

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, January 10, 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. December 27, 2017 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. HP Program Grant Extension Requests **Exhibit A**
    - i. Lee Thompson – 47 Forest – Windows Program
    - ii. Lee Thompson – 47 Forest – Siding Program
    - iii. Lee Thompson – 47 Forest – Elderly Resident Program
    - iv. James Herron – 57 Forest – Foundation Program
    - v. James Herron – 57 Forest – Windows Program
    - vi. Kurt & Dawn Bialas – 24 Raymond – Windows Program
    - vii. Kurt & Dawn Bialas – 24 Raymond – Siding Program
    - viii. Kurt & Dawn Bialas – 24 Raymond – Foundation Program
    - ix. Kris Fenton – 27 Lincoln – Siding Program
    - x. Kris Fenton – 27 Lincoln – Foundation Program
    - xi. Art & Georgeann Silvernail – 47 Burnham – Elderly Resident Program
    - xii. Luella Krebs – 77 Stewart – Foundation Program
  - b. Revolving Loan Program – **Exhibit B**
    - i. Dennis Bammer – 10 Van Buren – Extension Request
5. Old or General Business
  - a. Main Street Initiative update
  - b. Recordation and Tree Ring Analysis Project, Cadillac Jacks Expansion Project – **Exhibit C**
  - c. Confidentiality Agreement – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
  - a. COA H1801 – Lead-Deadwood School District – Masonry Tuck-Pointing – **Exhibit E**
7. New Matters before the Deadwood Historic Preservation Commission
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
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, December 27, 2017 ~ 5:00 p.m.**

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. December 13, 2017 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
5. Old or General Business
  - a. Main Street Initiative update
  - b. Main Street Initiative – Design Committee – Request to Purchase Flower Pots – Exhibit A
  - c. Renewal of Neighborworks Contract – Exhibit B
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, December 27, 2017**

**Present Historic Preservation Commission:** Lyman Toews, Lynn Namminga, Dale Berg, Thomas Blair and Beverly Posey.

**Absent:** Michael Johnson and Ann Ochse

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

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Meghan Wittmis, Recording Secretary were present.

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

A quorum present, Tom Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 27, 2017 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

December 13, 2017 Regular Meeting

***It was moved by Mr. Toews and seconded by Mr. Berg to approve the HPC minutes of Wednesday, December 13, 2017 with the correction to the address of the report Ms. Anfinson gave from 56 Taylor to 48 Taylor. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$37,812.46. Aye – All. Motion carried.***

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

HP Program Applications

HP Program Grant Extensions

Revolving Loan Program/Disbursements

Revolving Loan Program Disbursements

***It was moved by Ms. Posey and seconded by Mr. Berg to approve HP Grant Fund disbursements in the amount of \$17,141.64, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Ms. Posey and seconded by Mr. Namminga to approve HP Revolving Loan Fund disbursements in the amount of \$12,004.73, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Berg and seconded by Ms. Posey to approve HP Retaining Wall Grant disbursements in the amount of \$9242.12, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

**Old or General Business:**

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated there was nothing to report with the Holidays.

Main Street Initiative – Design Committee – Request to Purchase Flower Pots – Exhibit A

Mr. Kuchenbecker stated the Design Committee is requesting \$2,257.20 to purchase eighteen more 22" five gallon pots for flowers on Main Street. This will not need to go before City Commission. The revitalization Committee will be responsible for the planting of the flowers. We are getting closer to Public Works taking care of watering the flowers. ***It was moved by Mr. Berg and seconded by Ms. Posey to purchase 18 – 22" five gallon hanging flower pots for a total cost of \$2,257.20 to come out of the benches and public beautification line item. Aye – All. Motion carried.***

Renewal of Neighborworks Contract – Exhibit B

Mr. Kuchenbecker stated the contract for 2017 was for \$75,000.00. Three years ago the contract was for \$85,000.00 to \$90,000.00 and negotiated down to \$75,000.00. Staff has been working with Neighborworks on ways to bring the cost down as directed by the City Commission. Moving Neighborworks up on the Commission

Meeting agenda and handling other items in house are ways the cost was negotiated down. The agreed upon contract amount for 2018 is \$60,000.00. This will go before the City Commission at their January 2, 2018 meeting.

***It was moved by Mr. Toews and seconded by Ms. Posey to recommend approval to the City Commission for the 2018 contract with Neighborworks in the amount of \$60,000.00. Aye – All. Motion Carried.***

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

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

**Items from Citizens not on Agenda**

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

Mr. Kuchenbecker wished everyone a Merry Christmas and a Happy New Year. Also the chuck wagon has been moved out of the Pavilion to the Days of '76 Museum for off season storage. We will need to find a location more convenient to store the wagon. There have been discussions with Deadwood History to moving the soda fountain out of the pavilion and on display at the Day of '76 museum.

**Committee Reports:**

Mr. Toews stated the Experiential Tour and the tour at the Adams House was exceptional. The other tours are in the developmental stage but are good. He feels this is something this town needs.

