

**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**
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.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 13, 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. May 23, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit A**
    - i. Mark & Rose Speirs – 34 Van Buren Street – Elderly Resident Program
    - ii. Brett Baumann – 35 Jackson Street – Wood Windows and Doors Program
    - iii. Michael Besso – 407 Williams Street – Elderly Resident Program
    - iv. Renee Bertrand – 34 Washington Street - Wood Windows and Doors Program
    - v. Kristi Villafuerte – 732 Main Street – Façade Easement Program – **Exhibit B**
  - c. Grant Extension Requests – **Exhibit C**
    - i. James Pontius – 118 Charles – Wood Windows and Doors & Siding
    - ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows and Doors
    - iii. Tom McNary – 14 Van Buren – Wood Windows and Doors
    - iv. Mike Besso – 405 Williams – Foundation
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan – Loan Requests – **Exhibit D**
    - i. Pauline West – 79 Stewart – Life Safety Loan Request
    - ii. Tim Conrad – 52 Lincoln – Request to Forgive 2 Loans
    - iii. Naomi Gathman – 91 Forest – Request to Forgive
5. Old or General Business
  - a. Jachin Ruth – Senior Project Presentation
  - b. Main Street Initiative update
  - c. Deadwood Diorama Proposal – Jack Anfinson – **Exhibit E**
  - d. Soda Fountain – Dina Flores – **Exhibit F**
  - e. Lawrence County Historical Society – Outside of Deadwood Grant Extension – **Exhibit G**
  - f. City of Fort Pierre – Outside of Deadwood Grant Extension – **Exhibit H**
  - g. Broken Boot – Not-for-Profit Grant Request – **Exhibit I**
  - h. Loan Agreement – Traveling Baseball Panels – **Exhibit J**
    - a. 2018.05 – Redfield Carnegie Library
    - b. 2018.06 – American Legion Baseball Class B
6. New Matters before the Deadwood Historic District Commission
  - a. COA 180068 – St. Ambrose Church – 732 Main Street -- Restore Facade – **Exhibit K**
  - b. COA 180070 – Jordan Dahl – 566 Main Street -- Temporary Shed – **Exhibit L**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180066 – Brett Baumann - 35 Jackson Street – Repair/Replace Roof, Deck, Sidewalk, Steps & Siding – **Exhibit M**
  - b. PA 180067 – Michael Besso – 407 Williams Street – Repair Roof & Electrical, Upgrade Plumbing – **Exhibit N**
  - c. PA 180069 – Renee Bertrand – 34 Washington Street – Replace Storm Windows and Paint – **Exhibit O**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday June 13, 2018**

**Present Historic Preservation Commission:** Michael Johnson, Lyman Toews, Thomas Blair, Beverly Posey and Robin Carmody.

**Absent:** Ann Ochse and Dale Berg

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

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant were present.

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

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 13, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Swearing in of New Commissioners:**

Under the permission of the City Attorney, Mr. Kuchenbecker swore in Robin Carmody and Beverly Posey as Historic Preservation Commissioners.

**Approval of HPC Minutes:**

May 23, 2018 Regular Meeting

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 23, 2018. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$76,525.31. Aye – All. Motion carried.***

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

**HP Program Grant Funds**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$21,886.21, based on information as presented. Aye - All. Motion carried.***

**HP Grant Applications – Exhibit A**

- i. Mark & Rose Speirs – 34 Van Buren Street – Elderly Resident Program
- ii. Brett Baumann – 35 Jackson Street – Wood Windows and Doors Program
- iii. Michael Besso – 405 Williams Street – Elderly Resident Program
- iv. Renee Bertrand – 34 Washington Street - Wood Windows and Doors Program
- v. Kristi Villafuerte – 732 Main Street – Façade Easement Program – **Exhibit B**

***It was moved by Ms. Posey and seconded by Mr. Blair to accept Mark & Rose Speirs, 34 Van Buren, into the Elderly Residents Program; Brett Baumann, 35 Jackson Street, into the Wood Windows and Doors Program; Michael Besso, 405 Williams, into the Elderly Resident Program; and Renee Bertrand, 34 Washington Street into the Wood Windows and Doors Program. Aye All. Motion Carried.***

***It was moved by Mr. Blair and seconded by Ms. Posey to accept Kristi Villafuerte, 732 Main Street, into the Façade Easement Program. Aye-All. Motion Carried.***

**Grant Extension Requests – Exhibit C**

- i. James Pontius – 118 Charles – Wood Windows and Doors & Siding
- ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows and Doors
- iii. Tom McNary – 14 Van Buren – Wood Windows and Doors
- iv. Mike Besso – 405 Williams – Foundation

