

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 13, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. November 21, 2017 Regular Meeting
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative update
 - b. Agreement with SHPO and State Historic Preservation Office – **Exhibit A**
 - c. Deadwood Masonic Center – Not-For-Profit Grant Request – **Exhibit B**
 - d. Special Cowboy Moments on RFD TV – 2018 Agreement – **Exhibit C**
 - e. Wayfinding – Purchase Replacement Signs – **Exhibit D**
 - f. Replacement of City Archives Workstations -- **Exhibit E**
 - g. Black Hills State University Site Visit -- **Exhibit F**
 - h. 2018 South Dakota Department of Tourism Conference – January 16-18 – **Exhibit G**
 - i. 30th Anniversary of Deadwood's Syndicate Fire – December 18, 6:00 p.m., Saloon 10 -- **No Exhibit**
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17090 – Dustin & Laura Floyd – 21 Lincoln – Change Kitchen Window – **Exhibit H**
 - b. PA H17091 – Roger & Ann Ochse – 35 Madison – Stabilize Foundation – **Exhibit I**
 - c. PA H17092 – Mike & Brett Runge – 37 Jackson – Replace Attic Windows – **Exhibit J**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit K**
 - i. Pauline West – 79 Stewart Street – Foundation Program
 - ii. Roger and Ann Ochse – 35 Madison Street – Foundation Program
 - iii. Mike and Brett Runge – 37 Jackson – Wood Windows and Doors Program
 - b. HP Program Grant Extensions – **Exhibit L**
 - i. James Pontius – 118 Charles – Wood Windows and Doors/Siding
 - ii. Dustin and Laura Floyd – 21 Lincoln – Wood Windows and Doors
 - iii. Raven Van Tassel – 39 Van Buren – Wood Windows and Doors
 - iv. Mike Besso – 405 Williams -- Foundation
 - c. Revolving Loan Program – **Exhibit M**
 - i. Richard and Sandy Neeson – 26 Washington – Request Four HP Loans
 - ii. Shirley Karas – 784 Main – Subordination Request
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 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 21, 2017, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. November 8, 2017 Regular Meeting
3. Voucher Approval
4. Old or General Business
 - a. Historic Residential Rehab – Sonny and Lila Sorenson – 26 Burnham
 - b. Main Street Initiative update
 - c. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – **Exhibit A**
 - d. Deadwood History Inc. – Adams Museum Sign – Carolyn Weber – **Exhibit B**
 - e. Gaylord Brothers Delphi Triton Exhibit Case – Purchase – **Exhibit C**
 - f. Community Planning Assistance for Wildfire (CPAW) Grant Acceptance – **Exhibit D**
 - g. Community Planning Assistance for Wildfire (CPAW) Workshop Travel Approval – **Exhibit E**
 - h. 2016 Deadwood Publications Fund Report -- **Exhibit F**
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17088 – Gordon Mack – 143 Charles Street – Construct Garage – **Exhibit G**
 - b. PA H17089 – Larry Sullivan – 57 Taylor – Install Solar Panels – **Exhibit H**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit I**
 - i. John Walsh – 476 Williams – Retaining Wall Program
 - d. Revolving Loan Program – **Exhibit J**
 - i. Tracy Lewis – 512 Cliff – Refinance and Subordinations
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 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, November 21, 2017

Present Historic Preservation Commission: Michael Johnson, Ann Ochse, Lyman Toews, Lynn Namminga, Thomas Blair and Beverly Posey.

Absent: Dale Berg

Present City Commission: None

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, Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, November 8, 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:

November 8, 2017 Regular Meeting

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC minutes of Wednesday, November 8, 2017 with the addition to PAH17086 notes to state how many feet they will be cutting into the hill. Aye – All. Motion carried.

Voucher Approval:

It was moved by Ms. Ochse and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$234,089.94. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker

- a. Historic Residential Rehab – Sonny and Lila Sorenson – 26 Burnham
Mrs. Sorenson expressed her gratitude to the committee for their financial assistance on the rehab of their house. Mr. Kuchenbecker stated the Sorenson's have been a pleasure to work with. Mrs. Sorenson stated Kevin has been a joy to work with and thanked him and his office for all his assistance throughout the project. All the commissioners told the Sorenson's "You're Welcome" and they were impressed with the finished project.
- b. Main Street Initiative Update
Mr. Kuchenbecker updated the commission Main Street Initiative Committees:
 - The Craft Brew Festival was successful; the Community Christmas Gathering is scheduled for December 1st at Mustang Sally's, the Celebrity Hotel parking lot and the Fairmont from 5:00 p.m. to 7:00 p.m. There will be caroling, a tree lighting, Santa Clause with gifts for kids, hot beverages, and s'mores.
 - The Design Committee in conjunction with Public Works have mounted the banners on Cliff Street (Highway 85) along the southern entrance to Deadwood from the Pluma planning unit and we are hearing positive feedback.
- c. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – Exhibit A
Mr. Kuchenbecker stated the applicant is requesting permission to install a brown chain-link catch fence along the parking lot to catch falling rocks. Bob Nelson Jr. and Mr. Kuchenbecker met with a representative to discuss the best options to protect the vehicles from falling rocks. They have agreed to put the standard "ranch style" fence used in our parks and parking lots with the chain-link behind it. Mr. Johnson stated this option would look better than what is currently there. Mr. Toews asked if the chain-link would be higher than the wood fence. Mr. Kuchenbecker said he did not believe so. Mr. Toews stated as long as the chain-link fence is below the wood fence.
It was moved by Mr. Toews and seconded by Ms. Posey to approve the installation of a "ranch style" and chain-link catch fence with the chain-link fence not to be higher than the "ranch style" fence. Aye – All. Motion Carried.
- d. Deadwood History Inc. – Adams Museum Sign – Carolyn Weber – Exhibit B
Mr. Kuchenbecker stated Deadwood History has been working with the Planning & Preservation offices on upgrading signage for City owned facilities; this one is for the Adams Museum. They are looking at a sign created by Tim Peterson with Flat Earth Art at a cost of \$7,995. They are trying to update and make the sign more visible to create more awareness. Attendance has been down this year. Historic Preservation

funds would be available under Wayfinding that will not be expended this year and this would be an appropriate expenditure. Several options were submitted if approved. The first option dated 11/3 is the option they have chosen. If approved this will go to Planning and Zoning for final approval. Ms. Ochse stated she has a problem with \$8,000 for a wood sign of this size. She asked if it had been put out for bid. Mr. Kuchenbecker stated it was not required to be put out for bid as it is under \$50,000. Flat Earth has installed several signs in Deadwood, he is one of the better sign makers in the region and this is a double sided sign which is part of the cost. This will replace the current sign. Ms. Ochse asked if Deadwood History is contributing anything to the sign. Mr. Kuchenbecker stated no they are asking for the full amount. Mr. Toews asked if Ms. Ochse was thinking of asking for another competitive bid. Ms. Ochse responded either that or Deadwood History pay half if this is what they want. Mr. Blair asked if the Adams House generates funds. Mr. Kuchenbecker stated they operate on donations and we provide financial assistance with operation funds. This is a special project they are requesting assistance with. Ms. Posey asked what happens to the Wayfinding funds if not used. Mr. Kuchenbecker stated they go back into reserves. Ms. Posey believes it makes sense to use the funds for this project. Mr. Johnson stated Mr. Peterson's art work would be consistent throughout Deadwood. Ms. Ochse stated then she would like to see Deadwood History pay half the cost.

It was moved by Ms. Ochse and seconded by Mr. Blair to approve the purchase of a new sign for the Adams Museum with Deadwood History paying half of the cost. Aye – All. Motion Carried.

e. Gaylord Brothers Delphi Triton Exhibit Case – Purchase – Exhibit C

Mr. Kuchenbecker stated Mike Runge has been working on the Experiential Tours project and we have numerous artifacts in boxes we would like to display. This cabinet is not very large but it is lockable. Gaylord Brothers provides museum quality pieces. This case will be used in the lower level in City Hall. The request is for \$7,300.00 to be taken out of the leftover 2017 archival funds.

It was moved by Mr. Blair and seconded by Ms. Posey to purchase the Delphi Triton Exhibit Case from Gaylord Brothers in the amount of \$7,300. Aye – All. Motion Carried.

f. Community Planning Assistance for Wildfire (CPAW) Grant Acceptance – Exhibit D

Mr. Kuchenbecker stated our office with Mike Runge as the lead and working with city planner Bob Nelson Jr. applied for and was accepted into the Community Planning Assistance for Wildfire (CPAW) program. Though this program, Deadwood will receive assistance in 2018 under a national program that helps reduce the impacts from wildfires.

It was moved by Ms. Ochse and seconded by Mr. Blair to recommend to the City Commission acceptance into the CPAW grant program for 2017 and 2018. Aye – All. Motion Carried.

g. Community Planning Assistance for Wildfire (CPAW) Workshop Travel Approval – Exhibit E

Mr. Kuchenbecker stated this will not need to go before the City Commission as we do have travel budget funds for items like this. With acceptance of the CPAW grant someone from this community must attend the CPAW Workshop in Boulder, CO on January 24th and 25th. This is a request, not to exceed, \$500.00 to cover hotel accommodations and meals.

It was moved by Ms. Ochse and seconded by Ms. Posey to allow the City Archivist and City of Deadwood Planning & Zoning Officer to attend the workshop on behalf of the City of Deadwood. Additional funds, not to exceed \$500.00, are granted for hotel accommodations and meals during this event.

h. 2016 Deadwood Publications Funds Report – Exhibit F

Mr. Kuchenbecker stated this Historic Preservation Commission provided the South Dakota Historical Society Press with \$250,000 to set up a revolving fund for publications dealing with Deadwood, the Black Hills and western South Dakota history. The most recent publication was *Hugh Glass: Grizzly Survivor*, written by James McLaird and David Wolff's *Seth Bullock*. This is the report we receive every year. The Endowment, as of December 31, 2016, has a balance of \$156,016 and the Revolving is sitting at \$90,985. In the works is the *Fort Tecumseh and Fort Pierre: Journal and Letter Books*. This was supposed to be out this fall. Projected in Summer 2019 is the South Dakota Biography Series *George Armstrong Custer*. Also in there are a few promotional pieces on the Hugh Glass book. There is no action to be taken. Mr. Toews stated he likes to see people report like this. There was no further discussion.

