

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, 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.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 8, 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. October 25, 2017 Regular Meeting
 - b. October 23, 2017 Special Meeting
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative update
 - b. PA H17075 – Margaret Sulentic- 23 Van Buren – Rehab or Replace Carriage House – **Exhibit A**
 - c. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – **Exhibit B**
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17084 – Gene Hunter – 1 Charles – Demolition of Garage – **Exhibit C**
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17085 – Joette Johnson – 78 Williams – Replace Siding & Install Storm Windows – **Exhibit D**
 - b. PA H17086 – Mike Gustafson – 270 Main – Additions and New Parking Garage – **Exhibit E**
 - c. PA H17087 – Ron Almanza–33 Taylor–Repair Foundation/Porch/Roof/Windows/Fence & Siding–**Exhibit F**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit G**
 - i. Joette Johnson – 78 Williams – Siding Program
 - ii. Joette Johnson – 78 Williams – Wood Windows & Doors Program
 - b. HP Program Grant Extensions – **Exhibit H**
 - i. Iver & Monica Gibbs – 850 Main – Wood Windows & Doors Program
 - ii. Iver & Monica Gibbs – 850 Main – Siding Program
 - iii. Roger & Ann Ochse – 35 Madison – Elderly Resident Program
 - iv. Margaret Sulentic – 23 Van Buren – Elderly Resident Program
 - v. Margaret Sulentic – 23 Van Buren – Foundation Program
 - vi. Lori Keehn – 107 Forest – Wood Windows & Doors Program
 - vii. Lori Keehn – 107 Forest – Siding Program
 - c. HP Program Subordination – **Exhibit I**
 - i. Greg Vecchi – 19 Centennial
 - d. Revolving Loan Program – **Exhibit J**
 - i. Bonnie Fosso – 170 Pleasant St – Extension Request
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, November 8, 2017

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

Absent: None

Present City Commission: Dave Ruth Jr.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Bonny Anfinson, 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:

October 25, 2017 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, October 25, 2017. Aye – All. Motion carried.

October 23, 2017 Special Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Monday, October 23, 2017 Special Meeting. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$79,799.24. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Promotion Committee held the Little Black Dress event on November 3 and raised \$8,000 for M.S. and \$8,000 for the Revitalization Committee; The Holiday Mixer is scheduled for December 1st at Mustang Sally's and the Celebrity Hotel parking lot 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; Craft Beer Fest is November 10th.
- The Design Committee in conjunction with Public Works will have the banners up along Pluma this week; The Trestle Sign is up and lighted.
- Economic Restructuring had the SDSU architectural students here November 3rd – 5th. They will be presenting a report in December. The committee is working on an indicators dashboard.

PA H17075 – Margaret Sulentic – 23 Van Buren – Rehab or Replace Carriage House – Exhibit A

Mr. Kuchenbecker stated after our previous meeting with the engineers, revised plans were drawn up for shoring up the carriage house. Rangel Construction has presented a new quote based on the new plans which were handed out at this meeting. Royce Rents with Rangel Construction stated Albertson Engineering came up with some revisions and different details on how to approach the project. If so needed Albertson Engineering will write a letter and stamp it certifying the building will be safe to work in with up to three inches of snow on the roof. The approach is to salvage as much of the building as possible. The building would be temporarily shored which would take three to four weeks. They would then go in and remove the bead board on the underside of the subfloor and shore it up with 2x6s. Once complete, shore up roof without removing any sheeting. Use 2x6's and bottle jacks to force the roof back into original position. Use 2x6's sandwiched against the existing 2x6's and between each one. Once the interior is secure start outside and remove the siding. Keep the original windows and doors as they are and the back and front will remain all original. The building will then be pushed back to plum and then install additional 2x4 16 on center. Resheet it, reside it with like siding to match the front and back. Then we will go back inside and install the remaining 2 x 4 16 on center and remove the temporary shoring. Once this is complete a foundation company will fill comfortable going into the building and drilling into the retaining wall and placing angled peers into the hillside behind the structure instead of removing and replacing the foundation. The foundation repairs are not included in the quote. Kevin Kuchenbecker stated with the foundation grant program we have found in some cases the seal plates are gone and the floor joists are deteriorated and these are covered in the Foundation Program. You have to have that stability for the structure. ***It was moved by Mr. Toews and seconded by Mr. Berg 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.

COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – Exhibit B

Mr. Kuchenbecker stated he would like a motion to continue. He has not met with the owners yet regarding the catch fence. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue the item until the next meeting. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H17084 – Gene Hunter – 1 Charles – Demolition of Garage – Exhibit C

Mr. Kuchenbecker stated the applicant is requesting permission to demolish the garage. This is a non-contributing structure located in the Deadwood City Planning Unit. This resource is located within the local historic district which according to the ordinance requires plans for new construction. The applicant must submit plans for the property. Such plans must include or contemplate new construction, and the applicant shall provide the historic district commission with plans for this purpose.

Since this is a non-contributing residential resource within the local historic district, it is staff's opinion, this requirement could possibly be waived for this particular case as it is also staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. This is based on the fact the resource is listed as a non-contributing structure. Furthermore, the resource appears in poor deteriorated condition. ***It was moved by Mr. Blair and seconded by Toews based upon the guidance found in DOC 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness contingent upon submitting plans for the new garage. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17085 – Joette Johnson – 78 Williams – Replace Siding & Install Storm Windows – Exhibit D

Kevin Kuchenbecker stated the applicant is requesting permission to replace siding and install a storm door on the front and one storm window upstairs. The proposed work and changes will improve the resource and take it closer to a contributing structure, therefore the work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. Posey 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 H17086 – Mike Gustafson – 270 Main – Additions and New Parking Garage – Exhibit E

Kevin Kuchenbecker stated the applicant is requesting permission to make two small additions to the front of the casino and hotel, one for an elevator and lobby landings and the other for a lobby lounge. Applicant also would like to add a parking structure to accommodate 84 vehicles; this will require grading of the hillside. Applicant will be removing the parking in front of the building along the road and putting in all new landscaping per attached plans. Staff would like the commission to consider this application as too early for any project approval action. These are really preliminary plans based on the grading plan options presented in the narratives along with the 35% completion of the architectural plans and conceptual plans for the landscaping enhancements. These terms are used throughout the supporting documentation. Therefore, it is staff's opinion no formal approval should be given at this time other than the Historic Preservation Commission providing a preliminary directive to the applicant and their representatives as to whether this project would be considered adverse to the historic districts as preliminarily presented. Kevin stated it should be further noted, under new ordinances, once final plans are submitted and approved and prior to a building permit issued, a performance bond must be in place with the City of Deadwood to ensure proposed work is completed to the approved plans. Since no final plans are available, it does not make sense to take formal action on a project approval at this time.

Gene Fennel with Fennel Designs stated the plans are to add two small additions to the front of the casino and one for an elevator and lobby landing. Per DOT requirements parking will be eliminated along the front of the building and accesses from the highway. A left turn lane will be added which will affect the front of the building.

Landscaping will be added along the front of the structures. ***It was moved by Mr. Toews and seconded by Mr. Blair to continue the project approval for Case H17086 Mike Gustafson 270 Main Street to a later date. Aye – All. Motion carried.***

PA H17087 – Ron Almanza–33 Taylor–Repair Foundation/Porch/Roof/Windows/Fence & Siding–Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 33 Taylor Avenue, a contributing structure located in Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation, new construction of front porch, repair/replace roof, replace the cyanide lids on new roof, rehabilitation of garage, replace windows and storms, fence for south side of back yard, and paint and siding for house and garage.

In September 2013, under a different owner, the Deadwood Historic Preservation Commission had approved paying the difference for maintaining the cyanide lid roof. Attached is the architectural recommendations, previous quotes, and agreement. Previous owner did not proceed with project and roof still needs redone. Current owner has stated they are amiable to same arrangements. All other work to be coordinated with this office to ensure proper guidelines are met. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews 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.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit G

- i. Joette Johnson – 78 Williams – Siding Program
- ii. Joette Johnson – 78 Williams – Wood Windows & Doors Program

It was moved by Ms. Ochse and seconded by Ms. Posey to accept Joette Johnson, 78 Williams into the Siding and Wood Windows and Doors Program. Aye – All. Motion carried.