***It was moved by Mr. Toews and seconded by Ms. Posey to grant a six month extension to James Pontius, 118 Charles, Wood Windows and Doors and Siding Program; a six month extension to Dustin & Laura Floyd, 21 Lincoln, Wood Windows and Doors Program; a three month extension to Tom McNary, 14 Van Buren, Wood Windows and Doors Program; and a six month extension to Mike Besso, 405 Williams, Foundation Program. Aye-All. Motion Carried.***

**Revolving Loan Program Voucher Approval**



***It was moved by Mr. Blair and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursements in the amount of \$5,551.10, based on information as presented. Aye - All. Motion carried.***

#### **Revolving Loan Program – Exhibit D**

- i. Pauline West – 79 Stewart – Life Safety Loan Request
- ii. Tim Conrad – 52 Lincoln – Request to Forgive 2 Loans
- iii. Naomi Gathman – 91 Forest – Request to Forgive

***It was moved by Ms. Posey and seconded by Mr. Blair to grant a Life Safety Loan to Pauline West, 79 Stewart; forgive two loans for Tim Conrad, 52 Lincoln; and forgive a loan for Naomi Gathman, 91 Forest. Aye All. Motion Carried.***

#### **Old or General Business:**

##### **Jachin Ruth – Senior Project Presentation – No Exhibit**

Mr. Ruth, for his senior project, researched his family history. He is a sixth generation Ruth to live in Deadwood. Mike Runge was Mr. Ruth's mentor for this project. Mr. Ruth was very grateful for all of Mr. Runge's help. Mr. Ruth presented a binder with the family history for the commission to review.

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

Mr. Kuchenbecker stated the Design Committee met yesterday and they approved the design for the Oktoberfest buntings but may need to rethink the size. The flowers on Main Street are up and look good. The Notice for Bid for the archway project will go before City Commission on Monday. There was discussion on dumpsters and the idea of having Job Core help build enclosures. The Promotion Committee is planning Frisky Whisky in November and the Little Black Dress event. Economic Restructuring has not met in a while. Monday is the next Main Street Initiative meeting. Monday night at the City Commission meeting there will be an update from Mr. Kuchenbecker on behalf of the negotiating committee for the Century Link building and we are expecting the appraisals back on the Silverado and the parking lot. Mr. Kuchenbecker stated the Gaming Committee discussed sports betting. It looks like if Deadwood is to get sports betting it would have to be a statewide initiative to be put on the ballot.

##### **Deadwood Diorama Proposal – Jack Anfinson – Exhibit E**

Mr. Anfinson stated he would like the commission to consider the proposal for purchase of the diorama of Main Street Deadwood, June 1876. Mr. Toews asked where we would put it. Mr. Anfinson stated the Welcome Center or the Railroad Station is where he was thinking. Mr. Toews asked if the City has a say in what goes in these places. Mr. Kuchenbecker stated the City owns everything in both the Welcome Center and the Railroad Station so we have a say of what exhibits go in. The HP Commission has purchased other exhibits and collections in the past. Mr. Toews stated he would like staff's opinion if this is an appropriate exhibit. Mr. Kuchenbecker stated the diorama is based off the iconic photograph of 1876 Deadwood and a lot of people come to Deadwood to see what it looked like in that picture. Mr. Kuchenbecker suggests taking the purchase of the diorama under consideration for the 2019 budget under public education. Mr. Kuchenbecker would like direction from the Commission on if the diorama fits in with our history, the location, and budget. Mr. Toews wants to make sure the price is fair to all parties. Ms. Posey wants to see the diorama stay in Deadwood. Mr. Anfinson stated if the City would sign a contract he would set the diorama up for display and then receive payment in 2019. All he would ask for up front would be \$1,000 to purchase the glass for the sides of the diorama. Mr. Toews asked Mr. Anfinson to come up with a new proposal including what was discussed tonight. Mr. Ruth Jr. stated the diorama may need to be appraised before purchasing. ***It was moved by Mr. Toews and seconded by Mr. Blair to have Mr. Anfinson submit a new proposal for consideration during the 2019 budget process based on an appraisal at the City's expense and to have staff find a location for the diorama. If the proposal is accepted payment would be made in 2019. Aye – All. Motion Carried.***

##### **Soda Fountain – Dina Flores – Exhibit F**

Mr. Kuchenbecker stated he met with Dina and Eric Flores, owners of the Big Dipper on Main Street, and they are interested in the 1902 soda fountain that is sitting in cold storage. Mr. Kuchenbecker stated he would like to see the fountain on display and being utilized. There might need to be a public hearing for use of city property, Mr. Kuchenbecker will check with legal counsel. Mr. Kuchenbecker asked if this is something the Commission would like him to proceed with. They are looking at an installation time of late November early December. There will be some work and expense on our end to get the fountain ready. ***It was moved by Mr. Blair and seconded by Mr. Toews to allow Mr. Kuchenbecker to move forward with the next steps on the Soda Fountain project. Aye-All. Motion Carried.***



Lawrence County Historical Society – Outside of Deadwood Grant Extension – Exhibit G