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA H17088 – Gordon Mack – 143 Charles Street – Construct Garage – Exhibit G

Mr. Kuchenbecker stated we have seen this project a few times now. It is a contributing structure located in the Cleveland Planning Unit, c1935. At one point Mr. Mack had come in and asked permission to demolish his garage.

Ms. Posey stated Mr. Mack has asked twice before. The Historic Preservation Commission denied both previous requests. Mr. Kuchenbecker stated Mr. Mack has come up with a solution he believes will work well. The new garage is actually behind the residential resource and the existing garage will be a pass through to the new garage. This retains the appearance of both the residential resource as well as the existing garage – both contributing resources. The new garage will not be visible from Charles Street. Based on this proposal, the proposed work and changed 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 Ms. Ochse based upon all the evidence presented, the HP Commission finds 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 H17089 – Larry Sullivan – 53 Taylor – Install Solar Panels – Exhibit H

Mr. Kuchenbecker stated this is a non-contributing resource located in the Ingleside Planning Unit c1890. It has lost its historical significance due to substantial remodel. The applicant is requesting permission to replace shingles on the south side of roof with the same type and add a row of solar panels at the bottom. Ms. Posey asked if Mr. Kuchenbecker has spoken to Mr. Sullivan about opportunities to return his house to a contributing structure. Mr. Kuchenbecker stated Mr. Sullivan has been in the office and they have spoken several times. Mr. Toews told the commission to be prepared for more requests for solar panels to come in even for historic houses.

It was moved by Ms. Posey and seconded by Ochse based upon all the evidence presented, the HP Commission finds 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.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit G

- i. John Walsh – 476 Williams – Retaining Wall Program

It was moved by Ms. Posey and seconded by Mr. Toews to accept John Walsh, 476 Williams into the Retaining Wall Program. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

- i. Tracy Lewis – 512 Cliff – Refinance and Subordinations request

It was moved by Ms. Posey and seconded by Mr. Toews to approve the refinance and subordinations Aye – All. Motion carried.

Revolving Loan Program Disbursements

It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$81,891.24, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursements in the amount of \$28,440.42, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Ms. Posey abstained. Aye - All. Motion carried.

It was moved by Ms. Posey and seconded by Ms. Ochse to approve HP Revolving Loan Fund disbursements in the amount of \$11,045.00, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Ms. Posey abstained. Aye - All. Motion carried.

Items from Citizens not on Agenda

Mr. Ewy stated he really like the signs that were on the sidewalks this summer pointing the way to different places like the Adams Museum. Mr. Kuchenbecker stated this is an item that is budgeted again for next year through Deadwood History. Mr. Toews would like to see the Miniature Railroad get some recognition so people know it is there. He believes it is a real asset that is underutilized in this town. Mr. Johnson suggested to the Promotions Committee and the Chamber that they do a Children's Map to have available at the Welcome Center. The map would show things like the Miniature Railroad, the Arcade, can you find the three Wild Bill statues, etc.

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

Kevin Kuchenbecker stated the City Commission approved Deadwood Alive extended season for 2018. He has heard the First Gold is not proceeding at this point with their project. There were seven or eight options presented to the City Commission last night for the Pavilion. The City Commission is looking for feedback on the options. The

Comprehensive Plan surveys are complete and the results are posted online. Monday, December 18th at 6:00 p.m. will be the viewing of the Syndicate Fire documentary.

Committee Reports:

Mr. Toews stated the Design Committee talked about the banners that have gone up in town. They also discussed the buntings they would like to put up on Main Street for six or seven different events. They want to put up a sign or something up for Main Street when you come in from the south, as 67% of our traffic comes in from that direction.

Ms. Posey asked if Mr. Kuchenbecker had a chance to speak with Mr. Gibbons. Mr. Kuchenbecker stated he had not been able to connect with him, but will before the next meeting.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 5:50 p.m.

ATTEST:

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

EXHIBIT A

AGREEMENT
BETWEEN
THE DEADWOOD HISTORIC PRESERVATION COMMISSION,
THE CITY OF DEADWOOD,
THE SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES, AND
THE STATE HISTORIC PRESERVATION OFFICE

This Agreement is made and entered into on this 1st day of January, 2018, by and between the City of Deadwood and the Deadwood Historic Preservation Commission, hereinafter referred to as "DEADWOOD", and the South Dakota State Historical Society Board of Trustees and the State Historic Preservation Office, hereinafter referred to as "STATE".

The parties to this Agreement acknowledge that in order to provide for the preservation and protection of Deadwood's historic resources, a close working relationship between DEADWOOD and the STATE is necessary. This agreement will serve to allow for careful consideration of projects that could affect the characteristics that make the City of Deadwood significant as a National Historic Landmark while also allowing the city to change and grow as a living community.

NOW THEREFORE, the parties agree as follows:

1. DEADWOOD shall provide annually to the STATE, funding to be used for the purpose of providing a staff person to work with DEADWOOD and the city's historic preservation needs.
2. It is the intention of the parties that DEADWOOD shall make transfers to the STATE for the purposes stated in this Agreement for each year of the agreement as follows:
 - a. \$60,000 for the state fiscal year beginning July 1, 2018 and ending on June 30, 2019
 - b. \$60,000 for the state fiscal year beginning July 1, 2019 and ending on June 30, 2020
 - c. \$60,000 for the state fiscal year beginning July 1, 2020 and ending on June 30, 2021
 - d. \$60,000 for the state fiscal year beginning July 1, 2021 and ending on June 30, 2022
3. DEADWOOD will provide the STATE an opportunity to investigate and comment on any project, which may encroach upon, damage or destroy historic resources and properties in the City of Deadwood pursuant to SDCL Chapter 1-19A. Deadwood will initiate consultation with the STATE upon receiving information regarding any project and will initiate consultation in concert with the preparation of staff reports.
4. The STATE hereby agrees that the following Projects, except as specified in Section 5 of this Agreement, will not encroach upon, damage or destroy Historic Properties, and that DEADWOOD is not required to submit the following Projects to the STATE for review under SDCL 1-19A-11.1:

- a. The issuance of building permits for interior construction within residential Historic Properties, except as provided in Section 5(f) of this Agreement, and provided that, and subject to the requirement that, DEADWOOD makes the Standards, as defined in Section 10 of this agreement, available to the property owners.
- b. The issuance of building permits for construction on Historic Properties, except as provided in Section 5(f) of this Agreement, and only when (i) DEADWOOD has issued a finding, based on the Standards, as defined in Section 10 of this agreement, that the Project will not encroach upon, damage or destroy Historic Property, and (ii) the STATE has concurred with the Commission's finding. DEADWOOD shall notify the STATE of its finding by e-mail, facsimile transmission, courier, or U.S. mail. The STATE must notify DEADWOOD of its objection to the finding within three days after receipt of the finding. The STATE's notification of objection may be served on DEADWOOD by telephone (with a follow-up written notification), e-mail, facsimile transmission, courier, or U.S. mail. Failure of the STATE to respond within three days after its receipt of the finding will mean that the finding will stand. If the STATE timely objects to the finding, the Project must be submitted to the Office for review under SDCL 1-19A-11.1 as outlined in sections 6 through 9.
- c. The installation, replacement and repair of, and performance of routine maintenance on, traffic control devices (excluding support buildings necessary for operation of those devices), including but not limited to, stop signs, yield signs, and traffic signals, provided that, and subject to the requirement that, such installation and replacement is required according to the Manual on Uniform Traffic Control Devices.
- d. Routine maintenance or repair of underground utilities, both public and private, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- e. Routine maintenance or repair of above-ground utilities, both public and private, such as curb, gutter, storm sewer and other similar projects, and excluding street lights and roadways, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- f. Routine maintenance, repair, and re-paving of roadways. The Parties agree that this exemption does not apply to reconstruction of roadways.
- g. Maintenance or repair of city resources that does not result in a loss of historical integrity of the resource, such as the loss of historic features, artifacts, structural support, historical setting and other elements which qualified the resource, or property in the environs of the resource, as Historic Property. "Maintenance or repair" includes washing, waxing, repainting, replacement of exhausted elements of utilities such as light bulbs, care of lawns and other greenery, and other activities that do not remove, abrade, alter or destroy the resource or its physical elements.

- h. The operation and maintenance of city parks provided that projects meet the provisions of Section 4(g) of this Agreement.
 - i. The construction or alteration of signs subject to review by the Deadwood Sign Commission.
 - j. Projects for the construction or repair of basement egress windows, not visible from any street, on Historic Properties.
 - k. Paving, maintenance and repair of existing alleys, sidewalks, driveways, and parking areas.
 - l. Foundation repair or reconstruction on Historic Properties, provided that, and subject to the restriction that, the above-ground portion of the foundation does not exceed two feet in height at any point.
 - m. Repair of any roof or roof structure on Historic Property, provided that, and subject to the restriction that, the repair will not change the external appearance of the structure or alter the roofline.
5. The Parties recognize and agree that the Projects listed below will potentially have Adverse Effects on Historic Properties, are not subject to Section 4 of this Agreement, and must be submitted to the Office for review under SDCL 1-19A-11.1, after DEADWOOD has reviewed and commented on the Projects.
- a. The issuance of demolition permits for Projects on Historic Properties.
 - b. The issuance of moving permits for Projects on Historic Properties.
 - c. The issuance of building permits for Projects proposing significant additions to Historic Properties. "Significant additions" are additions that are as large as, or larger than, the existing foot-print of the original building or structure, or that add one or more stories to the original building or structure.
 - d. The issuance of building permits for the construction of dormers and/or skylights, visible from the street, on Historic Properties.
 - e. The issuance of building permits that alter the roofline of Historic Properties.
 - f. The issuance of building permits for Projects on Historic Properties on which a Covenant is held by the STATE.
 - g. Projects for the demolition and/or moving of Non-Contributing Buildings.
6. For projects that are not exempt from review as defined in Section 4 of this agreement and that DEADWOOD has determined may encroach upon damage or destroy historic property, DEADWOOD shall submit a project notification to the STATE. Upon receipt of a project notification from DEADWOOD, the STATE will review the notification and comment within five (5) business days. If the STATE determines an extended period of

time is needed to complete the review, the STATE will notify DEADWOOD in writing within the first two (2) business days of receipt of the project notification that the STATE'S response may take up to thirty (30) days from receipt of the notification as allowed by state law. Upon completion of the review, the STATE may initiate an investigation or may determine that no further review is required.