HP Program Grant Extension Request – Exhibit H

- i. Iver & Monica Gibbs – 850 Main – Wood Windows & Doors Program
- ii. Iver & Monica Gibbs – 850 Main – Siding Program
- iii. Roger & Ann Ochse – 35 Madison – Elderly Resident Program
- iv. Margaret Sulentic – 23 Van Buren – Elderly Resident Program
- v. Margaret Sulentic – 23 Van Buren – Foundation Program
- vi. Lori Keehn – 107 Forest – Wood Windows & Doors Program
- vii. Lori Keehn – 107 Forest – Siding Program

It was moved by Mr. Namminga and seconded by Mr. Berg to approve the HP Program Grant Extension Request as presented. Aye – All. Motion carried.

HP Program Subordination – Exhibit I

- i. Greg Vecchi – 19 Centennial

It was moved by Mr. Blair and seconded by Ms. Posey to subordinate the Wood Windows and Doors and Siding Program Grants for Greg Vecchi, 19 Centennial. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

- i. Bonnie Fosso – 170 Pleasant St – Extension Request

It was moved by Mr. Blair and seconded by Mr. Toews to approve the extension request Aye – All. Motion carried.

Revolving Loan Program Disbursements

It was moved by Ms. Posey and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$28,188.37, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Berg and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$32,215.21, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Items from Citizens not on Agenda

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

Kevin Kuchenbecker stated the Historic Residential Rehabilitation project for 26 Burnham is complete. The project at 48 Taylor is progressing. Mike Runge has been working on the Experiential Tour Program with a photo shoot on Friday. Mike has also been conducting interviews for the Syndecate Fire documentary.

Committee Reports:

Mr. Blair stated there is discussion out there about reducing the price of machines which will hurt Deadwood. Our budget is extremely dependant on the license fees.

Chair Johnson stated when you come off the interstate there is only one sign stating Deadwood as a National Historic site. Staff will work with the DOT on adding signs.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:26 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary

EXHIBIT A

Date: 10/06/2017

Case No. H17071
Address: 633 MAIN ST

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 633 MAIN ST, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: MIDWEST MOTELS OF DEADWOOD
Owner: MIDWEST MOTELS OF DEADWOOD
Constructed: 1894-96

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: Sol Star and Seth Bullock arrived in Deadwood in 1876 and built a hardware store on this site. They constructed a new brick warehouse on the back of the lot in 1880, with a two-story, wood-frame store facing Main Street. The fire of 1894 swept down the other side of Main Street, but flames crossed to the hardware store and destroyed it as well, leaving the brick warehouse. Bullock, recognizing the city's need for a legitimate hotel, built the present structure. The pink and white sandstone was quarried in nearby Boulder Canyon. It was transported first to Sturgis, where it was tooled, and then loaded back on the train for the trip to Deadwood. The grand opening was held in April, 1896. Bullock is best known as Lawrence County's first sheriff and for his close friendship with Theodore Roosevelt. Bullock sold the hotel to George Ayres in 1904. Ayres operated his hardware store on the main floor while the hotel upstairs stayed in operation from 1904 to 1919 as the Holzner, and later as the Ayres Hotel. The original brick warehouse can still be seen along Wall Street, with its iron fire shutters. Many of the hotel's interior features remain intact, including the massive staircase and skylights.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to install a brown chain-link fence along the parking lot to catch falling rocks.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff has met with the owner's representative and discussed options to protect the vehicles from falling rocks. It was agreed upon that the standard "ranch style" fence used by the City with a chain-link fence attached to the back side would be less intrusive and work. Approval should be contingent upon this design option. Based on this design option, 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.	H17071
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	9/27/17
Date of Hearing	10/11/17

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: <u>633 Main Street</u>
Historic Name of Property (if known): <u>Bulloch Hotel</u>