Mr. Kuchenbecker stated they are looking for a one year extension on compiling the biographies of early Deadwood citizens. ***It was moved by Mr. Blair and seconded by Ms. Posey to grant a one year extension to the Lawrence County Historical Society. Aye-All. Motion Carried.***

City of Fort Pierre – Outside of Deadwood Grant Extension – Exhibit H

Mr. Kuchenbecker stated they are waiting on the tuck-pointing to be completed by November therefore are requesting an extension to December 31, 2018. ***It was moved by Ms. Posey and seconded by Mr. Blair to grant an extension to December 31, 2018 to the City of Fort Pierre. Aye- All. Motion Carried.***

Broken Boot – Not-for-Profit Grant Request – Exhibit I

Mr. Kuchenbecker stated the Program Committee met and there is a grant request for \$10,000. As you know Not-for-Profits can receive up to \$50,000 within a five year period. The Broken Boot has utilized \$65,413 since 2013 and is therefore over their \$50,000. The Program Committee feels this meets the Emergency Grant guidelines and recommends approval. ***It was moved by Mr. Blair and seconded by Ms. Posey to grant a \$10,000 Emergency Grant to Broken Boot. Aye-All. Motion Carried.***

Loan Agreement – Traveling Baseball Panels – Exhibit J

Mr. Kuchenbecker stated use of our baseball panels are requested by Redfield Carnegie Library on display July 1<sup>st</sup> through August 31, 2018 and on July 31<sup>st</sup> at Redfield for the American Legion Baseball Class B State Tournament banquet. ***It was moved by Mr. Toews and seconded by Mr. Blair to loan the Traveling Baseball exhibit to the Redfield Carnegie Library and American Legion Baseball Class B State Tournament banquet during the months of July and August. Aye-All. Motion Carried.***

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

COA 180068 – St. Ambrose Church – 732 Main Street – Restore Façade – Exhibit k

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning unit circa 1900. The applicants are here to answer any questions. The applicant is requesting permission to remove the roof over-hang, wings and window awnings; install new wood door on main floor, new wood storm windows, new wood lap siding, and new wood door on second story veranda. Applicant will also restore all the exterior window trim, repair damaged stucco and paint the whole house. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Toews to approve the Certificate of Appropriateness for St. Ambrose Church, 732 Main Street, for the proposed changes. Aye-All. Motion Carried.***

COA 180070- Jordan Dahl – 566 Main Street – Temporary Shed – Exhibit K

Mr. Kuchenbecker stated the applicant is requesting permission to put up a temporary 14'x25' open shed for live carving demonstrations. Previously approved was a canvas structure but the applicant has changed his mind. It is reversible. 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 District or the Deadwood National Historic Landmark District. Mr. Dahl was concerned about the canvas tent and the high winds. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Certificate of Appropriateness for Jordan Dahl, 566 Main Street, for a Temporary Shed. Aye-All. Motion Carried.***

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

PA 180066 – Brett Baumann – 35 Jackson Street – Repair/Replace Roof, Deck, Sidewalk, Steps & Siding – Exhibit M

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1905. The applicant is requesting permission to replace the right side of the roof and connect the gables, replace the deck with new materials, remove and re-pour the concrete sidewalk and steps and replace the rotten siding where needed. If you look at the 1993 survey it says this resource is only marginally contributing. The proposed changes mainly deal with the items that are not original to the resource; therefore, it does not further take away from the historic character. As such it is staff's opinion the proposed work and changes does not further encroach upon, damage or destroy a historic resource no does it have an additional adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Mr. Blair asked if we put a time frame on projects. Mr. Kuchenbecker stated building permits are good for a year, but as long as work is continual the building permit is good. ***It was moved by Mr. Toews 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 180067 – Michael Besso- 405 Williams Street – Repair Roof & Electrical, Upgrade Plumbing – Exhibit N



Mr. Kuchenbecker stated typically you wouldn't see this as a project approval, but you are since he applied for the Elderly Resident Grant. 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 District or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews 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 180069 – Renee Bertrand – 34 Washington Street – Replace Storm Windows and Paint – Exhibit O

Mr. Kuchenbecker stated we just entered Renee into the Windows Program; this is for the work being done. This is a contributing structure, circa 1940. The applicant is requesting permission to scrape and repaint trim and replace storm windows. 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 District or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Toews, based upon all the evidence presented, this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. 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.)*

Mr. Kuchenbecker stated the Selection Committee for the City reviewed seven applications and narrowed it down to three for the Main Street Master Plan. Interviews are scheduled for next Tuesday. Mike Gustafson did accept our offer on the \$3,500. He signed the agreement but it never got to Hayward Baker. Mr. Kuchenbecker emailed the agreement to them today. Friday is the dedication of the Nolin Monument at 3:00; this project was funded with an Outside of Deadwood Grant. The first reading of the noise ordinance is Monday night at the City Commission meeting. It will be a busy weekend in Deadwood with Wild Bill Days. Archaeology camp is in its second week, ends on Friday. We have received preliminary costs estimates on the upper floor for Wayne Morris. There will be a meeting with Deadwood History and the owner to see where that goes. Friday Bob Boze Bell, owner and editor of True West Magazine will be in town for a book signing and Mr. Kuchenbecker will be giving him a tour of Deadwood on Friday.