7. If the STATE initiates an investigation, the STATE will notify DEADWOOD in writing of the concerns and issues that need to be addressed through a Case Report as defined by ARSD 24:52. The STATE will provide direction as to the course of the investigation and the required elements of the Case Report. DEADWOOD will provide the STATE with requested additional information. The STATE will have twenty (20) business days from the date of receipt of information provided by DEADWOOD to review and comment.
8. The STATE may request additional information and will have an additional twenty (20) business days from receipt of the requested information for review. Upon completion of the review, the STATE will provide an official determination on the project.
9. If the STATE makes a final determination that the project will encroach upon damage or destroy historic property, DEADWOOD will make the final decision as to whether to allow the project to proceed. A project can proceed only after DEADWOOD has made a written determination, based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to the historic property, resulting from such use, and ten days' notice of the determination has been given, by certified mail, to the STATE. A complete record of factors considered shall be included with such notice.
10. DEADWOOD and STATE will use the current *Deadwood, South Dakota: Comprehensive Historic Preservation Plan*; *Downtown Design Guidelines*, *Deadwood, South Dakota*; Applicable Deadwood City Ordinances and Building Codes; SDCL Chapter 1-19A; ARSD Article 24:52; and the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* in preparing and reviewing project reports and case reports.
11. The STATE and DEADWOOD will work closely regarding matters of common interest and historic preservation within the City of Deadwood. The STATE agrees that STATE staff will travel to DEADWOOD regularly and upon request, subject to mutually agreeable schedules.
12. DEADWOOD appoints its historic preservation officer as the liaison between DEADWOOD and the STATE for purposes of this Agreement and other historic preservation matters involving DEADWOOD and the STATE. The STATE appoints its historic preservation director as its liaison officer for such purposes.
13. This Agreement contains the entire Agreement between the parties, and is subject to and will be construed under the laws of the State of South Dakota, and may be amended only in writing signed by both parties.
14. The Agreement can be terminated upon thirty (30) days written notice by either party.
15. This Agreement depends upon the continued availability of appropriated funds and expenditure authority from the Legislature for this purpose. This Agreement will be

terminated by the STATE if the Legislature fails to appropriate funds or grant expenditure authority. Termination for this reason is not a default by the STATE nor does it give rise to a claim against the STATE.

16. This Agreement will continue in full force and effect until June 30, 2022.

DEADWOOD HISTORIC PRESRVATION COMMISSION

Michael Johnson, Chairperson

Date

CITY OF DEADWOOD

Charles Turbiville, Mayor

Date

SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES

Brad Tennant, President

Date

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE

Jay D. Vogt, State Historic Preservation Officer

Date

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"

EXHIBIT B

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

MEMORANDUM

Date: December 7, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Masonic Center Not-For-Profit Grant Request

The Historic Preservation Commission has received a request from the Deadwood Masonic Center to fund an onsite historical scenery evaluation of the hand-painted backdrops of the Scottish Rite Theater.

The hand-painted backdrops are one of the top five of hundreds of Scottish Rite theater backdrop collections in the United States with a replacement value of more than \$1 million. These backdrops are important examples of the era when top professional artists hand-painted backdrops for Broadway and major theaters nationwide. The high quality of the backdrops emphasizes the importance of fraternal groups in America a century ago as frontier communities worked to rival opportunities available in older urban areas. Originally purchased in three or possibly four sections, they were crafted through a top-line Chicago company that produced art for more than 1,000 theaters by the early 1890s.

The Masonic Center is requesting funding to hire Wendy R. Waszut-Barrett, PhD to conduct a scenery evaluation of the backdrops and provide scenery restoration recommendations. The cost for this service will be \$2,500.00.

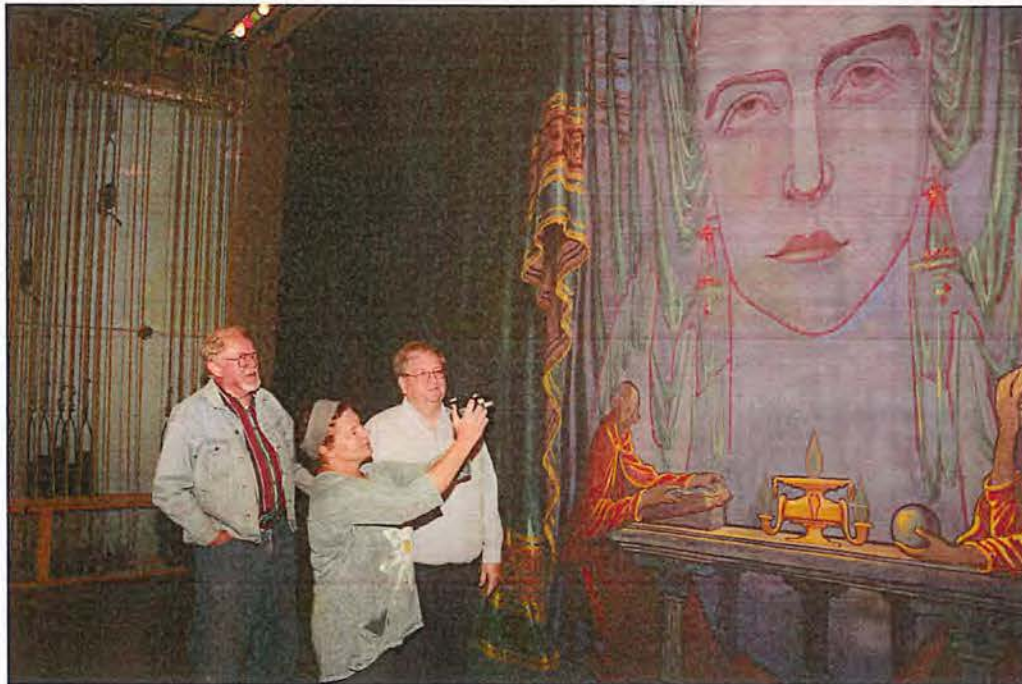
The Not-For-Profit guidelines provide an amount up to \$50,000.00 within any five year period. The Deadwood Masonic Center has utilized \$21,244.00 since 2013.

RECOMMENDATION: *Move to approve the Not-for-Profit Grant to the Masonic Center Association to hire Wendy R. Waszut-Barrett, PhD, in the amount of \$2,500.00, to conduct a scenery evaluation and provide scenery restoration recommendations.*

National treasure?

Deadwood, Spearfish theaters are snapshots in U.S. theater history

- Milo Dailey Journal correspondent
- 8 hrs ago



This hand-painted theater backdrop at the Deadwood Masonic center Scottish Rite Theater is unique, according to Wendy Waszut-Barrett, who took photos of it with help from 30-year Scottish Rite member and stage hand Lowell Holmgren and Deadwood regional Scottish Rite head Mike Rodman. Waszut-Barrett said the Deadwood theater's hand-painted background art collection is one of the top five in the United States, with a likely replacement cost of more than \$1 million. The theater art consultant also is working with the Matthews Opera House and Arts Center on its theater backdrops.

- Photo courtesy Milo Dailey

DEADWOOD | Wendy Waszut-Barrett didn't know what to expect when she expanded her trip to the Spearfish Matthews Opera House to include the Deadwood Masonic Center's Scottish Rite theater.

What she found is a true national treasure. She said the two theaters combine to offer a snapshot on the development of frontier communities into activity and entertainment centers that often equal what's offered in larger cities.

"Call me Wendy," Waszut-Barrett said during a recent interview, ignoring the formality of her doctorate degree covering theater history.

The theater at Deadwood, she said, has one of the top five of hundreds of Scottish Rite theater backdrop collections in the U.S. Scottish Rite organizations were critical in counterweight backdrop rigging, as well as lighting and backdrop design.

With her estimated replacement value on the backdrops at \$1 million or more, she said the hand-painted, mural-sized backdrops are important examples of the era when top professional artists hand-painted backdrops for Broadway and major theaters nationwide.

Although the term "national treasure" reflects the 2004 Nicolas Cage movie about America's founding Freemasons holding priceless national treasures in a huge secret stash, Waszut-Barret said, "This isn't just Masonic importance, but work by top national artists."

And, she said, the importance goes far beyond what she jokingly called "Masonic secret stuff."

The Deadwood theater is more complex and advanced than the Matthews, according to Waszut-Barret. Together, she said, "They are time capsules."

"The two theaters compliment each other," she said.

The Spearfish theater purchased its backdrops from a Minneapolis-based firm that was a second generation of late 1800s theater backdrop art. She has records of what fewer designs had been ordered for the Matthews that had side-rolling rigging rather than the drop-down rigging in Deadwood.

The Deadwood backdrops, purchased in three or possibly four sections, were crafted through a top-line Chicago company that had produced art for more than 1,000 theaters by the early 1890s.

Add the two theaters, she said, "You could be a destination location" for art history tourism.

"It's a shared cultural heritage," she said, adding that, generally, "Theater history doesn't recall this."

The Matthews is led by a board of directors to manage the 1906 facility into a leading live performance and art center for the Northern Hills after roughly a century of changing uses, ownership and management.

As for the theater in Deadwood?

It's a development of 300 years of theater in Freemasonry.

Wendy said the Masonic theater tradition dates back to 1717 or before in producing what she called “morality plays” for members entering the fraternity.

The Scottish Rite, in Deadwood and elsewhere, uses theater to illustrate ethical and moral lessons for members from across West River South Dakota and eastern Wyoming.

, who heads the regional organization, said he was shocked that local members had no idea their theater was of that high quality. Members use the facility twice a year to stage their plays.

After the first investigation by Waszut-Barrett, he said he contacted Deadwood History officials to consider a grant to cover costs of fully documenting the theater.

The high quality of the backdrops emphasizes the importance of fraternal groups in America a century ago as frontier communities worked to rival opportunities available in older urban areas.