Mr. Blair stated he was part of a discussion regarding the billboards on Main Streets. He says some people feel that Historic Preservation should do something about the billboards that have been ignored for several years and are supposedly illegal. Mr. Blair would like a group to sit down and discuss appropriate changes that might be made. Mr. Toews asked if the billboards currently fall under the Sign Committee. Mr. Kuchenbecker stated yes, they do fall under the Sign Committee which is under Planning and Zoning.

**Adjournment:**

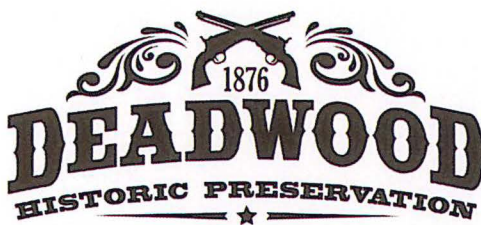
The Historic Preservation Commission Meeting adjourned at 5:19 p.m.

ATTEST:

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





## MEMORANDUM

## EXHIBIT A

**Date:** January 5, 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/Siding/Elderly Resident Program  
*The grant expires on 01/14/18. This is the second extension request for these grants. The contractor is unable to complete the project because of the winter weather. Work will continue in the spring. Staff recommends extending the grant for an additional six months which will expire 07/14/18.*
- James Herron..... 57 Forest .....Foundation/Wood Windows & Doors Program  
*The grants expire on 01/18/18. The applicant is trying to hire contractors to do the work. Staff recommends extending the grant for an additional six months which will expire 07/18/18.*
- Kurt & Dawn Bialas .....24 Raymond .....Wood Windows & Doors/ Siding/Foundation Programs  
*The grant expires on 01/20/18. 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 07/20/18.*
- Kris Fenton .....27 Lincoln .....Siding/Foundation Programs  
*The grant expires on 01/06/18. 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.*
- Art & Georgeann Silvernail....47 Burnham .....Elderly Resident Program  
*The grant expires on 01/14/18. The applicant has received one quote and is waiting on a second quote. The applicant is requesting a six month extension. Staff recommends extending the grant for an additional six months which will expire 07/14/18.*
- Luella Krebs .....77 Stewart .....Foundation Program  
*The grant expires on 01/10/18. The applicant is still work on securing quotes for the project. The applicant is requesting a six month extension. Staff recommends extending the grant for an additional six months which will expire 07/10/18.*

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



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

## MEMORANDUM

# EXHIBIT B

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**Date:** January 10th, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Walker, NeighborWorks, DHR  
**Re:** Historic Preservation Loan Request(s) (1 page)

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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.

- Dennis Bammer – 10 Van Buren – Extension Request

*Loan Committee is recommending an extension of the maturity date*

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



To be submitted to Historic Preservation Commission 01/10/18

## Extension Request Loan # HPSNBAMM

DATE: 01/03/2018  
APPLICANT: Dennis Bammer  
PROPERTY ADDRESS: 10 Van Buren  
LOAN AMOUNT: \$9,983.31  
INTEREST RATE: 0%  
PAYMENT AMOUNT: NA  
PURPOSE: Special Needs Siding  
SECURITY: 2<sup>nd</sup> mortgage

**OTHER HP LOANS:**

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

Matured 01/01/2018 – The Loan Committee is recommending a six month extension of the maturity date in order to allow time for the borrower to complete exterior maintenance found during an inspection. Once the maintenance is completed, we will request that it be re-inspected prior to requesting that the loan be forgiven.

**UNDERWRITER'S RECOMMENDATION:**

I recommend approving this request as presented.

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

Historic Preservation  
Commission  
**ACTION**  
☐ Approved  
☐ Denied  
☐ Continued  
Date: \_\_/\_\_/\_\_  
Signed: \_\_\_\_\_

# DEADWOOD

# EXHIBIT C

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:** December 28, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** City of Deadwood Archives  
**Re:** **Recordation and Tree Ring Analysis Project, Cadillac Jacks Expansion Project**

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The City Archives is requesting permission to enter into a contract with Jeff Buechler of Dakota Research Services and Dr. Peter Brown, of the Rocky Mountain Tree-Ring Research, Inc. The purpose of these contracts is to provide the City with a detailed photographic recordation, timber identification, dating and future display of wood cross sections of logs unearthed from the 2017 Cadillac Jacks Expansion project.

In 2017, Quality Services, Inc. unearthed thirteen logs associated with "coyoting" placer drift mining of conglomerate gravels along Whitewood Creek. After the discovery, the logs were mapped, collected by archaeologists from QSI and later donated to the City of Deadwood by Liv Hospitality. It is believed that these logs were once part of placer drift mine and could be one of the oldest surviving structures in Deadwood Gulch.

The results from this project will be presented at the 29<sup>th</sup> annual Mining History Association Conference at the Lodge of Deadwood on June 7-10, 2018. Attached to this memorandum are photographs of the logs, copies of the contracts, and the proposed abstract for the presentation.

### RECOMMENDATION:

Allow the City Archives to enter a contract with Dakota Research Services and Rocky Mountain Tree-Ring Research for the identification, dating, and creation of wood cross sections for exhibit purposes. The cost for this project will not exceed \$2,000.00 dollars and would come out of Public Education line item.