**Committee Reports:**

Mr. Toews had a copy of Lead's past and present book of pictures.

Mr. Johnson read several Thank You notes.

The Historic Preservation Commission Meeting adjourned at 6:03 p.m.

ATTEST:

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

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



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

## MEMORANDUM

# EXHIBIT A

**Date:** June 27, 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.

- James Pontius – 118 Charles – Life Safety Loan Request

*The borrower is requesting a Life Safety Loan*

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

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To be submitted to Historic Preservation Commission 6/27/18

## RLF Life Safety Loan Request

DATE: 6/20/18  
APPLICANT: James & Monique Pontius  
PROPERTY ADDRESS: 118 Charles  
LOAN AMOUNT: \$10,000  
INTEREST RATE: 0% (Life Safety)  
PAYMENT AMOUNT:  
PURPOSE: Life Safety  
SECURITY: 2<sup>nd</sup> mortgage

**OTHER HP LOANS:**

Loan #	Balance	Rate	Term	Payment	Maturity
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**UNDERWRITER'S REVIEW:**

Excellent Credit, 11.049% LTV, 11.049% CLTV, 13.476% DTI, 16.946% overall DTI  
Stable Income, and clean credit history.

**UNDERWRITER'S RECOMMENDATION:**

I recommend the request for approval as presented based on excellent credit, stable income, and great ratios.

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

Historic Preservation  
Commission

**ACTION**

☐ Approved

☐ Denied

☐ Continued

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

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

## 1902 Soda Fountain – Use Agreement and Lease update

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### Projected Time Frame of Meetings and Action Items by City Commission:

July 2, 2018 – Resolution of Intent to Lease City Property (Soda Fountain)

July 2, 2018 – Set Public Hearing for July 16, 2018 for Lease of Public Property

July 16, 2018 – Hold Public Hearing on Lease of Public Property

August 6, 2018 – Approve Lease agreement for Soda Fountain

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### Items for Resolution of Intent to Lease City Property

- Ownership remains with City of Deadwood's Historic Preservation Commission
  - Must be installed in a Historic Structure as defined by City Ordinance
  - Must be on Main Street between Highway 14A and Pine Street
  - Must utilize Soda Fountain as a working soda fountain
  - Must be a lease agreement for at least 5 years and is renewable for an additional three terms
  - Must maintain soda fountain in good working order
  - Cannot allow any third parties to take security interest in a mortgage or have any other encumbrances on soda fountain
  - 60 day notice to remove by either party
  - Deadwood Historic Preservation Office has right to inspect with 24 hour notice
- 

### Projected Time Frame of Restoration and Installation:

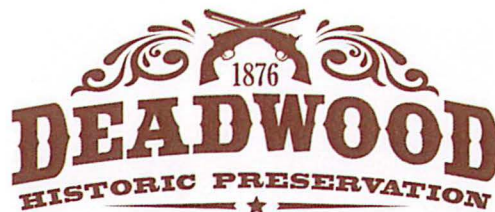
August 2018 – Meet with Lessor to identify strategy

September 2018 – Finalize restoration of minor items

November 2018 – Installation begins

April 2019 – Soda Fountain Operational





## MEMORANDUM

**Date:** June 22, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** 2018 Outside of Deadwood Grants – Round Two

On June 21, 2018, the Program Committee met and reviewed the second round of the 2018 Outside of Deadwood Grants applications. This round included fifteen (15) Outside of Deadwood Grant applications requesting a total of \$220,386.50.

The budget for 2018 was reduced from an annual amount of \$250,000 to \$150,000 making the selection process more challenging. The Committee closely reviewed the applications and is making the following recommendations for grant approval. The table lists the applicant, project, location and amount for eight (8) grants totaling \$75,000.00 for the second round. The following pages are a brief explanation of all grants submitted for this round.

The Program Committee recommends approval of the 2018 Round 2 Outside of Deadwood Grants.