Lowell Holmgren, of Rapid City, has been a member at Deadwood for more than 30 years, and is a stage crew member. Despite his years, he said Waszut-Barrett knows more about the Scottish Rite than he does.

Waszut-Barrett said she learned from stage crew members and documenting the theatrical side of the programs.

“I went through the back door with art, not sociology,” she said.

Even so, she said, she was impressed “at how tolerant they are of other people and other religions.”

That’s true of what she’s seen of Freemasonry in general as she has traveled the country to document the Scottish Rite theater furnishings.

“People don’t know what they have here,” she said.

Agreement

THIS AGREEMENT is entered into on this 5th Day of October in the year 2017 by and between Wendy Waszut-Barrett with offices at 4021 Adair Ave. N., Crystal, MN 55422, and the Deadwood Scottish Rite Bodies, represented by Mike Rodman. In consideration of the mutual premises set forth hereunder, the sufficiency of which is hereby acknowledged, the parties agree as follows:

Scope of Services and Obligations

1.1 Waszut-Barrett will conduct an onsite evaluation of the historical scenery collection at the Deadwood Scottish Rite On November 15, 2017, from 9:00AM until 5:00PM. A second day will be reserved in the space on Nov. 16, 2017 from 9:00AM until 5:00PM in case additional time needs to be spent on the evaluation.

1.2 Waszut-Barrett will furnish an illustrated evaluation document of the Deadwood Scottish Rite scenery collection that describes the condition of each backdrop. Individual evaluations will include the condition of the fabric, painted surface, and wooden battens.

1.3 Waszut-Barrett's evaluation document of the Deadwood Scottish Rite scenery collection will include information pertaining to the painted scenery manufacturer of the drop within the context of painted scenery in North American Masonic Theaters.

1.4 Waszut-Barrett will provide a secondary document pertaining to the repair and restoration of the Deadwood scenery collection. It will detail the estimated cost for cleaning, stabilization, repair and paint restoration. This second document is time-sensitive and will be honored for eighteen months, as the pricing of various materials and restoration supplies fluctuates over time.

1.5 Waszut-Barrett's restoration recommendation document will include a list of priority for repair and restoration that is based on deterioration.

1.6 Waszut-Barrett will provide both a hard copy and a digital copy of the evaluation document upon receipt of her \$2500 evaluation fee. She will also send the restoration recommendation document at the same time.

1.7 The Deadwood Scottish Rite Bodies will provide Waszut-Barrett with one individual, to raise and lower the backdrops during her one-day on site examination. She will also need access to a 10' ladder while on site.

Services and Fees and Expenses. ☐

2.1 The Deadwood Scottish Rite Bodies will pay Waszut-Barrett a total of \$2500 for her onsite historical scenery evaluation prior to her shipping the completed documents. The restoration estimate is complimentary.

2.2 Waszut-Barrett will waive for all travel expenses for this evaluation and her standard 50% down payment.

Waszut-Barrett's agreement with the Deadwood Scottish Rite Bodies 3 pages total
10/5/17

Terms and Termination

3.1 This Agreement shall commence as of the Agreement Date above and shall remain in force through the completion of the obligations agreed upon herein.

3.2 This Agreement will be terminated when the duties described above have been completed. If any part of this Agreement is held unenforceable for any reason, the remaining portion of the Agreement shall remain in full force and effect, and shall be carried out in a manner that is consistent with the intentions of the parties hereto. If any legal action or proceeding, including any arbitration of disputes, arising out of, or relating to this general contract is brought by either party, the prevailing party, as relating to the Court or Arbitrator, shall be entitled to receive from the non-prevailing party, in addition to any other relief that may be granted, reasonable attorney's fees, costs and expenses incurred in the action or proceeding by the prevailing party.

General Provisions

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Agreement Date first above written.

Client Information: Deadwood Scottish Rite Bodies, represented Mike Rodman

Scenery evaluation and recommendations for restoration: Wendy Waszut-Barrett, Ph.D.

4021 Adair Ave N, Crystal, MN 55422

Historical consultant and scenery restoration specialist name: Wendy Waszut-Barrett

Statement of Work

THIS Statement of Work is made effective October 5th, 2017, by and between Wendy Waszut-Barrett and the Deadwood Scottish Rite Bodies, represented by Mike Rodman.

This agreement is entered into on this 5th day of October, 2017 in the City of Minneapolis, State of Minnesota.

THIS AGREEMENT is made effective on October 5th 2017 by and between Waszut-The Deadwood Scottish Rite Bodies, represented Richard Mike Rodman with offices

Waszut-Barrett's agreement with the Deadwood Scottish Rite Bodies 3 pages total
10/5/17

Agreed and Accepted by:
Wendy R. Waszut-Barrett, PhD

_____	_____
(signature)	(date)

Mike Rodman, Deadwood Scottish Rite Bodies

_____	_____
(signature)	(date)

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"

EXHIBIT C

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

MEMORANDUM

Date: December 8, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: RFD TV "Special Cowboy Moments" Sponsorship

RFD TV, Cowboy Channel, visited Deadwood during the 2017 Days of 76 Rodeo. During their stay they discovered when it comes to rodeo settings, there is none better than the Deadwood Days of 76 Rodeo. The history alone draws you in and there is a top-notch rodeo right in the middle with an abundance of action.

The RFD TV film crew would like to shoot film footage during the 2018 Days of 76 Rodeo and will air three episodes on Deadwood for the "Special Cowboy Moments". Each episode is a half-hour docuseries that captures the heart of the steadfast western spirit. The three docuseries will consist of history of the rodeo and celebration, the parades and local individuals involved in the rodeo and celebration all while exposing viewers to Deadwood's rich and unique history.

There are many benefits in sponsoring this docuseries. Historic Preservation will do an introduction at the beginning and do a "Thank you for Watching" at the end. There will be two 30 second commercial spots with ads in five successive shows. Fifty five million households will be reached. More benefits are listed on the attached information page.

The Historic Preservation Staff is requesting the Historic Preservation Commission recommend to the City Commission to sponsor one of the episodes for a cost of \$5,700 with funds to be paid out of the Public Education line item. Without sponsorships, the docuseries will not air the Deadwood episodes of "Special Cowboy Moments."

RECOMMENDATION: *Move to recommend to the City Commission sponsorship in the amount of \$5,700 for a docuseries on the Days of 76 Rodeo to be aired during "Special Cowboy Moments". Funds could come out of the Public Education line item.*



PRESERVING RICH WESTERN HISTORY FOR GENERATIONS TO SHARE

SPECIAL COWBOY MOMENTS ON RFD-TV

Dates of the Event: July 24-28, 2018

2018 AGREEMENT

Name of Event: Deadwood DAYS of the Rodeo & Celebration

Address: PO Box 391

City/State/Zip: Deadwood, SD 57732

RESPONSIBILITIES

Special Cowboy Moments/RFD-TV Episode

Organization/Venue Responsibilities

- ☐ Suggest individuals involved in the event (past and present) who you think should be interviewed (along with their contact information)
- ☐ Provide access passes for SCM/RFD-TV personnel (From four to eight persons)
- ☐ Give the SCM/RFD-TV crew a tour of the venue so that they might find locations that are conducive to taping interviews and action footage

* SCM/RFD-TV is tasked with finding a sponsor to help bring the event to a national audience. As a partner in this effort, SCM/RFD-TV welcomes suggestions as to who you think might fill that role.

* SCM/RFD-TV, in some cases, may tape some interviews in advance of the event and then follow up with on-site taping during the event during the event

Suggested Sponsor: DEADWOOD HISTORIC PRESERVATION

Contact Info: Kevin Kuehnbecker

Pat Roberts

Signature: _____ Date: 1/28/18

Print Name: _____

THANK YOU FOR HELPING US TO PRESERVE YOUR WESTERN HISTORY

SEND TO:

Attn: Kevin Holten
Wild Rose Productions/RFD-TV
PO Box 3780
Dickinson, ND 58602





**SPECIAL COWBOY
MOMENTS**



RFD TV
WEDNESDAYS & SUNDAYS

MAKE OUR SCM EPISODE YOUR EPISODE FOREVER

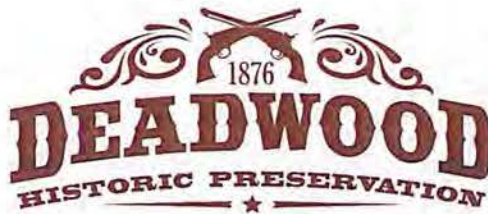
- *YOUR COMPANY WILL DO AN INTRODUCTION AT THE BEGINNING
- *YOUR COMPANY WILL DO A "THANK YOU FOR WATCHING" AT THE END
- *YOUR COMPANY WILL RUN TWO 30-SECOND COMMERCIAL SPOTS
- *YOUR COMPANY WILL HAVE AN AD IN FIVE SUCCESSIVE SHOWS
- *YOUR COMPANY WILL HAVE A PRESENCE THROUGHOUT THE SHOW
- *YOUR COMPANY WILL APPEAR IN 15 TOTAL AIRINGS ON RFD-TV
- *YOUR COMPANY WILL REACH UP TO 55 MILLION HOUSEHOLDS EACH TIME
- *YOUR SHOW WILL ALSO AIR ON AFFILIATES AND CABLE CHANNELS
- *YOUR SHOW & AD WILL BE POSTED ON WEBSITES FOR ENDLESS VIEWING
- *FOOTAGE OF YOUR BUSINESS IS INCLUDED IN THE SHOW + MORE ALL OF THAT FOR ONLY \$5,700



facebook

FACEBOOK IS INCLUDED IN THE PACKAGE:

- YOUR LOGO AND LINK APPEARS WITH MULTIPLE SCM FACEBOOK POSTS PER MONTH
- YOUR ADVERTISEMENT APPEARS TWO TIMES PER WEEK
- YOUR 30-SECOND COMMERCIAL SPOT APPEARS ONCE PER WEEK
- THE SCM FACEBOOK PAGE REACHES 100,000 TO 200,000 PEOPLE PER WEEK
- THE SCM FACEBOOK PAGE IS ENHANCED BY THE SPECIAL COWBOY MOMENTS TV



MEMORANDUM

Date: December 8, 2017
To: Deadwood City Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Wayfinding – Street Sign Replacement

Wayfinding was an action item outlined in the Deadwood Comprehensive Historic Preservation Plan adopted by the Deadwood Historic Preservation Commission and City Commission in December 1990. This project began in 2013 with passage of proper SD-DOT required ordinances, contracting with a consultant – Berberich Design – in 2014 to develop necessary plans and specifications for a comprehensive wayfinding program, and budgeting in 2015 for beginning implementation and installation of the wayfinding signage.