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

Owner's Name: <u>Midwest Motels of Deadwood</u> Address: <u>658 Main Street</u> City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u> Telephone: <u>605-545-5779</u> Fax: _____ E-mail: <u>dens.fv.mmd@mcbn.net</u>	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: <u>com</u>
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Contractor's Name: _____ Address: <u>Not Selected</u> City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____	Agent's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
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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"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input checked="" type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input 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 checked="" type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

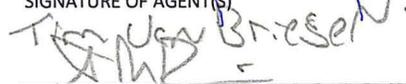
Parking next Rock Hill rocks come off the hill onto parked vehicles. Would Request that the hotel be allowed to install a catch Fence. Would like to install a brown chain link fence

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)	DATE		9.27.17
SIGNATURE OF OWNER(S)	DATE		09-27-2017
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.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:



Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Outlook Mail

Search Mail and People

New | Reply | Delete | Archive | Junk | Sweep | Move to | Up | Down

^ Folders

Inbox 32

Junk Email 26

Drafts

Sent Items

Deleted Items

Archive

Unwanted

^ Categories

Documents

Fence

TV

Tim VanBriesen <coolbriesen@hotmail.com>

Today, 12:09 PM

You



Sent from my iPhone

Upgrade to Premium



Outlook Mail

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New | v

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Junk | v

Sweep

Move to v

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^ Folders

Inbox 31

Junk Email 27

Drafts

Sent Items

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Archive

Unwanted

^ Categories

Documents

(No subject)



Tim VanBriesen <coolbriesen@hotmail.com>

Today, 12:09 PM

You v



Sent from my iPhone

Upgrade to Premium



Outlook Mail

Search Mail and People



New | v

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Junk | v

Sweep

Move to v



^ Folders

Inbox 30

Junk Email 27

Drafts

Sent Items

Deleted Items

Archive

Unwanted

^ Categories

Documents

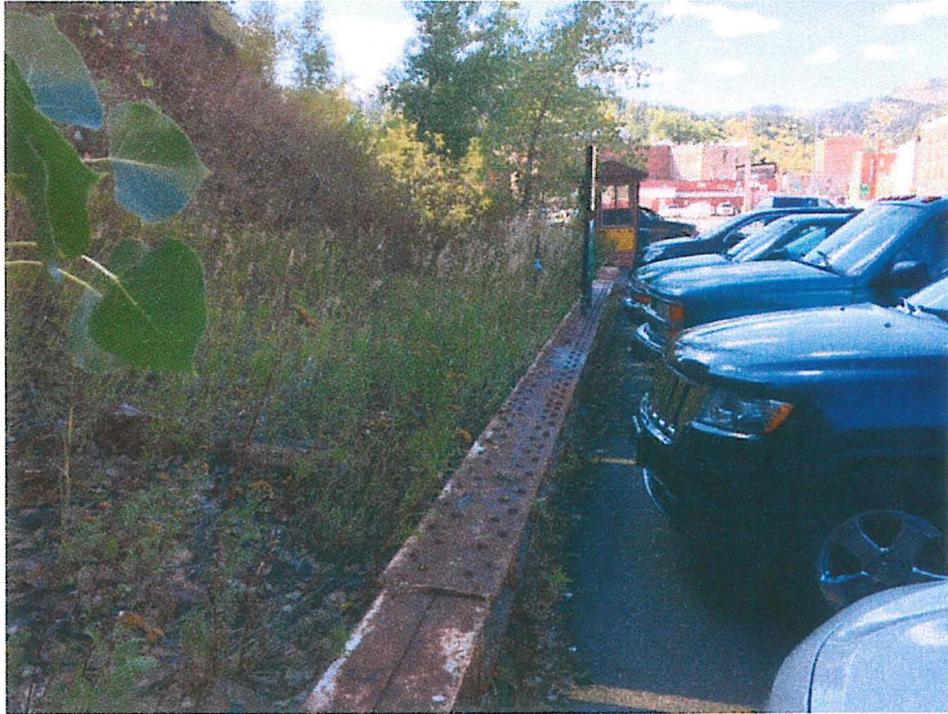
Hillside



Tim VanBriesen <coolbriesen@hotmail.com>

Today, 12:07 PM

You v



Sent from my iPhone

Upgrade to Premium





DEADWOOD HISTORY Inc.