# DEADWOOD

OFFICE OF  
**PLANNING, ZONING AND  
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Image #1 thirteen logs from the 2017 Cadillac Jacks Expansion Project



Image #2 Cut marks on log ends from the 2017 Cadillac Jacks Expansion Project

**AGREEMENT BETWEEN**  
**THE CITY OF DEADWOOD AND**  
**DAKOTA RESEARCH SERVICES**

THIS AGREEMENT is by and between the CITY OF DEADWOOD, a municipal corporation with its principal place of business located at 102 Sherman Street, Deadwood, South Dakota 57732, hereinafter referred to as "CITY," and DAKOTA RESEARCH SERVICES, with its principal place of business located at 13110 Michelle Drive, Rapid City, South Dakota 57702-8501, hereinafter referred to as "DAKOTA RESEARCH;"

**WHEREAS**, DAKOTA RESEARCH has agreed to perform specific tasks concerning mine timbers from the Deadwood area; and

**WHEREAS**, the purpose of this agreement, herein referred to as the "Agreement," is to set forth the terms and conditions for which DAKOTA RESEARCH shall use in the processing of the Cadillac Jack mining timbers; and

**WHEREAS**, the CITY has accepted the proposal from DAKOTA RESEARCH and based upon the representations made above, the parties agree as follows:

1. The Recitals set forth above are herein incorporated and made part of this Agreement.
2. The CITY shall provide a camera for photographing items for archives.
3. DAKOTA RESEARCH will provide 3 days (24 hours) of research time.
4. DAKOTA RESEARCH shall be paid an amount not to exceed Forty and 00/100 Dollars (\$40.00) per hour, a project maximum of Nine Hundred Sixty and 00/100s Dollars (\$960.00) for work completed.
5. DAKOTA RESEARCH shall, with collaboration from the CITY, prepare a presentation for the June Mining History Conference at no charge to the CITY.
6. No further changes or additional work will be approved by the CITY, unless approved in writing by both parties.



7. DAKOTA RESEARCH shall comply with all local and state laws relating to workmen's compensation and additional insurance requirements to adequately protect the CITY from any claims or damages arising out of or in conjunction with the work contemplated herein.
8. DAKOTA RESEARCH agrees to indemnify and hold harmless CITY and any of its officers, agents, and employees from any and all liabilities, actions, causes of actions, claims or executions of any character, including attorney's fees, or any sums which CITY may have to pay to any person on account of any personal or bodily injury, death or property damage, which results from any negligent act, error or omission of DAKOTA RESEARCH in connection with this agreement or services performed or materials provided pursuant to this contract.
9. CITY may, at its option, terminate this agreement for any reason upon thirty (30) days' notice to DAKOTA RESEARCH.
10. This Agreement constitutes the entire agreement of the parties on its subject. There are no other terms, conditions or understandings of any kind, expressed or implied.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_.

CITY OF DEADWOOD

ATTEST:

By: \_\_\_\_\_  
Charles M. Turbiville, Mayor

\_\_\_\_\_  
Mary Jo Nelson  
City Finance Officer

By: Jeff Buechler

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

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

Notary Public  
My Commission Expires: \_\_\_\_\_



**AGREEMENT BETWEEN**  
**THE CITY OF DEADWOOD AND**  
**ROCKY MOUNTAIN TREE-RING RESEARCH**

THIS AGREEMENT is by and between the CITY OF DEADWOOD, a municipal corporation with its principal place of business located at 102 Sherman Street, Deadwood, South Dakota 57732, hereinafter referred to as "CITY," and ROCKY MOUNTAIN TREE-RING RESEARCH, with its principal place of business located at 2901 Moore Lane, Fort Collins, CO 80526, hereinafter referred to as "ROCKY MOUNTAIN;"

**WHEREAS**, ROCKY MOUNTAIN has agreed to perform specific tasks concerning mine timbers from the Deadwood area; and

**WHEREAS**, the purpose of this agreement, herein referred to as the "Agreement," is to set forth the terms and conditions for which ROCKY MOUNTAIN shall use dendrochronological methods to date timbers from the Deadwood area; and

**WHEREAS**, the CITY has accepted the proposal from ROCKY MOUNTAIN and based upon the representations made above, the parties agree as follows:

1. The Recitals set forth above are herein incorporated and made part of this Agreement;
2. The CITY shall cut full cross section 1-2" thick from any of the timbers that:
  - a. Have evidence of cutting date (i.e., bark, intact outer circumference, or bark beetle galleries; and
  - b. Contain larger numbers of rings (generally greater than 50).
3. ROCKY MOUNTAIN shall glue the samples as needed to provide stability and then surfaced using progressively finer grits of sandpaper to 400 grit to see cell structure within the tree-ring series.
4. ROCKY MOUNTAIN will then cross date the ring series against existing absolutely dated tree-ring width chronologies from the northern Black Hills to determine cutting dates of the timbers.