In addition to the Wayfinding Project we have also been working on the replacement of street and parking signs with more appropriate decorative posts and street signage. Several areas have been completed in Deadwood through this portion of the project with Historic Preservation funds. The Historic Preservation Office staff has solicited a quote from Bandon Industries, Inc. in the amount of \$5,435.00 for replacement signs and decorative posts. The quote and pictures of the signs to be replaced are attached. This quote is for the signs only. City staff will be installing the signs.

This project is valuable to residents, business owners and visitors to find Deadwood destinations and attractions. The Historic Preservation staff recommends purchasing these signs.

Recommended Motion:

Move to recommend to the City Commission approval to purchase replacement signs from Bandon Industries, Inc. in the amount of \$5,435.00 to come out of the wayfinding budget line item.

Brandon Industries, Inc.1601 Wilmeth Road
McKinney, TX 75069-8250

Phone: (972) 542-3000 Fax: 972-542-1015

Quote # 20839

Account ID: GSDDEADWOOD

This quote expires: 12/22/17

Quote To: **CITY OF DEADWOOD**ATTN: BOB NELSON
108 SHERMAN ST
DEADWOOD, SD 57732

(605) 578-2082

Ship To: **CITY SHOP**ATTN: RON GREEN
67 DUNLOP AVE
DEADWOOD, SD 57732

(605) 578-2084

Date	Ship Via	F.O.B.	Terms	
11/22/17	ESTES	Origin	Due Upon Receipt	
Lead Time		Sales Person		Required
6 WEEKS		JESSICA		12/27/17
Quantity	Item Number	Description	Unit Price	Amount
13.	MPC#46 BK	Fluted Channel Pole 6063-T6 4"OD x 6' 0" -Patent Pending Black	80.00	1040.00
2.	SPF4X12 BK	FLUTED Aluminum Pole 6005-T6 4"OD x 12' 0" Black	162.00	324.00
15.	FIN-B4 BK	Ball Finial for 4"OD Round Pole Black	35.00	525.00
15.	SB-24 BK	Slip Over Base for 4"OD pole Black	32.00	480.00
15.	TS1218N BK	Decorative Sign Trim for 12" x 18" Traffic Sign Black	74.00	1110.00
14.	CUSTOM1218 BK	12" x 18" Sign w/ Black Back SEE ATTACHED SIGN LIST FOR HIGH INTENSITY CUSTOM SIGNS	45.00	630.00
1.	TS2424N BK	Decorative Sign Trim for 24" x 24" Traffic Sign Black	127.00	127.00
1.	CUSTOM2424 BK	24" x 24" Sign w/ Black Back PEDESTRIAN CROSSING SIGN HIGH INTENSITY	83.00	83.00
2.	TDS0636 BK	Trim for Double Sided 6" x 36" Street Sign Black	85.00	170.00
2.	HI 0636DS	Two-Sided Street Sign 6"x36" HIGH INTENSITY VINYL WHITE LETTERS ON GREEN	54.00	108.00
2.	TDS0606 BK	Trim for Double Sided 6" x 6" Logo Sign Black	52.00	104.00

Brandon Industries, Inc.

1601 Wilmeth Road
McKinney, TX 75069-8250

Phone: (972) 542-3000 Fax: 972-542-1015

Quote # 20839

Account ID: GSDDEADWOOD

This quote expires: 12/22/17

Quote To: **CITY OF DEADWOOD**

ATTN: BOB NELSON
108 SHERMAN ST
DEADWOOD, SD 57732

(605) 578-2082

Ship To: **CITY SHOP**

ATTN: RON GREEN
67 DUNLOP AVE
DEADWOOD, SD 57732

(605) 578-2084

Date	Ship Via	F.O.B.	Terms	
11/22/17	ESTES	Origin	Due Upon Receipt	
Lead Time		Sales Person		Required
6 WEEKS		JESSICA		12/27/17
Quantity	Item Number	Description	Unit Price	Amount
2.	0606DS LOGO	Two-Sided Logo Sign 6"x6" DEADWOOD LOGO HIP OR EG	47.00	94.00

Quote Subtotal 4795.00
Freight charges 640.00

Quote Total 5435.00



1. Ball Finial
2. 18" X 12" Sign Frame
3. 18" X 12" Sign
4. Short Pole
5. Small Base
6. New Stanchion



1. Ball Finial
2. 18" X 12" Sign Frame
3. 18" X 12" Sign
4. Short Pole
5. Small Base
6. New Stanchion



1. Ball Finial
2. 18" X 12" Sign Frame
3. 18" X 12" Sign
4. Short Pole
5. Small Base



1. Ball Finial
2. 18" X 12" Sign Frame
3. 18" X 12" Sign
4. Short Pole
5. Small Base



1. Ball Finial
2. 18" X 12" Sign Frame
3. 18" X 12" Sign
4. Short Pole
5. Small Base



1. Ball Finial - 3
2. 18" X 12" Sign Frame - 3
3. 18" X 12" Sign - 2
4. Short Pole - 3
5. Small Base - 3



1. Ball Finial
2. 18" X 12" Sign Frame
3. 18" X 12" Sign
4. Short Pole
5. Small Base



1. Ball Finial
2. 18" X 12" Sign Frame
3. 18" X 12" Sign
4. Short Pole
5. Small Base



1. Ball Finial
2. 18" X 12" Sign Frame - 2
3. 18" X 12" Sign - 2
4. 24" X 24" Ped Sign
5. 24" X 24" Frame
6. Tall Pole
7. Small Base



1. Ball Finial - 3
2. 18" X 12" Sign Frame - 3
3. 18" X 12" Sign - 3
4. Short Pole - 3
5. Small Base - 3



1. Ball Finial
2. Logo Frame - 2
3. Street Sign Frame - 2
4. Street Sign (Pioneer Way)
5. Street Sign (Pine Street)
6. Street Sign Frame - 2
7. Tall Pole
8. Small Base



EXHIBIT E

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

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: December 8, 2017
To: Deadwood Historic Preservation Commission
From: City of Deadwood Archives
Re: **Replacement of City Archives workstations**

The City of Deadwood Archives is requesting permission to purchase three (3) HP ZBook mobile workstations and five (5) HP ZBook 200W docking stations to be used in the City Archives and archaeology lab from Golden West Technologies in Rapid City.

These new mobile workstations will replace the ARCHIVES_01, ARCHIVES_INTERN, and a laptop inherited from Keith Umenthum. All three of these workstations were purchased by the City prior to 2007. Leftover monies from the 2017 City Archives budget will be used to purchase these workstations.

RECOMMENDATION:

Allow the City of Deadwood Archives to purchase three (3) HP ZBook mobile workstations and five (5) HP ZBook 200W docking stations from Goldwest Technologies. The cost for this purchase will not exceed \$6,700.00 dollars. Leftover monies from the 2017 City Archives budget will be used to purchase these workstations.



2727 N Plaza Dr.
Rapid City, SD 57702

Phone 605-348-6529 Fax 605-342-1160

Quote

No.: **57547**

Date: 12/6/2017

Prepared for:

Mike Runge
Deadwood City Of-Historic Preservation
108 Sherman Street
Deadwood, SD 57732 U.S.A.

Account No.: 7517
Phone: (605) 578-2082
Fax: (605) 578-2084

Qty	Description	UOM	Sell	Total
3	HP ZBook 17 G4 17.3" Mobile Workstation - i7-7700HQ Quad-core 2.80GHz - 8GB RAM - 256GB SSD - Win10 Pro x64 - NVIDIA Quadro M1200 4 GB - 3yr. warranty	EA	\$1,828.92	\$5,486.76
1	HP USB External DVDRW Drive	EA	\$72.00	\$72.00
5	HP ZBook 200W Thunderbolt3 Dock, 4x USB Ports, Network (RJ-45), VGA - DisplayPort - Audio Line In - Audio Line Out - for Zbook 17	EA	\$249.00	\$1,245.00

Your Price: **\$6,803.76**

Total: **\$6,803.76**

Prices are firm until 12/20/2017

Prepared by: Dennis Servaty, dennisservaty@goldenwest.com

Date: 12/6/2017

Accepted by: _____ **Date:** _____

Disclaimer

Unless otherwise specified, all labor is charged on a time and materials basis. Any additional service charge or travel will apply.
Applicable taxes and/or additional freight charges may be added on to the invoice.

Terms: 30% down payment required for sales of \$ 5,000.00 or more, with the balance due Net 15 days of invoicing.

DEADWOOD

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

EXHIBIT F

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: December 8, 2017
To: Deadwood Historic Preservation Commission
From: City of Deadwood Archives
Re: **Black Hills State University Site Visit, Thursday, January 11, 2018**

The Botany Department of Black Hills State University (BHSU) would like to invite the Deadwood Historic Preservation Commission, City Commission, and department heads and employees to an open house to review the completed conservation and new findings from the Deadwood Chinatown archaeological/botanical collection. This has been a two year project under the guidance of Dr. Justin Ramsey and Dr. Mark Gabel, the curators of the BHSU herbarium.

This site visit will occur on Thursday, January 11, 2018 approximately the midafternoon. As this date draws near, the time will be announced via email to both commissions. The City of Deadwood Trolley Department will furnish transportation to and from the campus.

RECOMMENDATION:

No action needed at this time.

Bonny Anfinson

From: South Dakota Department of Tourism <travelsmart@travelsd.com>
Sent: Wednesday, November 29, 2017 10:06 AM
To: HP Admin
Subject: Are you On The Move?

[View this email with images.](#)



2018 Governor's Conference on Tourism
January 16-18, 2018
Ramkota Hotel and Conference Center
Pierre, South Dakota
SouthDakotaTourismConference.com

Now's the time to register for the 2018 Tourism Conference!