EXHIBIT B

Administrative Offices
P.O. Box 252
Deadwood, SD 57732
605-722-4800

TO: Deadwood Historic Preservation Commission Members

FROM: Deadwood History, Inc.
Carolyn Weber, Executive Director

RE: Adams Museum Sign

DATE: November 15, 2017

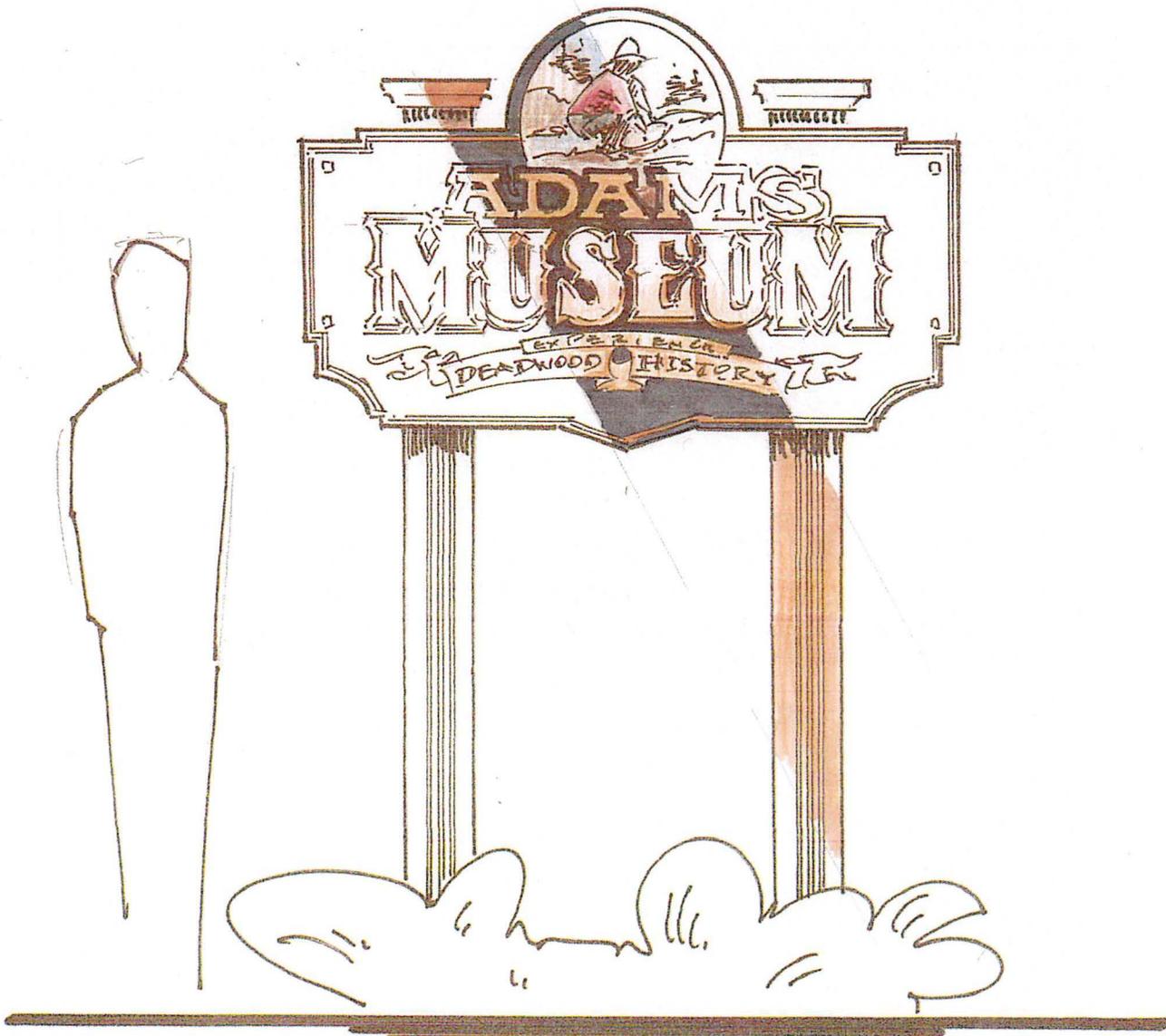
Deadwood History, Inc. is requesting the Deadwood Historic Preservation Commission to consider funding the creation and installation of a 39" x 60" double-sided outdoor sign at the corners of Sherman and Deadwood Streets in front of the city owned Adams Museum building. The colorful sign will be created by area artist Tim Peterson with Flat Earth Art Company at a cost of \$7,995.