5. ROCKY MOUNTAIN will provide a final report that will include tree species of each timber, innermost and outermost dates, and outermost type (i.e., whether it was or was not a cutting date for the timber).
6. ROCKY MOUNTAIN will prepare at least one of the sections for display which will include the dates labeled on the section.
7. ROCKY MOUNTAIN shall be paid an amount of Fifty and 00/100 Dollars (\$50.00) for each cross section of work completed to include sample prep and dating per cross section, unless change orders are agreed upon in writing by both parties. Total payment for the project shall not exceed One Thousand and 00/100s Dollars (\$1,000.00).
8. No further changes or additional work will be approved by the CITY, unless approved in writing by both parties.
9. ROCKY MOUNTAIN shall comply with all local and state laws relating to workmen's compensation and additional insurance requirements to adequately protect the CITY from any claims or damages arising out of or in conjunction with the work contemplated herein.
10. ROCKY MOUNTAIN agrees to indemnify and hold harmless CITY and any of its officers, agents, and employees from any and all liabilities, actions, causes of actions, claims or executions of any character, including attorney's fees, or any sums which CITY may have to pay to any person on account of any personal or bodily injury, death or property damage, which results from any negligent act, error or omission of ROCKY MOUNTAIN in connection with this agreement or services performed or materials provided pursuant to this contract.
11. CITY may, at its option, terminate this agreement for any reason upon thirty (30) days' notice to ROCKY MOUNTAIN.
12. This Agreement constitutes the entire agreement of the parties on its subject. There are no other terms, conditions or understandings of any kind, expressed or implied

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_.

CITY OF DEADWOOD

ATTEST:

By: \_\_\_\_\_  
Charles M. Turbiville, Mayor

\_\_\_\_\_  
Mary Jo Nelson  
City Finance Officer



By: \_\_\_\_\_  
Peter M. Brown, Ph.D.

State of \_\_\_\_\_ )  
 ) SS  
County of \_\_\_\_\_ )

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

Notary Public  
My Commission Expires: \_\_\_\_\_

# Call for Presentations

29<sup>th</sup> Annual Conference  
Mining History Association

7-10 June 2018  
Deadwood, South Dakota

The Program Committee of the Mining History Association invites proposals for individual presentations or complete sessions (includes chair) on any topic or aspect of mining history. Sessions normally include three papers of twenty minutes each. There are no temporal or geographic limits. Presentations that address mining history in the Black Hills and the Northern Rockies are particularly welcome.

Proposals should include title of presentation, an abstract (not to exceed one page) for each presentation, plus biographical information about each presenter, including mailing/email address. Please send the written proposals via email attachment to David Wolff by January 1, 2018. Submission by email is required.

The Program Committee for the MHA's 2018 Deadwood conference consists of: Brian Leech (Chair), Robert L. Spude, Bob Otto, and David Wolff.

David Wolff, MHA—Deadwood

[David.Wolff@bhsu.edu](mailto:David.Wolff@bhsu.edu)

[davidwolff@spe.midco.net](mailto:davidwolff@spe.midco.net)



**Dakota Research Services**  
**Cultural Resources Management**

13110 Michelle Drive  
Rapid City, South Dakota  
57702-8501

Jeff Buechler  
(605) 341-2361  
e-mail: [Dakotaresrch@msn.com](mailto:Dakotaresrch@msn.com)

**City of Deadwood**  
**City Archives, Deadwood Historic Preservation Office**

108 Sherman Street  
Deadwood, South Dakota  
57732

Michael Runge  
(605) 578-2082  
e-mail: [archives@cityofdeadwood.com](mailto:archives@cityofdeadwood.com)

December 28, 2017

Re: Mining History Conference Abstract

**Archaeological Evidence of Underground Placer Drift Mining within the City of Deadwood**

Jeff Buechler (Dakota Research Services) and Michael Runge (Deadwood Historic Preservation Office) with contributions by Dr. Peter M. Brown (Rocky Mountain Tree-Ring Research)

In the past two decades, construction monitoring activities within the City of Deadwood's national historic landmark district identified two archaeological features associated with "coyoting" placer drift mining of conglomerate gravels along Whitewood Creek. In 1996 as part of the Broadway Parking Structure project, the primary feature consisted of a shaft collar and windlass platform. Dendrochronological (tree-ring) analysis suggests the structure was constructed during the late summer or early fall of 1876 and represents perhaps the only intact structure to survive the devastating Fire of 1879.

In 2017, an alignment of upright posts and cross-beam supports were identified at the Cadillac Jacks expansion project, located along Deadwood's lower Main Street. Dendrochronological analysis has been initiated to establish a likely date of construction for this feature. Combined, the two archaeological features provide archaeologists and historians a rare opportunity to compare "coyoting" placer drift mining prior to the development of hardrock mining operations in the northern Black Hills mining districts.

**Confidentiality Agreement**

This Agreement made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, between City of Deadwood's Historic Preservation Commission (hereinafter referred to as "HPC"), and \_\_\_\_\_, (hereinafter referred to as "Commissioner");

**WHEREAS**, HPC is a City Government office which provides loan programs to individuals and businesses in Deadwood, South Dakota; and,

**WHEREAS**, Commissioner is a current member of the Historic Preservation Commission; and,

**WHEREAS**, Commissioner understands the confidential and private nature of HP Revolving Loan activities; now therefore, this Agreement:

**WITNESSETH:**

For and in consideration of this Agreement and HPC's willingness to allow Commissioner to serve on the Historic Preservation Commission, Commissioner hereby agrees all information concerning the Revolving Loan activities of HPC, including but not limited to, the identity of clients, the information about such clients provided by such clients to HPC or otherwise obtained by HPC, information about specific loans or financing agreements between HPC and its clients, and all other information regarding the Revolving Loan activities of HPC clients, is confidential and private and constitutes specialized and highly confidential information not specifically or otherwise known to the general public.