### 2018 OUTSIDE OF DEADWOOD GRANT ROUND 2 RECOMMENDATIONS

Black Hills Mining Museum.....	Archiving Materials.....	Lead .....	7,000.00
Groton Community Historical Society.....	Trinity Episcopal Church .....	Groton .....	17,500.00
Homestake Opera House .....	Construction Design .....	Lead .....	15,000.00
Methodist Episcopal Church .....	Reglazing Stain Glass Windows..	Wessington Springs.....	5,000.00
SD State Historical Society .....	Digitize Maps .....	Pierre.....	15,000.00
United Church of Christ .....	Stained Glass Window Repair.....	Yankton.....	4,000.00
Verendrye Museum .....	Structure Repairs .....	Ft. Pierre .....	4,000.00
Whitewood Historic District.....	Street Lamps .	Whitewood .....	7,500.00
<b>TOTAL GRANTS ROUND TWO .....</b>			<b>\$75,000.00</b>

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**CITY OF DEADWOOD**  
2018 Round 2 Outside of Deadwood Grant

Organization Name	City		Project Budget	Matching Funds	Amount Requested	Approved
<b>Black Hills Mining Museum</b>	<b>Lead</b>		\$14,000.00	\$7,000.00	\$7,000.00	\$ 7,000.00
<p>The Black Hills Mining Museum has a very active volunteer group that is spending many hours reviewing, cataloging, organizing and storing many items that were originally part of the BH Mining Museum or have been donated to the museum over time. Almost all of the donated items are received in unacceptable storage containers (boxes, envelopes, bags, unconsolidated). As each item is reviewed its relevance to the museum's purpose is decided by these volunteers. Many items are then placed into the Past Perfect museum program. Following all of this work, items need to be properly stored. That is where proper archiving, museum grade storage and stationary is needed. These include boxes, files, envelopes, labels, tags and packing. The BH Mining Museum constantly struggles to find the finances to acquire the needs of the archiving process.</p>						
<b>Groton Community Historical Society</b>	<b>Groton</b>		\$35,000.00	\$17,500.00	\$17,500.00	\$ 17,500.00
<p>The entire roof of the church and the entry way will be replaced. The church was last roofed in 1975 shortly after the Diocese of South Dakota deeded it to the Brown County Historical Society. The Contractor at that time was instructed to roof over the existing damage in order to avoid additional expenses. When BCHS was no longer able to keep up the church, they deeded it to the Groton Community Historical Society for the specific purpose of taking possession of the church and maintaining and preserving it. The Groton Community Historical Society was unaware of the roof issue when they took owner ship of the building. We are now fixing the issue.</p>						
<b>Haakon County</b>	<b>Philip</b>		\$8,400.00	\$4,200.00	\$4,200.00	\$ -
<p>The County Courthouse property has a memorial site and are wanting to repair the concrete it sits on. Plan to enhance the area around it with a new four-sided picnic table. One memorial is for a group of men that crashed a B-29 Bomber north of Philip while on training mission during World War II. Our other memorial is for the heroes of World War II who where residents of Haakon County. On the reverse side of the memorial it will honor the Korean, Vietnam and Gulf War heroes from Haakon County that lost their lives while servicing our Country. We will also be repairing and updating the sidewalk around the site.</p>						
<b>Hill House Restoration</b>	<b>Lead</b>		\$2,250.00	\$1,200.00	\$1,050.00	\$ -
<p>Restore deck around the house.</p>						



<b>Historic Homestake Opera House</b>	<b>Lead</b>		\$103,400.00	\$78,400.00	\$25,000.00	\$ 15,000.00
<p>The purpose of this project is to complete Preliminary Construction Design Documents for Restoration of the Opera House's historic theater from TSP, Inc., an architecture/engineering firm located in Rapid City, SD. Funds would allow for completion of design documents for the architectural, structural, mechanical, and electrical components of the restoration project in order to provide infrastructure upgrades to the main theater and stage areas.</p> <p>The design scope covers a preliminary (approximately 30%) design of the auditorium, stage area, and an elevator to understand the layout impact to the theater and develop new probable construction costs to complete that work. Once approved, TSP will complete the final design documents and prepare them for construction bidding, in addition to phasing the design to meet budgetary projections. At this point in the project, TSP will coordinate the auditorium and stage lighting and sound systems to integrate with the theater's existing technology. The scope of work for each element (architectural, structural, mechanical, electrical) has been formally proposed by TSP and includes the following:</p> <ul style="list-style-type: none"> <li>-Architectural: project management and coordination of disciplines; code study for building; floor plans for auditorium and stage; architectural layout for elevator; ADA improvements; ceiling design; coordination with light and sound designers; estimate probable construction costs.</li> <li>-Structural: frame interface above proscenium; elevator; stage fly area; coordination with mechanical, electrical, architectural; check existing roof structure to support catwalks, movable lighting, mechanical items, finish.</li> <li>-Civil: completion of site design and utility drawings required for elevator addition</li> <li>-Electrical: design build-out for general and specialty lighting; design emergency system; design theater lighting and sound systems.</li> <li>-Mechanical: Fire system zone layout for sprinkler system; HVAC equipment and locations, main duct runs; plumbing layout for bathrooms and other fixtures.</li> </ul> <p>The total cost of these preliminary construction documents totals \$103,400. Please refer to attached documentation from TSP, Inc. for details.</p>						
<b>Lead Country Club</b>	<b>Lead</b>		\$33,469.00	\$17,469.00	\$16,000.00	\$ -
<p>The Lead Country Club opened in 1922 and is fast approaching its 100 year anniversary. The Country Club is requesting grant funds to assist in their project to remodel the men's locker room and restroom, the women's locker room and restroom, and the entryway leading into the locker rooms. These rooms are very old and in poor repair so the Country Club plans on bring the facilities up to date but keeping with the historical integrity of this original golf course clubhouse.</p>						
<b>Lead/Deadwood Economic Develop.</b>	<b>Deadwood</b>		\$50,000.00	\$25,000.00	\$25,000.00	\$ -
<p>The funds will be utilized in the revolving loan fund for commercial properties in Lead's Historic District.</p>						
<b>Methodist Episcopal Church</b>	<b>Wessington Springs</b>		\$9,795.00	\$4,897.50	\$4,897.50	\$ 5,000.00
<p>We are requesting funds to assist in re-glazing all the exterior storm windows covering the stain glass in the church. As shown in the pictures, the glazing is starting to deteriorate and fall off. Re-glazing is necessary to protect the one hundred five year old stain glass windows.</p>						