The existing Adams Museum sign is not effective and is showing its age. As with all of Peterson's artwork found throughout Deadwood, the sign will be colorful, attractive, and prominent. A main feature of the sign will be a gold miner panning for his fortune, representing the discovery and founding of Deadwood. The new sign will well represent the spirit of Deadwood's history. This project will continue to enhance the visual appearance of the National Historic Landmark which is evident in the wayfinding signage, recent trestle sign, and banners.

The proposed sign will promote awareness and attendance at one of the City's, and the Black Hill's, finest history museums. The Adams Museum is home to some of the area's greatest treasures, including Potato Creek Johnny's gold nugget, beloved American illustrator N.C. Wyeth's drawing of Western legend Wild Bill Hickok, the mysterious Thoen Stone record of the Ezra Kind party's discovery in the 1830s, the Homestake Gold Mine's first locomotive, and a one-of-a kind plesiosaur (marine reptile).

This project has been reviewed by the Zoning Administrator and Building Inspector and it is allowed within the existing Deadwood Codified Ordinances and does not require approval from the Planning and Zoning Commission. Furthermore, we have collaborated with the Historic Preservation Office in determining appropriateness of content and messaging on the sign.

Deadwood History, Inc. is requesting financial support to bring greater awareness to the extraordinary history of Deadwood as told through entertaining, educational, and inspiring exhibits at the Adams Museum. Thank you for your consideration of this matter.



Designed exclusively for:

DEADWOOD HISTORY - CAROUSEL

Date:

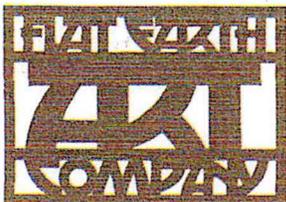
11/3/17

Address:

54 STERMAN ST.

Phone:

578-1714 (MUS.)