Commissioner agrees:

- (i) act as a trustee of such information and any and all other confidential information acquired in connection therewith; and,
- (ii) will hold such information in trust and confidence and not disclose such information without or unless being required to disclose such information by judicial process.

Commissioner agrees and understands that any breach of the duty to maintain confidentiality may be grounds for immediate dismissal and/or possible liability in any legal action or proceedings arising from such breach.

This agreement shall not be assigned by Commissioner and shall bind Commissioner, his or her heirs, personal representatives, agents and assigns. By signing this Confidentiality Agreement, Commissioner states that he or she has read the Agreement and agrees that he or she understands and attest to the statement made herein.

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Date



Date: 1/05/2018

Case No. H1801

Address: 716 MAIN ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 716 MAIN ST, a CONTRIBUTING structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: LEAD-DEADWOOD SCHOOL DISTRICT

Owner: LEAD-DEADWOOD SCHOOL DISTRICT

Constructed: 1924-25

## CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

### General Factors:

- 1. Historic significance of the resource:** This building is a contributing structure in the Deadwood National Landmark Historic District, unit 4, Deadwood City.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission for tuck-pointing of 25% of masonry surfaces, mostly brick with some stone, of the 1924 portion of the facility. Sealants at stone capstones will be removed and replaced. Damaged brick and stone will be removed and replaced. Maintained surfaces will be cleaned. Additional alternates provide for include front and rear retaining walls.

**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.



**Motions available for commission action:**

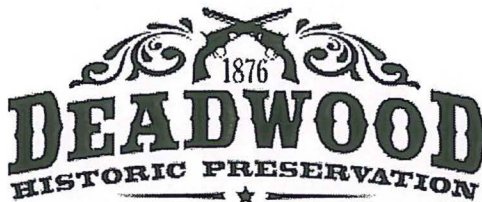
**A:** Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

**OR**

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



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>41801</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>1/2/18</u>
Date of Hearing	<u>1/10/18</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: LEAD-DEADWOOD ELEM. SCHOOL 716 MAIN ST. DEADWOOD SD 57732

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Lead-Deadwood School District 40-1

Address: 320 South Main

City: Lead State: SD Zip: 57754

Telephone: 605-717-2813 Fax: \_\_\_\_\_

E-mail: Dan.Leikvold@k12.sd.us

Architect's Name: JLG Architects

Address: 510 Ninth Street, Suite 202

City: Rapid City State: SD Zip: 57701

Telephone: 605-394-8831 Fax: \_\_\_\_\_

E-mail: jaltman@jlgarchitects.com

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 checked="" type="checkbox"/> Other <u>Masonry Tuck-pointing</u> | <input type="checkbox"/> Awning       | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>May 2018</u>		Project Completion Date (anticipated): <u>Aug. 24, 2018</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.

Project: Lead Deadwood School District Exteriors and Elevator (See Attached Drawings)

Note: The project includes work to the High School building not relevant to this application.

Base bid for the Elementary school will provide for tuck pointing of 25%.

of masonry surfaces (mostly brick, some stone) of the 1924 portion of

the facility. Sealants at stone capstones will be removed and replaced.

Damaged brick and stone will be removed and replaced. Maintained

surfaces will be cleaned. Add Alternates provide for including front and rear retaining walls.

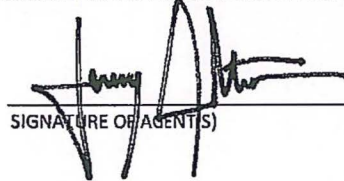
## SIGNATURES

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

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

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

 11/2/2018  
SIGNATURE OF OWNER(S) DATE

 1.2.2018  
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.



# 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.



## **SECTION 04 0100 - MAINTENANCE OF MASONRY**

### **PART 1 GENERAL**

#### **1.01 SUMMARY**

- A. Section Includes:
  - 1. Repointing existing damaged masonry joints.
  - 2. Replacing existing damaged masonry units.

#### **1.02 RELATED REQUIREMENTS**

- A. Mortars for new masonry: Section 04 05 13, MASONRY MORTARING.

#### **1.03 APPLICABLE PUBLICATIONS**

- A. Comply with references to extent specified in this section.
- B. ASTM International (ASTM):
  - 1. C67-14 - Sampling and Testing Brick and Structural Clay Tile.
  - 2. C144-11 - Aggregate for Masonry Mortar.
  - 3. C150/C150M-15 - Portland Cement.
  - 4. C207-06(2011) - Hydrated Lime for Masonry Purposes.
  - 5. C216-15 - Facing Brick (Solid Masonry Units Made from Clay or Shale).
  - 6. C270-14a - Mortar for Unit Masonry.
  - 7. C295/C295M-12 - Petrographic Examination of Aggregates for Concrete.