<b>Revive Day Spa</b>	<b>Aberdeen</b>		\$45,000.00	\$25,000.00	\$20,000.00	\$ -
<p>Rehabilitation of the 3rd floor space of the historic building at 301 South Main Street, Aberdeen SD is under way. Revive Day Spa is currently hosed in the 1st, 2nd and basement levels. Our intention for the 3rd floor level is to expand and enhance the services we can make available to the public as well to our Revive Day Spa guests. The vision for the 3rd floor of this structure is to provide a multi-functional space in which meeting, educational and entertainment opportunities will be available. In order to accommodate this vision a fully functioning elevator will be necessary, and it is for this reason this grant application is being submitted. The elevator will go from the basement to the 3rd floor and will allow full access to every level of the building.</p>						
<b>South Dakota State Historical Society</b>	<b>Pierre</b>		\$64,205.00	\$39,205.00	\$25,000.00	\$ 15,000.00
<p>The South Dakota State Archives has over 9,000 maps in their holdings. Examples of map collections include highway maps, cemetery maps, quadrangle maps, land survey maps, county maps, city maps, railroad maps, water and irrigation maps, building plans and blueprints, stage coach and wagon route maps, population and enumeration maps, and telephone and utility coverage maps.</p> <p>The maps vary in size from 8 1/2" X 11" to 30" x 50' rolled maps. The earliest maps date from the early 1800's and extend to current. The maps are color and black and white, hand drawn and printed. Many of the maps are on onion skin paper and are fragile and susceptible to damage every time they are moved. With few exceptions, the maps are available to the public in the archives research room. In order to preserve the maps and prevent further loss of information as well as to make the maps more widely available the archives is proposing to digitize a selection of maps from the collection.</p> <p>The grant project proposes to digitize a selection of early Dakota Territory and area maps dating early 1800's to 1922. The maps would be digitized, cataloged, and loaded to the South Dakota Digital Archives where they would be available worldwide. The South Dakota Digital Archives contains 77,683 items from the State Archives including photographic images, government and manuscript collections, land survey records, and the South Dakota Historical Society publication the Wi-lyohi. The South Dakota Digital Archives makes information easily accessible while also preserving the original records by minimizing damage from handling.</p> <p>The staffing for the grant project consists of a scanning technician and a digital technician. the staff will scan and catalog the maps, create searchable metadata, and load the maps into the South Dakota Digital Archives for public viewing online. The staff will select the maps to be digitized and ensure that the maps fit within the scope of the project and can withstand the scanning process without being damaged. This slow and deliberate process ensures the quality of the final product as well as the protection of the original maps being scanned.</p>						