If you haven't already **registered** for the conference, we encourage you to do so soon. The deadline for the **Early Full Registration** is **Friday, December 22**. Starting December 23, 2017, and going through January 10, 2018, the full registration rate increases to \$285. On-site registrations will be accepted during the conference at the rate of \$335.

You won't want to miss our three **keynote speakers** at the 2018 conference:



Simon T. Bailey – Brand the Moment: Platinum Service with a Brilliant Touch

Simon unleashes a fresh way of thinking about the customer experience. Learn how to start a process that will teach team members not only how to achieve "Platinum Service," but also how to adopt it as a way of life.



**Tami Evans – Rules for Travel on Life's Great Adventure:
Making the Most of Your Personal and Professional
Journey**

In this fun and functional program, Tami covers organization skills, communication and conflict resolution, goal setting, and other tools to help you lighten up and enjoy the ride!



**Jay Baer – Talk Triggers: Turn Your Customers Into
Volunteer Marketers**

With hilarious and poignant storytelling, Jay teaches the three primary ways to use customer experience to trigger word-of-mouth, illustrates mistakes to avoid, and inspires audiences to put new strategies into practice.

Take a look at all the registration details online and then submit your registration today!

REGISTER

SouthDakotaTourismConference.com

Conference Notes

New for 2018 are pre-conference sessions on **Tuesday**, including the Regional Tourism Presentation (2-3:45 p.m.) and the Visitor Industry Alliance (VIA) Meeting (4-5 p.m.). Another new event is the First Time Attendee Reception. If this is your first conference, please join us for this special gathering on Tuesday (5-5:30 p.m.).

Registration opens at 1 p.m. on **Tuesday** and the conference officially kicks off that night with the opening reception. The reception will be 5-6:30 p.m. at the Ramkota Hotel and Conference Center. Afterwards, you're welcome to dine around at Pierre and Fort Pierre restaurants.

Pack your favorite logo wear for **Wednesday**. January 17 will be Business Logo Apparel Day and attendees are encouraged to wear apparel that represents their city, attraction, business, etc. It's great to see everyone's South Dakota pride on display!

GOVERNOR SPONSORS



GOLD SPONSORS



The Governor's Conference on Tourism is made possible through the generosity of all of our **sponsors**.

South Dakota Department of Tourism | 711 E. Wells Ave. | Pierre, SD 57501 | 605-773-3301 | SDVisit.com



ON THE MOVE

2018 SOUTH DAKOTA GOVERNOR'S CONFERENCE ON TOURISM • JANUARY 16-18 • PIERRE • 605-773-3301

REGISTRATION FORM

Please complete this registration form and mail it by December 22, 2017, to qualify for the Early Full Registration rate. Registrations postmarked between December 23, 2017, and January 10, 2018, will incur the Full Registration rate. Mail the completed form, along with your registration fee, to: South Dakota Department of Tourism, 711 E. Wells, Pierre, SD 57501-3369. Make checks payable to South Dakota Department of Tourism.

Payment must accompany registration form. Online registration, with credit card payment, is available at SouthDakotaTourismConference.com. Credit card payment is required at time of online registration. All deadlines apply to online registration. Contact the Department of Tourism with conference questions at 605-773-3301.

PLEASE PRINT OR TYPE, AND MAKE COPIES FOR EACH ADDITIONAL REGISTRATION ACCOMPANYING PAYMENT.

NAME	
BUSINESS NAME	
MAILING ADDRESS	
CITY, STATE, ZIP CODE	
TELEPHONE	
EMAIL	

☐ YES, YOU HAVE PERMISSION TO RELEASE MY CONTACT INFORMATION TO ATTENDEES/EXHIBITORS WHO REQUEST A CONFERENCE LIST.

PLEASE CHECK ALL OF YOUR REGISTRATION OPTIONS:

- ☐ **A** \$75 STUDENT
- ☐ **B** \$235 EARLY FULL REGISTRATION (on/before 12/22/17)
- ☐ **C** \$285 FULL REGISTRATION (between 12/23/17-1/10/18)
- ☐ **D** \$335 ON-SITE FULL REGISTRATION
- ☐ **E** \$175 WEDNESDAY ONLY REGISTRATION
- ☐ **F** \$175 THURSDAY ONLY REGISTRATION
- ☐ **G** COMPLIMENTARY SPONSOR REGISTRATION
- ☐ **H** \$50 ADDITIONAL AWARDS NIGHT GALA TICKET

Unisex T-shirt size: ☐ XS ☐ S ☐ M ☐ L ☐ XL
☐ 2XL ☐ 3XL ☐ 4XL

PLEASE CHECK THE FOLLOWING FUNCTIONS YOU PLAN TO ATTEND:

- ☐ TUESDAY EVENING OPENING RECEPTION
- ☐ WEDNESDAY TOURISM LUNCHEON
- ☐ THURSDAY LUNCHEON
- ☐ THURSDAY AWARDS NIGHT GALA

Reasonable dietary requests can be submitted in advance to the Department of Tourism.

☐ THIS IS MY FIRST TOURISM CONFERENCE.

\$

TOTAL ENCLOSED

Date: 12/08/2017

Case No. H17090

Address: 21 LINCOLN AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 21 LINCOLN AVE, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: LAURA FLOYD

Owner: DUSTIN & LAURA FLOYD

Constructed: c1903

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to change the kitchen window back closer to the look of the original window. The top portion will be to the original dimensions. The bottom will not go as low as the original due to the height of the counters in the kitchen.

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: 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.	H17090
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/09/17
Date of Hearing	12/13/17

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: 21 Lincoln Ave.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Laura Floyd
Address: 21 Lincoln
City: Dwd State: SD Zip: 57732
Telephone: 605-431-0973 Fax: _____
E-mail: laura@1899inn.com

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

Contractor's Name: Mike Conover
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>Jan 18</u>		Project Completion Date (anticipated): <u>Jan 18</u>	
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	
<input type="checkbox"/> Front		<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>wood</u> Style/type <u>double hung</u>			
<input type="checkbox"/> SIGN/AWNING <input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement			
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

In 1973 the kitchen window was shrunk during a remodel. We are requesting to change the window again, returning the top portion to its original dimensions. The bottom will not go as low as the original due to the height of the counters in the kitchen, but the look of the window will be much closer to the original.

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.

 11-29-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Date: 12/08/17

Case No. H17091

Address: 35 MADISON ST

Staff Report

The applicant has submitted an application for Project Approval for work at 35 MADISON ST, a CONTRIBUTING structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: ROGER & ANN OCHSE

Owner: ROGER & ANN OCHSE

Constructed: 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house display the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gamble plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood neighborhoods.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to stabilize the front foundation wall that supports the roof.

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: 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>417091</u>
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>12/5/17</u>
Date of Hearing	<u>12/13/17</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: <u>35 Madison St</u>
Historic Name of Property (if known): <u>Lindstrom House</u>

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

Owner's Name: <u>Roger & Ann Ochse</u>
Address: <u>35 Madison St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-678-1382</u> Fax: _____
E-mail: <u>rogerdochse@msn.com</u>

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

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

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>Spring 2018</u>		Project Completion Date (anticipated): <u>June 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.

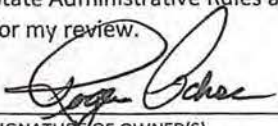
The Foundation wall supporting our roof in front has tilted 1 1/2" since July, resulting in stress cracks to rafters. We would stabilize the wall and have it straightened. Without this repair, the roof could collapse, damaging the structure. Bid attached.

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.

 12-5-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

 12-5-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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









Prepared by:
Ryan Seager
C 605-743-4099
r.seager@blackburnbasementrepair.com

BLACKBURN BASEMENT SYSTEMS
www.blackburnbasementrepair.com
TF (800) 392-3389
F (507)-263-2252
License# 10250638-ET

Prepared on:
12-1-17

Prepared for:
Roger Ochse
rogerochse@msn.com
C 520-678-1380

Job location:
35 Madison Str.
Deadwood, SD 57732

Project Summary

Permanently Stabilize Walls	\$3,435.00
Straighten Walls Immediately	\$3,900.00
Total Investment	\$7,335.00
Total Contract Price	\$7,335.00
Deposit Required - 10%	\$733.50
Deposit Paid	\$0.00
Amount Due Upon Installation	\$7,335.00

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____

Date _____

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____

Date _____

All Deposits are Non-Refundable

Initial _____

Warranty is void until final payment is made.

Initial _____



Prepared by:
Ryan Seager
C 605-743-4099
r.seager@blackburnbasementrepair.com

BLACKBURN BASEMENT SYSTEMS
www.blackburnbasementrepair.com
TF (800) 392-3389
F (507)-263-2252
License# 10250638-ET

Prepared on:
12-1-17

Prepared for:
Roger Ochse
rogerochse@msn.com
C 520-678-1380

Job location:
35 Madison Str.
Deadwood, SD 57732

Project Summary

Permanently Stabilize Walls	\$3,435.00
Total Investment	\$3,435.00
Total Contract Price	\$3,435.00
Deposit Required - 10%	\$343.50
Deposit Paid	\$0.00
Amount Due Upon Installation	\$3,435.00

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature

Date

12-1-17

Acceptance of Contract—I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature

Date

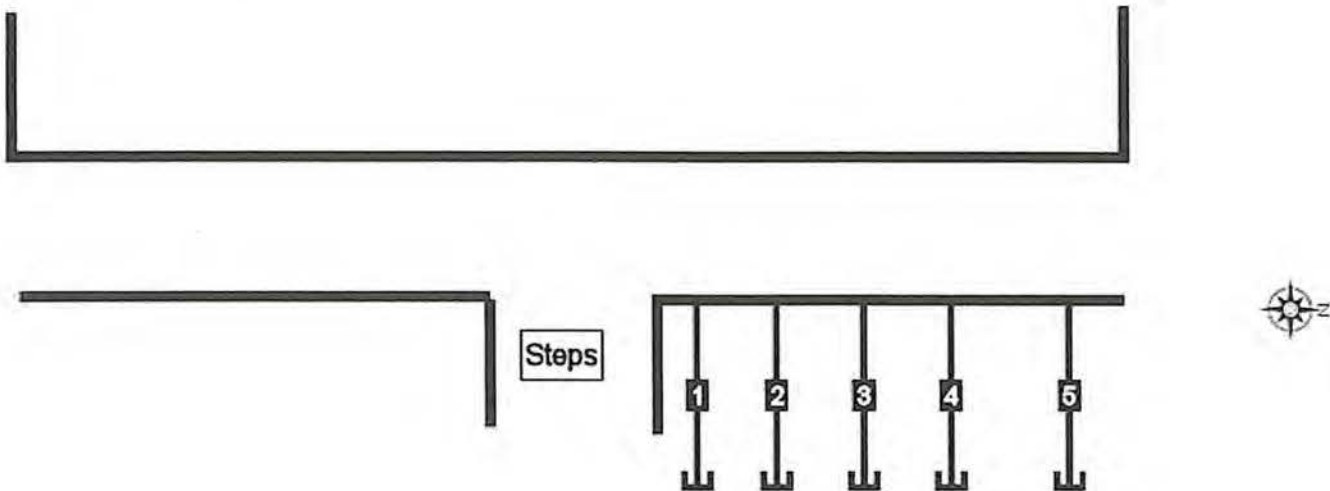
All Deposits are Non-Refundable

Initial

Warranty is void until final payment is made.

