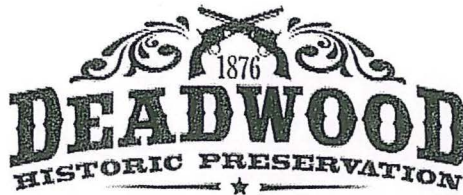
OR

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





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



FOR OFFICE USE ONLY	
Case No.	180088
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

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

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION
Property Address: 52 Lincoln Ave
Historic Name of Property (if known):

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

Owner's Name: Tim Conrad	Architect's Name: _____
Address: 52 Lincoln Ave	Address: _____
City: Deadwood State: SD Zip: 57732	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
E-mail: deadwoodelectric@rushmore.com	E-mail: _____

Contractor's Name: Giervy Construction	Agent's Name: _____
Address: 311 Mountain View	Address: _____
City: Deadwood State: SD Zip: 57732	City: _____ State: _____ Zip: _____
Telephone: 605-584-1256 Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	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 checked="" type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" 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.

Replace 23 windows and paint trim to match  
Current exterior color

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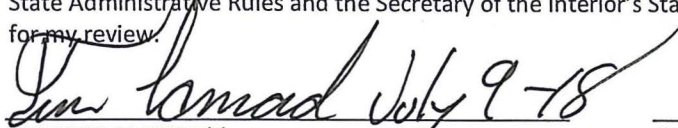
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## SIGNATURES

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

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

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

  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

## APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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



Case No. 180089  
Address: 97 Williams Street

# EXHIBIT N

## Staff Report

The applicant has submitted an application for Project Approval for work at 97 Williams Street, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Prairie Sun Development  
Owner: PRAIRIE SUN DEVELOPMENT LLC C/O LAURENZ, ROB  
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. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing.

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

The applicant is requesting permission to repair the existing front porch entrance and steps. Floor boards on the porch will be replaced with Douglas Fir 1x6 planks. Railing will be replaced with decorative wooden spindles, same type used on other Victorian houses in the neighborhood. The leading-edge floor support beam will be repaired by attaching a glulam beam to the existing. Applicant will then put a 1x8 board on the front that will be painted for a finished edge. All existing poles and beams will remain in place. Steps will be repaired and new matching decorative spindles will be used for side railing. Steps will come down to bottom landing and then exit to the east side instead of straight south. Applicant will use Dakota 2000 for this project.

Attachments: No

Plans: No

Photos: Yes

#### Staff Opinion:

Staff has conducted a site visit with the owner and reviewed the proposed project in depth. 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.

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

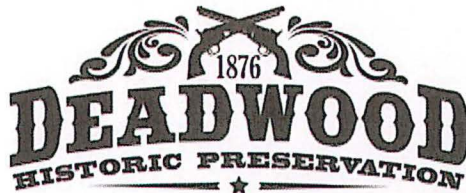
OR

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





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



FOR OFFICE USE ONLY

Case No. 180089  
☒ Project Approval  
☐ Certificate of Appropriateness  
Date Received 7/11/18  
Date of Hearing 7/11/18

## 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: 97 Williams, Deadwood SD 57732

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Prairie Sun Development

Address: 502 Buffalo Rd

City: Fort Pierre State: SD Zip: 57532

Telephone: 605-280-6800 Fax: \_\_\_\_\_

E-mail: rob@windcircle.net

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

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

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

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

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

Contractor's Name: \_\_\_\_\_

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

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

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

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

Agent's Name: \_\_\_\_\_

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

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

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

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

### TYPE OF IMPROVEMENT

- |  |                                       |                                      |  |
|--|---------------------------------------|--------------------------------------|--|
| <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 checked="" type="checkbox"/> General Maintenance  | <input type="checkbox"/> Siding       | <input type="checkbox"/> Windows     |  |
| <input type="checkbox"/> Other _____                     | <input type="checkbox"/> Awning       | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |



**FOR OFFICE USE ONLY**

Case No. \_\_\_\_\_

**ACTIVITY: (CHECK AS APPLICABLE)**Project Start Date: 7/16/2018 Project Completion Date (anticipated): 8/16/2018☐ **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 WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**  
☐ Restoration ☐ Replacement ☐ New  
☐ Front ☐ Side(s) ☐ Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_

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

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

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

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

Desire to repair existing front porch entrance and steps. Floor boards on the porch will be replaced with

Douglas Fir 1x6 planks. Railing will be replaced with decorative wooden spindles. These spindles will be the

same as on other Victorian houses in the neighborhood. The leading-edge floor support beam will be repaired

by attaching a glulam beam to the existing. We will then put a 1x8 board on the front that will be painted

for a finished edge. All existing poles and beams will remain in place. Steps will be repaired, and new matching

decorative spindles will be used for side railing. Steps will come down to bottom landing and then exit to the east

side instead of straight south. Dakota 2000 will be performing the work. D2k is a licensed general contractor in Lawrence County. If you have any other question, please contact Rob Laurenz at 605-280-6800.

**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 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 AGENT(S)	DATE
-----------------------	------

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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