<b>The Pearl Hotel Inc.</b>	<b>Kadoka</b>		\$10,052.00	\$5,025.00	\$5,025.00	\$ -
The Pearl Hotel has received Outside of Deadwood Funds in the past for the restoration of the hotel. The exterior work of the hotel has been completed along with the bathroom and furnace room. Plans are to redo the kitchen to make it functional.						
<b>United Church of Christ, Congregational</b>	<b>Yankton</b>		\$320,226.00	\$295,226.00	\$25,000.00	\$ 4,000.00
The United Church of Christ in Yankton is requesting funds to preserve the stained glass windows in the Church Sanctuary. Because of damage due to their age and previous lack of maintenance these windows are in need of repair.						
<b>Verendrye Museum Association</b>	<b>Fort Pierre</b>		\$41,620.00	\$20,441.00	\$19,143.00	\$ 4,000.00
Log Cabin Visitor Center structure is in need of staining/finishing five of the inside doors, staining three outside log walls/painting trim, fascia, etc. and sealing basement. The Sansarc School Museum repair trim, foundation repairs, repair drainage, install fence, install large school bell. Old Jail repair roof, purchase furnishings, concrete floor and ballards, masonry work, drainage, waterproof windows. Fort Pierre Depot Museum, lift platform, drainage. Marketing Items. Trail Marker Project which is ongoing.						
<b>Whitewood Historic District</b>	<b>Whitewood</b>		\$15,143.00	\$8,255.00	\$7,571.00	\$ 7,500.00
The City of Whitewood is requesting funds to install four street lamps on Meade Street in the historic district of Whitewood. The historic lamps would be placed on the street in front of the five historic buildings located in the historic district. The City of Whitewood will be funding the installation of lights across the street.						
<b>Yankton County Historical Society</b>	<b>Yankton</b>		\$98,980.00	\$73,980.00	\$25,000.00	\$ -
The Yankton County Historical Society is requesting funds to remove the decking off the first floor verandas and replace with new construction. The rebar is falling out below the decking and in some places the decking is only 1.5 inches thick. There is a drainage issue and water sits in puddles which has caused damage. The Dakota Territorial Museum will begin full time operation in this building starting July 2018. The building was constructed in 1879 and was originally the Dakota Hospital for the Insane.						
<b>GRAND TOTAL</b>			<b>\$851,540.00</b>	<b>\$622,798.50</b>	<b>\$220,386.50</b>	<b>\$ 75,000.00</b>



## Grace Lutheran Church

827 Main St Deadwood, SD 57732

Phone: 578 - 2219

Pastor: John Fries

Email: revjfries@gmail.com

# EXHIBIT D

Deadwood Historical Committee  
108 Sherman St.  
Deadwood SD 57732

June 12, 2018

Dear Committee Members,

We thank you for your continued support of historical improvements to structures in Deadwood. Grace Lutheran Church would respectfully request a second extension on the grant funding for our exterior parsonage projects due to the inability to locate a licensed contractor interested in doing our small projects in a timely manner and some health issues with church members with the ability to complete some of the projects. We have completed the exterior door project and it turned out extremely well. We have paid for the upstairs bathroom windows and will prepare them for installation when they arrive. We are working to find a concrete contractor willing to pour the handicapped access sidewalk before it snows.

We attempted to enlist members to complete the projects but the capable members have had health and scheduling issues. We have commitments from some members to finish the work before the snow comes this fall.

We would sincerely appreciate an extension of the grant funds to the end of October 2018 if at all possible.

Thank you for your consideration of our request.

Sincerely,

René Larson  
Church Council Secretary.  
605-641-3467.



Case No. 180076  
Address: Downtown Heights

# EXHIBIT E

## Staff Report

The applicant has submitted an application for Project Approval for work at Downtown Heights, a structure located in the Planning Unit in the City of Deadwood.

Applicant: Fuller Bros

Owner:

Constructed:

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This is not a historic resource.

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

The applicant is requesting permission to construct a driveway.

**Attachments:** no

**Plans:** no

**Photos:** no

#### Staff Opinion:

Archaeological investigation and report has been completed prior to the application. Both the 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 building or the historic character of the local historic district, 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

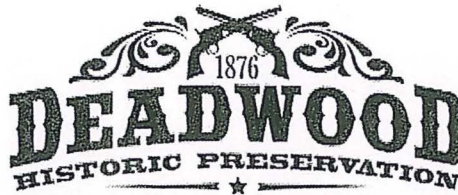
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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.	180076
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/11/18
Date of Hearing	6/27/18

## 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:

Historic Name of Property (if known):

NA

### APPLICANT INFORMATION

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

Owner's Name: Fuller Bros  
Address: 515 South Main  
City: Lead State: SD Zip: 57754  
Telephone: 584-2654 Fax: 717-6532  
E-mail: Justin.Fuhr@rushmore.com

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

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

Agent's Name: NA  
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 <u>Driveway</u>           | <input type="checkbox"/> Awning       | <input type="checkbox"/> Sign        |                                              |



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>      </u>		Project Completion Date (anticipated): <u>      </u>	
<input type="checkbox"/> ALTERATION <u>NA</u>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION <u>NA</u>	<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 <u>Driveway</u>		
<input type="checkbox"/> ROOF <u>NA</u>	<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 <u>NA</u>	<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 <u>NA</u>	<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 <u>NA</u>	<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 _____ Dimensions _____			
<input type="checkbox"/> SIGN/AWNING <u>NA</u>	<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.

construct Driveway

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

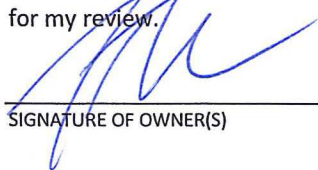
\_\_\_\_\_

## 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 6/14/18 \_\_\_\_\_

\_\_\_\_\_  
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.