Initial

Job Details



Type of Wall Poured Concrete
Existing Wall Finish Plain
Existing Floor Finish Concrete

Job Details (Continued)

Specifications

Install Geo-Lock Wall Anchors as indicated on job drawing using a 12"x28" wall support, and a 16"x16" anchor plate below grade on the exterior. Final location of anchor(s) is subject to field conditions. Admin. Yard Sign Discount.

Contractor Will

Customer Will

- 1.) Remove and replace any landscaping that is in the work area.
- 2.) Move items at least 6 feet away from the work area.

Additional Notes

We will be stabilizing the Front Retaining wall.

Product List

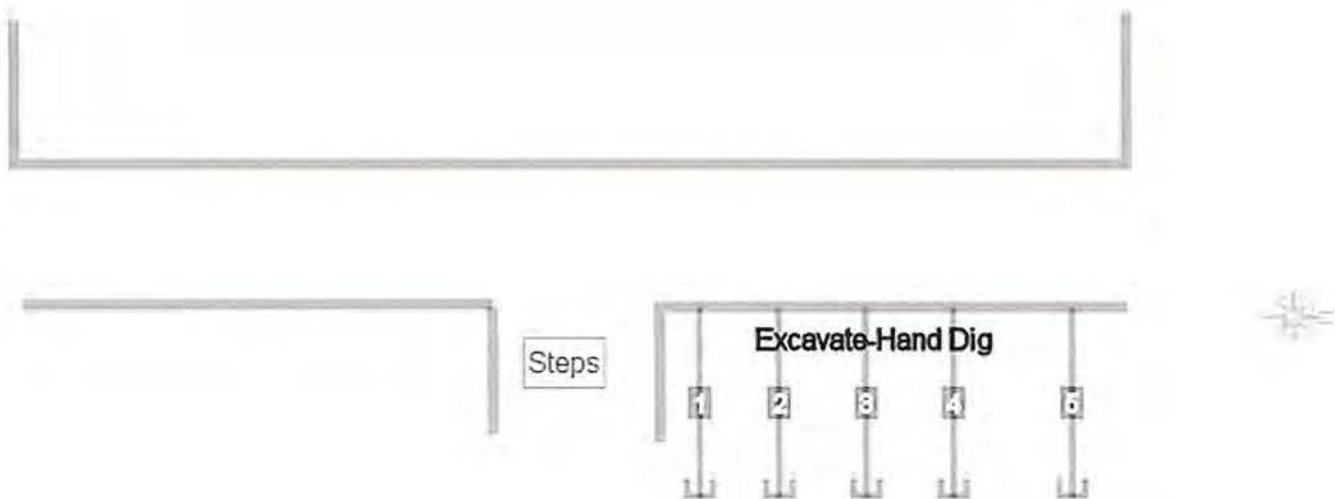
Permanently Stabilize Walls

Geo-Lock Anchors, 12"x28" Wall Plate, 16"x16" Earth Anchor	5
Admin	1
Yard Sign Bonus	1

Recommendations to Your Project

Straighten Walls Immediately - Fix	1 Hand Dig-Retaining Wall	\$3,900.00
Straighten Walls Immediately - Protect	1 Hand Dig-Retaining Wall	\$3,900.00
Keep Basement Warm & Dry		Bid Required
Divert Roof Water Away from Foundation		Bid Required

Recommendation Notes
We would have a chance of straightening the wall if we were to excavate the area.



Limited Warranty

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance.

Geo-Lock Wall Anchors – Contractor hereby warrants that the Geo-Lock wall anchors ("Anchors") will stop further inward movement of the wall(s) repaired for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the Anchors. Walls that do not have Anchors installed entirely from corner to corner, by Contractor, are not warranted. Anchors are warranted only to stabilize the affected wall(s) and not straighten them. If Customer desires further outward movement in the wall(s) repaired, Customer may tighten the installed Anchors as recommended by the manufacturer, but assumes all liability for damages due to over-tightening of the Anchors. Wall anchor system does not warrant against foundation settlement.

Exclusions From This Warranty – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

This warranty applies only to areas where the system was installed.

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

- 1. The date of the transaction, which is: _____ or
- 2. The date you received this notice of cancellation.

How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

BLACKBURN BASEMENT SYSTEMS
TF (800) 392-3389
F (507)-263-2252
www.blackburnbasementrepair.com
PO Box 88537
Sioux Falls, SD 57109

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

Owner's Signature Date

Owner's Signature Date

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

Owner's Signature Date

Owner's Signature Date

Date: 12/07/2017

Case No. H17092

Address: 37 JACKSON ST

Staff Report

The applicant has submitted an application for Project Approval for work at 37 JACKSON ST, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: MIKE & BRETT RUNGE

Owner: MIKE RUNGE

Constructed: 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace two aluminum storm inserts in the attic with double hung Marvin wood windows.

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: 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>H17092</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>12/6/17</u>
Date of Hearing	<u>12/13/17</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: <u>37 Jackson Street</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Mike + Brett Runge</u>
Address: <u>37 Jackson Street</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-717-0250</u> Fax: _____
E-mail: <u>brettrunge@hotmail.com</u>

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

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

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

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

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: Jan 1, 2018Project Completion Date (anticipated): May 1, 2018☐ ALTERATION ☐ Front ☐ Side(s) ☐ Rear☐ ADDITION ☐ Front ☐ Side(s) ☐ Rear☐ NEW CONSTRUCTION ☐ Residential ☐ Other _____☐ ROOF ☐ New ☐ Re-roofing
☐ Front ☐ Side(s) ☐ Rear☐ GARAGE ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ FENCE/GATE ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☒ WINDOWS ☐ STORM WINDOWS ☐ DOORS ☐ STORM DOORS
☐ Restoration ☐ Replacement ☒ New
☒ Front ☒ Side(s) ☐ RearMaterial Wood Style/type Double-Hung☐ SIGN/AWNING ☐ New ☐ Restoration ☐ Replacement

Material _____ Style/type _____ Dimensions _____

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

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

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

We have 2 ~~aluminum~~ aluminum storm inserts without any windows to cover the 2 window openings in the attic. We would like to get rid of the aluminum inserts and put double hung windows in those 2 openings. The size of the new windows will be 32"x36". The windows are all wood double-hung Marvin Ultimate.

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.

Brett Runge 12/6/2017
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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









MEMORANDUM

Date: December 8, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Pauline West – 79 Stewart Street – Foundation Program
Staff has determined the project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.
- Roger and Ann Ochse – 35 Madison Street – Foundation Program
Staff has determined the project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.
- Mike and Brett Runge – 37 Jackson – Wood Windows and Doors Program
Staff has determined the project meets the criteria for the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.



Wood Windows and Doors Application

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

1. Address of Property:

37 Jackson Street

2. Applicant/Owner name & mailing address:

Mike + Brett Runge
37 Jackson Street
Deadwood, SD 57732

Telephone: (605) 717-0250

E-mail brettrunge@hotmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 1,160.86

Estimated Total Cost for Entire Project:

\$ 1,900

For Office Use Only

D Owner Occupied

D Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: / / Initials:

Assessed Valuation \$

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

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

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

Applicant's signature:

Brett Runge

Date submitted: 12/6/17

Owner's signature:

Brett Runge

Date submitted: 12/6/17

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

Revised 9/27/17

Wood Windows and Doors Worksheet

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

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

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

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

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

Dakota Lumber
Marvin
Double-Hung
Wood
Ultimate

marvin/windows/double-hung-ultimate/view=features-options&option=features#standard-specifications

MARVIN FAMILY BRANDS

Find a Dealer Contact Us

MARVIN ULTIMATE DOUBLE HUNG

The all wood Marvin Ultimate Double Hung Window combines state-of-the-art window design with classic style. Advanced engineering and the high quality construction make our Ultimate Double Hung Windows incredibly durable, versatile and easy to use.

Find a Dealer



View All Double Hung Windows

Features & Options

Features

- Coastal
- Exterior Finish
- Casing
- Interior Finish
- Glass
- Divided Lites
- Hardware

Features | How It Works | Single Hung | Triple Hung | Round Tops | Standard Specifications



Standard Specifications

- One-lite Low E2 with argon insulating glass
- Satin Taupe sash lock
- Bare wood interior
- All-wood exterior
- 4 9/16" Jamb
- 8" sill bevel
- All-wood brick mould casing
- DP40 performance rating

https://www.marvin.com/marvin/windows/double-hung-ultimate/view=features-options

3:35 PM 12/8/2017

Wood Ultimate Double Hung

Unit Features.....	1
Egress and Vent Openings: Standard Sill.....	2
Egress and Vent Openings: High Performance Sill Liner.....	4
Daylight Measurements: Double Hung.....	6
Daylight Measurements: Transom and Pictures	7
Minimum and Maximum Guidelines: Double Hung Units	8
Certified Sizes and Ratings: Double Hung Units.....	9
Impact Zone 3 - Minimum and Maximum Guidelines, Certified Sizes and Ratings.....	10
Measurement Conversions	12
Standard Unit Measurements: Double Hung.....	14
Standard Unit Measurements: Transom/Picture	15
Section Details: Operating.....	16
Section Details: 1 5/8" Transom/Picture.....	17
Section Details: 2" Transom/Picture.....	18
Section Details: Operating Impact Zone 3.....	19
Section Details: Picture Impact Zone 3	20
Section Details: Combination/Storm Sash	21
Section Details: Interior Shade Option	22
Section Detail: Mulled Direct Glaze with Interior Shade Option	23
Section Details: Mullions	24
Section Details: Operator with Cedar Dress Option	25
Section Details: Picture with Cedar Dress Option.....	26

Wood Ultimate Double Hung

Unit Features

Wood Ultimate Double Hung: WUDH

Wood Ultimate Double Hung Transom: WUDHT

Wood Ultimate Double Hung Picture: WUDHP

Operating Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe.
 - Optional Colors: White, Brass, Satin chrome, Antique Brass, Bronze, Oil Rubbed Bronze, Satin Nickel.
- Balance System: Block and tackle balance system.
- Optional Sash lift: same colors as offered in locks.
- Optional window opening control device field applied.