#### **1.04 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Manufacturer's Literature and Data:
  - 1. Description of each product.
  - 2. Replacement units indicating manufacturer recommendation for each application.
- C. Samples:
  - 1. Pointing Mortar: Molded, 150 mm (6 inches) long for each type, texture, and color.
- D. Test reports:
  - 1. Preconstruction test results of existing masonry mortar and units.
  - 2. Recommended mortar mix and mortar materials sources.

#### **1.05 QUALITY ASSURANCE**

- A. Installer Qualifications:
  - 1. Documented experience in completion of work, similar in design, material, and extent specified.
- B. Preconstruction Testing:
  - 1. Existing Brick: according to ASTM C67.
  - 2. Existing Mortar: according to ASTM C295/C295M.
    - a. Recommend mortar mix compatible with existing and mortar material sources required to match existing color and texture.

- C. Mockups: Prepare 3'x3' mockup, demonstrating quality and aesthetics of tuck pointing, masonry unit replacement, and cleaning.

#### **1.06 DELIVERY**

- A. Deliver products in manufacturer's original sealed packaging.
- B. Mark packaging legibly. Indicate manufacturer's name or brand, type, color, production run number, and manufacture date.
- C. Before installation, return or dispose of products within distorted, damaged, or opened packaging.

#### **1.07 STORAGE AND HANDLING**

- A. Store materials covered, protected from weather, and elevated above grade.
  - 1. Prevent contamination of aggregates.
- B. Protect products from damage during handling and construction operations.

#### **1.08 FIELD CONDITIONS**

- A. Environment:
  - 1. Cold Weather Requirements: Maintain mortar ingredients and substrate within temperature range between 4 degrees C (40 degrees F) and 49 degrees C (120 degrees F) when outside temperature is less than 4 degrees C (40 degrees F).
  - 2. Hot Weather Requirements: Protect mortar-joint from evaporation of moisture from mortar material. When required, provide adequately shaded work area.

#### **1.09 WARRANTY**

- A. Construction Warranty: Warranty of Construction shall be one year for products and installation. Reinspection will occur at 11 months post construction, with any required corrections performed prior to one year post construction.

### **PART 2 PRODUCTS**

#### **2.01 MATERIALS**

- A. Mortar Components:
  - 1. Hydrated Lime: ASTM C207, Type S.
  - 2. Aggregate: ASTM C144.
  - 3. Portland Cement: ASTM C150/C150M, Type I.
  - 4. Water: Potable, free of substances that are detrimental to grout, masonry, and metal.

#### **2.02 PRODUCTS - GENERAL**

- A. Provide each product from one manufacturer and from one production run.

#### **2.03 REPLACEMENT MASONRY UNITS**

- A. Face Brick:
  - 1. ASTM C216, matching existing.
  - 2. Efflorescence: Rated slight efflorescent when tested according to ASTM C67.

- B. Other Masonry Units: Match existing.

#### **2.04 MIXES - selected as recommended by preconstruction testing to be softer than existing, historic mortar.**

- A. Tuck Pointing Mortar: ASTM C270;
  - 1. Type N (Brick)
  - 2. Historic mortar: Match components of original mortar as closely as possible. Higher quantities of slaked lime vs. Portland cement are likely in historic mortar. Lab analysis may be necessary.

#### **2.05 ACCESSORIES**

- A. Cleaning Agent: Soapless, non-acidic, detergent, specially prepared for cleaning brick and stone or concrete masonry.

### **PART 3 EXECUTION**

#### **3.01 PREPARATION**

- A. Examine and verify substrate suitability for product installation.
- B. Protect existing construction and completed work from damage.
  - 1. Protect from mortar droppings and cleaning operations.
- C. Remove existing fixtures and fittings concealing masonry joints to permit repointing and repair.

#### **3.02 EXISTING MORTAR JOINTS**

- A. Cut out existing bed and head mortar joints, to uniform depth of 19 mm (3/4 inches), or to sound mortar without damaging edges and faces of existing masonry units to remain.
- B. Remove dust and debris from joints.
  - 1. Do not rinse when temperature is below freezing.

#### **3.03 TUCK POINTING**

- A. Dampen joints immediately before tuck pointing. Allow masonry units to absorb surface water.
- B. Tightly pack tuck pointing mortar into joints in thin layers, 6 mm (1/4 inch) thick, maximum.
- C. Allow layer to become slightly hardened before applying next layer.
- D. Pack final layer flush with surfaces of masonry units.

#### **3.04 MASONRY UNIT REPLACEMENT**

- A. Cut out mortar joints surrounding masonry units requiring replacement.
  - 1. Remove existing masonry units creating opening for replacement masonry unit installation.
  - 2. Remove mortar, dust, and debris from opening perimeter surfaces.
  - 3. Prevent debris from falling into cavity.
- B. Dampen surfaces of surrounding existing masonry before installing replacement masonry units.
  - 1. Allow existing masonry to absorb surface moisture before installing replacement units.
  - 2. Butter contact surfaces of existing masonry and replacement masonry units with mortar.