May 31, 2018

Kevin Kuchenbecker  
City of Deadwood  
Historic Preservation  
108 Sherman St  
Deadwood SD 57732

**RE: SDCL 1-19A-11.1 Consultation**

Projects: 180518003S – Fuller Road, Deadwood  
Location: Lawrence County  
(COD)

Dear Mr. Kuchenbecker:

Thank you for the opportunity to comment on the above referenced project pursuant to SDCL 1-19A-11.1. The South Dakota Office of the State Historic Preservation Officer (SHPO) would like to provide the following comments concerning the effect of the proposed undertaking on the non-renewable cultural resources of South Dakota.

On May 18, 2018, we received notification of the above-referenced project to construct an access road within the Deadwood National Historic Landmark from Brad Noisat of Niwot Archaeological Consultants, Inc. In his correspondence, Mr. Noisat included a copy of his report entitled "Level III Cultural Resource Inventory: Fuller Road, Lawrence County, South Dakota." The project will take place within the boundaries of the Deadwood Historic District, which is a National Historic Landmark. SDCL 1-19A-11.1 outlines a specific process that must be followed prior to any governmental action that may harm any historic property that is included in the National or State Registers of Historic Places.

Based upon the information provided, newly-recorded site 39LA3000.2018.01 should be considered Not Eligible for listing in the National Register of Historic Places. Additionally, SHPO has determined that the proposed project will not encroach upon, damage, or destroy any historic property which is included in the National Register of Historic Places.

If you have any questions or concerns, please contact Jenna Carlson Dietmeier at [Jenna.CarlsonDietmeier@state.sd.us](mailto:Jenna.CarlsonDietmeier@state.sd.us) or at (605) 773-8370. Your concern for the non-renewable cultural heritage of our state is appreciated.

Sincerely,

Jay D. Vogt  
State Historic Preservation Officer



Jenna Carlson Dietmeier  
Review & Compliance Archaeologist

CC: Brad Noisat - Niwot Archaeological Consultants, Inc., Spearfish  
Jane Watts - Archaeological Research Center, Rapid City  
Terri Bruce - Archaeological Research Center, Rapid City



Case No. 180077  
Address: 143 Charles Street

# EXHIBIT F

## 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 Unit Planning Unit in the City of Deadwood.

Applicant: Gordon Mack  
Owner:  
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 the 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 applied to raze the single bay garage last year and was denied. Since then he believes the building has shifted causing cracks in the stucco and separating from the sub structure making it unstable.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### Staff Opinion:

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 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.	<u>180077</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/13/18</u>
Date of Hearing	<u>6/27/18</u>

## 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

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: DESD State: SD Zip: 57732  
Telephone: 920-8844 Fax: 578-1527  
E-mail: CWZ@micronetwork.com

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

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

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

### TYPE OF IMPROVEMENT

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



<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 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.

*LAST YEAR I APPLIED TO RAZE THE SINGLE BAY GARAGE AND WAS DENIED. SINCE THEN I BELIEVE THE BUILDING HAS SHIFTED CAUSING CRACKS IN THE STUCCO AND SEPERATING FROM THE SUB STRUCTURE MAKING IT UNSTABLE.*

FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

## SIGNATURES

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

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

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

 6-13-18  
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.

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



West FACE  
GARAGE



Deck opening  
GARAGE



TOP SIDE WALL West GARAGE









Case No. 180079  
Address: 143 Charles Street

# EXHIBIT G

## 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 Unit in the City of Deadwood.

Applicant: Gordon Mack  
Owner:  
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 the 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 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.

**Attachments:** No

**Plans:** Yes

**Photos:** Yes

#### Staff Opinion:

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.

[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.	180079
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/20/18
Date of Hearing	6/27/18

## 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:	<input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

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

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

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

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

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



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>6-23-18</u>		Project Completion Date (anticipated): <u>9-30-18</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input 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 checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>wood</u> Style/type <u>Cottage</u> 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 <u>3x</u>			
<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.

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FRONT ENTRY PORTHOLE SHUDDER REMOVED AND  
BRICK REPLACEMENT DONE COMPLETELY INSIDE  
PORTHOLE AND ONE ROW OF BRICK ON THE FACE  
TO FRAME ENTRY.

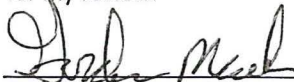
FACING THE HOUSE OF 143 CHARLES ON THE LEFT,  
A DECK IS PROPOSED THAT IS 14' X 14' AND  
CONSTRUCTED OF WOOD WITH SPINDAL RAILINGS  
AND A BRICK PLATFORM TO MATCH ENTRYWAY - →

## 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.

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 6-25-19  
SIGNATURE OF OWNER(S) DATE

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

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

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

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

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

## APPLICATION DEADLINE

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# Criteria Checklist for Project Approval OR Certificate of Appropriateness

## SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

### ALL WORK:

- ☐ Photograph of house and existing conditions from all relevant sides.

### RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

### MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

### PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

### NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.