Optional Glass: WUDH - 7/8" (22) glazing, WUDHP 2" - 1" (25) glazing only

- Tripane Low E1 outer piece and Low E1 Argon inner piece
- Tripane Low E1 outer piece and Low E1 Krypton-Argon inner piece
- Tripane Low E2 outer piece and Low E2 Argon inner piece
- Tripane Low E2 outer piece and Low E2 Krypton-Argon inner piece
- Tripane Low E3 outer piece and Low E1 Argon inner piece
- Tripane Low E3 outer piece and Low E1 Krypton-Argon inner piece

CE Optional Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS argon or air, Low E3/ERS Argon or air, clear, laminated clear and tints, tempered, sandblasted
- Optional Tripane glass types for WUDH - 7/8" (22) glazing, WUDHP 2" - 1"(25) glazing only: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included

CE Mulling Options:

- Mull assemblies up to 70 3/4" (1797) x 80 3/8" (2042) as 1H x multi-width
- Mull assemblies with 1" (25) LVL or 3/8" (10) aluminum mull reinforcement up to 124 7/8" (3172) x 100 3/8" (2550) as a multi-wide or multi-high assembly



Foundation Program Application

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

1. Address of Property:

35 Madison St

2. Applicant's name & mailing address:

Roger & Ann Ochse

35 Madison St

Deadwood SD 57732

Telephone: (520) 678-1380

E-mail rogerochse@msn.com

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

Telephone: () -

E-mail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 12/5/17

Initials: BA

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

5. Certification

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

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

Applicant's signature: Roger Ochse

Date submitted: 12/5/17

Owner's signature: Ann Ochse

Date submitted: 12/5/17

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

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

Revised 9/28/17



Foundation Program Application

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

1. Address of Property:

79 Stewart St.

2. Applicant's name & mailing address:

Pauline E. West
79 Stewart St.
Deadwood, S.D.

Telephone: (605) 722-2537

E-mail _____

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 12/5/17

Initials: BA

45040.00

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

5. Certification

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

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

Applicant's signature: _____

Date submitted: ____/____/____

Owner's signature: Pauline E. West

Date submitted: 9/10/2018

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

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

Adopted 1/11/17



EXHIBIT L

MEMORANDUM

Date: December 8, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Grant Extensions

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

- James Pontius 118 Charles Wood Windows & Doors/Siding
The grant expires on 12/08/17. The applicant has been doing the work himself so it is taking longer to complete. Because winter is coming the applicant is requesting a six month extension. Staff recommends extending the grant for an additional six months which will expire 06/24/18.
- Dustin and Laura Floyd 21 Lincoln Wood Windows & Doors
The grant expires on 12/07/17. The applicant has been replacing and repairing windows to their structure. Because of the large number of windows (46) this project will take a couple years to complete. Staff recommends extending the grant for an additional six months which will expire 06/07/18.
- Raven Van Tassel.... 39 Van Buren Wood Windows & Doors/Siding
The grant expires on 12/13/17. The applicant is almost done with the projects but because of winter the projects will not be complete until spring. Because of this delay staff recommends extending the grant for an additional six months which will expire 06/22/18.
- Mike Besso..... 405 Williams Foundation
The grant expires on 12/01/17. The applicant has hired a contractor but work was not started nor completed before winter. The work will commence in the spring. Staff recommends extending the grant for an additional six months which will expire 06/04/18.

Bonny Anfinson

From: Laura Floyd <ljfloyd@gmail.com>
Sent: Thursday, December 7, 2017 12:31 PM
To: Bonny Anfinson
Subject: Windows Grant extension request

To the Historic Preservation Commission:

I would like to request an extension for my Windows Grant Program. Over the last six months, we have been able to use part of our grant funds to complete or begin work restoring four more of our 48 windows five doors. As discussed in our original application, with this many windows and doors, the work will necessarily stretch over a couple years. In the upcoming six months, we expect to continue our work to complete the windows already in progress, and then take on another our two kitchen windows (one of which involves major structural adjustment), the back door and (weather permitting) make repairs to four of our basement windows.

This program is the reason we are able to accomplish these important tasks, and we are grateful for the support and assistance from Historic Preservation and your willingness to allow us to do this work in stages.

If you have any questions or would like any additional information, please don't hesitate to ask.

Laura Floyd
21 Lincoln Avenue

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



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

MEMORANDUM

EXHIBIT M

Date: December 13th, 2017
To: Deadwood Historic Preservation Commission
From: Mike Walker, NeighborWorks, DHR
Re: Historic Preservation Loan Request(s) (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.

- Richard & Sandy Neeson – 26 Washington – Requesting four HP Loans

The applicant is requesting Life Safety, Foundation, Windows and Siding loans

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

- Shirley Karas – 784 Main – Subordination Request

The borrower is requesting Subordination of their existing HP loan

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

To be submitted to Historic Preservation Commission 12/13/2017

Windows Loan Request

DATE: 12/06/2017
APPLICANT: Richard & Sandy Neeson
PROPERTY ADDRESS: 26 Washington
LOAN AMOUNT: \$20,000
INTEREST RATE: 0% for 120 months
PAYMENT AMOUNT: \$0 per month
PURPOSE: Windows Repairs
SECURITY: 2nd Mortgage on Property

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

The applicants have Excellent Credit, 178.15% CLTV and 24.113% DTI
The applicants are requesting approval for an RLF Life Safety Loan \$25,000, a Siding Loan \$10,000, a Windows loan up to \$20,000 and a Foundation loan \$10,000 for a total of \$65,000 in HP Loans.

UNDERWRITER'S RECOMMENDATION:

I recommend this request for approval based on the applicant's excellent credit & DTI.

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

To be submitted to Historic Preservation Commission 12/13/2017

Siding Loan Request

DATE: 12/06/2017
APPLICANT: Richard & Sandy Neeson
PROPERTY ADDRESS: 26 Washington
LOAN AMOUNT: \$10,000
INTEREST RATE: 0% for 120 months
PAYMENT AMOUNT: \$0 per month
PURPOSE: Siding Repairs
SECURITY: 2nd Mortgage on Property

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

The applicants have Excellent Credit, 178.15% CLTV and 24.113% DTI

The applicants are requesting approval for an RLF Life Safety Loan \$25,000, a Siding Loan \$10,000, a Windows loan up to \$20,000 and a Foundation loan \$10,000 for a total of \$65,000 in HP Loans.

UNDERWRITER'S RECOMMENDATION:

I recommend this request for approval based on the applicant's excellent credit & DTI.

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

To be submitted to Historic Preservation Commission 12/13/2017

RLF Life Safety Loan Request

DATE: 12/06/2017
APPLICANT: Richard & Sandy Neeson
PROPERTY ADDRESS: 26 Washington
LOAN AMOUNT: \$25,000
INTEREST RATE: 0% for 60 months
PAYMENT AMOUNT: \$416.67 per month
PURPOSE: Life Safety Loan
SECURITY: 2nd Mortgage on Property

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

The applicants have Excellent Credit, 178.15% CLTV and 24.113% DTI
The applicants are requesting approval for an RLF Life Safety Loan \$25,000, a Siding Loan \$10,000, a Windows loan up to \$20,000 and a Foundation loan \$10,000 for a total of \$65,000 in HP Loans.

UNDERWRITER'S RECOMMENDATION:

I recommend this request for approval based on the applicant's excellent credit & DTI.

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

To be submitted to Historic Preservation Commission 12/13/2017

Foundation Loan Request

DATE: 12/06/2017
APPLICANT: Richard & Sandy Neeson
PROPERTY ADDRESS: 26 Washington
LOAN AMOUNT: \$10,000
INTEREST RATE: 0% for 120 months
PAYMENT AMOUNT: \$0 per month
PURPOSE: Foundation Repairs
SECURITY: 2nd Mortgage on Property

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

The applicants have Excellent Credit, 178.15% CLTV and 24.113% DTI

The applicants are requesting approval for an RLF Life Safety Loan \$25,000, a Siding Loan \$10,000, a Windows loan up to \$20,000 and a Foundation loan \$10,000 for a total of \$65,000 in HP Loans.

UNDERWRITER'S RECOMMENDATION:

I recommend this request for approval based on the applicant's excellent credit & DTI.

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

Subordination Request

DATE: 12/06/2017
APPLICANT: Shirley Karas
PROPERTY ADDRESS: 784 Main St, Deadwood
LOAN AMOUNT: \$8,468.05
INTEREST RATE: 0% Forgivable
PAYMENT AMOUNT: \$0 Forgivable
PURPOSE: Subordination
SECURITY: 2nd Mortgage on Property

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

Shirley Karas has a Forgivable Special Needs Elderly loan with a balance of \$8,468.05 that matures on 10/31/2022. She also has a Home Equity loan with a balloon payment through her bank. This loan is maturing and needs to be paid in full or refinanced but she is unable to pay off the balance of \$50,149.56 at this time so she is trying to refinance the loan with her bank and is requesting that we resubordinate the forgivable HP loan. In addition her spouse Lester Karas passed away within the past year.

UNDERWRITER'S RECOMMENDATION:

I recommend this request for approval

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