3. Center replacement masonry units in opening and press into position.
4. Remove excess mortar.
5. Tuck point replacement masonry units to ensure full head and bed joints.

### **3.05 JOINT TOOLING**

- A. Tool repointed and replaced masonry joints when mortar becomes slightly hardened.
- B. Produce smooth, compacted, concave joint matching existing.

### **3.06 CLEANING**

- A. Remove mortar splatter from exposed surfaces immediately.
- B. Clean exposed masonry surfaces on completion.
- C. Remove mortar droppings and other foreign substances from wall surfaces.
- D. Wet surfaces with clean water.
- E. Wash with cleaning agent.
- F. Brush masonry surfaces with stiff fiber brushes while washing.
- G. Immediately after washing, rinse with clean water.
  1. Remove traces of detergent, foreign streaks or stains.

## **END OF SECTION**



224 North 7th Street  
Lead, Deadwood, SD 57601  
Phone: 605.233.6337  
Fax: 605.233.6338  
www.jlgarchitects.com  
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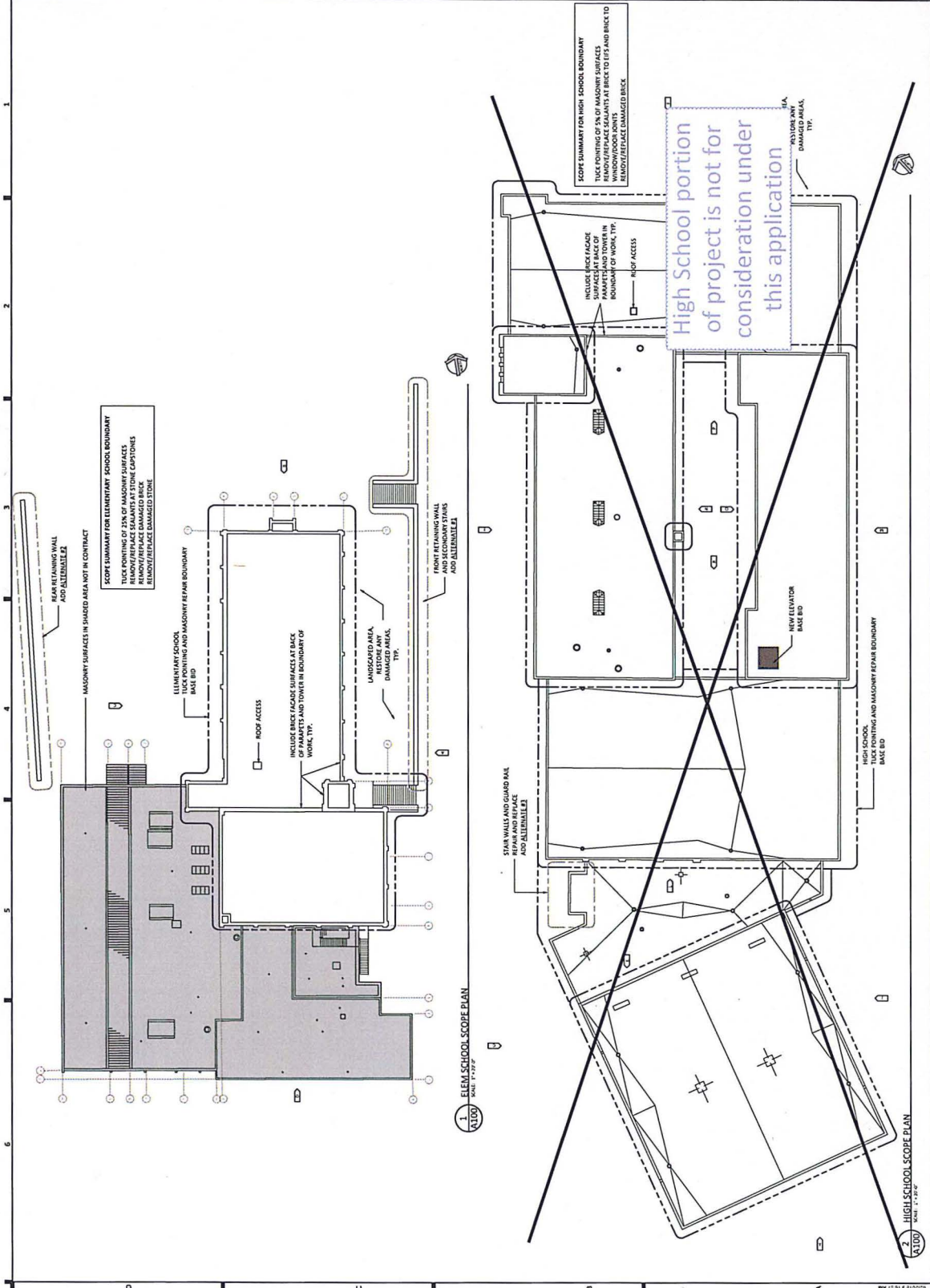
PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT

LEAD DEADWOOD SCHOOL DISTRICT  
LEAD DEADWOOD, SD  
EXTERIORS AND ELEVATOR

DATE: 12/09/17  
DESIGN DEVELOPMENT  
10188A

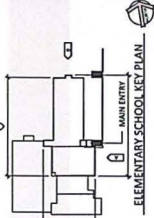
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SCOPE PLANS



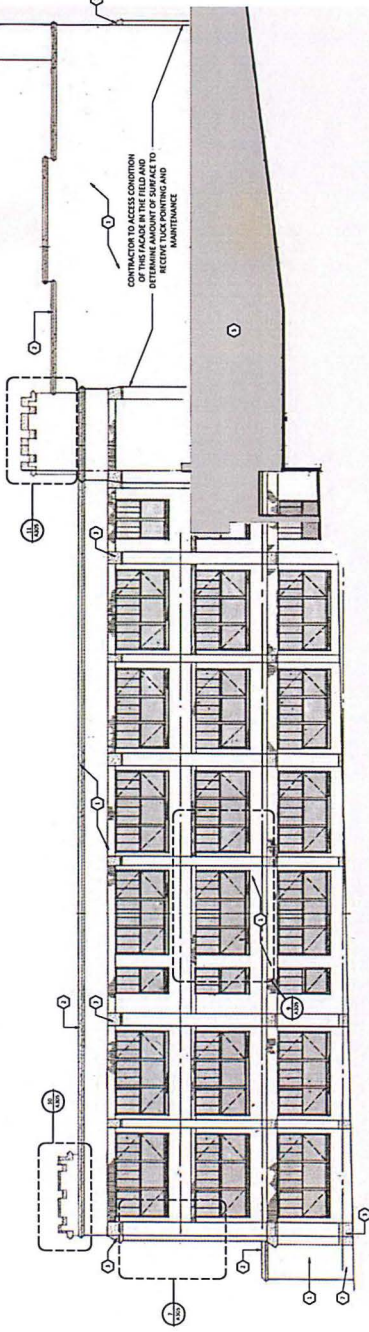
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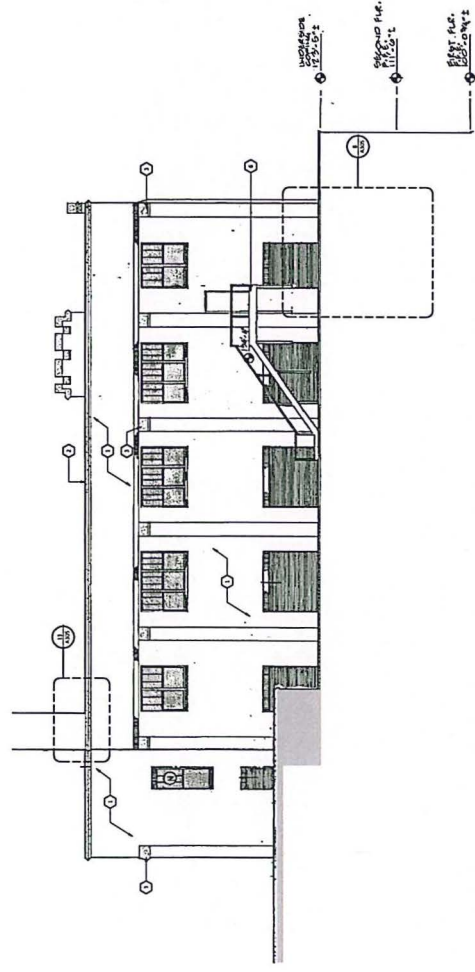




ELEMENTARY SCHOOL KEY PLAN



**C** ELEM.03 WEST ELEVATION  
DATE: 10/11/17



**2** SOUTH ELEVATION - ELEMENTARY  
DATE: 10/11/17

**EXT. ELEVATION GENERAL NOTES**

1. REFER TO ALL APPLICABLE SPECIFICATIONS AND REQUIREMENTS IN THE PROJECT MANUAL.
2. THE EXTERIOR FINISHES SHOWN ON THESE ELEVATIONS ARE SUGGESTED AND NOT NECESSARILY SPECIFIED.
3. THE EXTERIOR FINISHES SHOWN ON THESE ELEVATIONS ARE SUGGESTED AND NOT NECESSARILY SPECIFIED.
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KEYNOTES	DESCRIPTION
1	SEE ELEVATION KEYNOTES FOR WINDOW AND DOOR SCHEDULES.
2	SEE ELEVATION KEYNOTES FOR WINDOW AND DOOR SCHEDULES.
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4  
A305



8 PHOTO - E  
A305 SCALE: 1"=1'-0"



12 PHOTO - E  
A305 SCALE 1"=1'-0"



3 PHOTO  
A305 SCALE 1"=1'



7 PHOTO  
A305 SCALE 1"=1'-0"



11 PHOTO  
A305 SCALE 1"=1'-0"

TO - ELEM SCHOOL  
P. 1.07

5 REAR RETAINING  
SCALE 1"=1'-0"



PHOTO - ELEM  
VOL 101

TO - ELEM SCHOOL  
11/16TO - ELEM SCHOOL  
1147TO - ELEM SCHOOL  
116

TO - ELEM SCHOOL