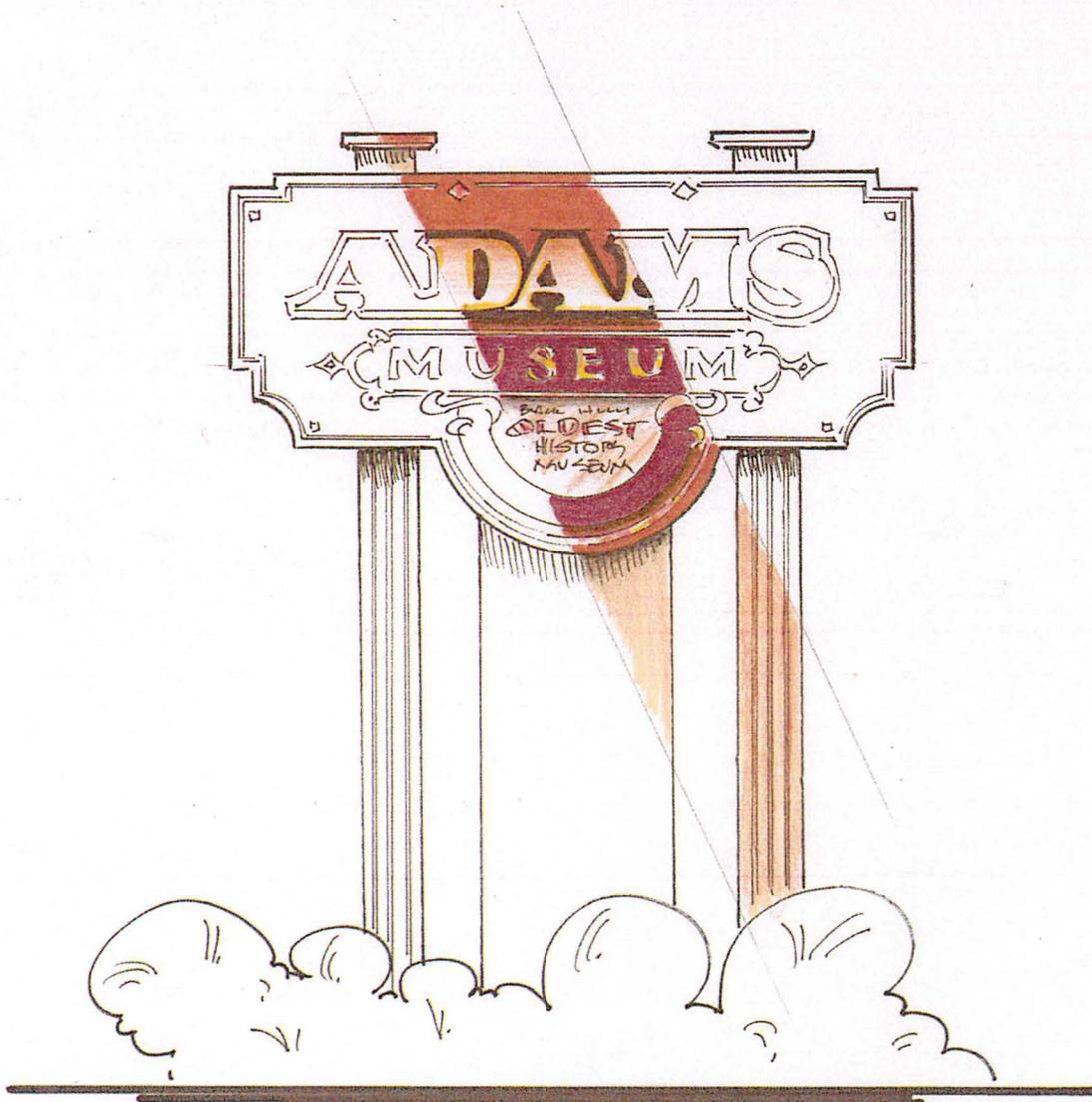
Tim Peterson
ARTIST

3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783

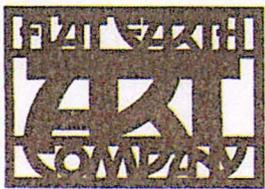
(605) 642-5794

50% DEPOSIT REQUIRED ON ALL
WORK. BALANCE DUE ON
COMPLETION.

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be reproduced in any manner without written permission.



Designed exclusively for: DEADWOOD HISTORY - CAROLYN	Date: 9/2/16
Address: 54 SHERMAN ST. DEADWOOD	Phone: 722-4800



Tim Peterson
ARTIST

3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783
(605) 642-5794

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

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Kevin Kuchenbecker

From: Carolyn Weber <carolyn@deadwoodhistory.com>
Sent: Thursday, July 27, 2017 8:50 AM
To: Kevin Kuchenbecker
Subject: Fwd: revised Adams estimate/artwork
Attachments: Scan Adams II.pdf

Here you go.

----- Forwarded message -----

From: Carolyn Weber <carolyn@deadwoodhistory.com>
Date: Tue, Sep 6, 2016 at 10:47 AM
Subject: Fwd: revised Adams estimate/artwork
To: Kevin Kuchenbecker <kevin@cityofdeadwood.com>

Kevin,

Attached is Tim's revised Adams Museum sign. Personally, I really like it. I think it is a classic design and matches the architecture of the building. Not sure what I think about the "Black Hills Oldest History Museum" vs. "Established 1930." The more I think about "Established 1930", it kind of grows on me.

Carolyn

----- Forwarded message -----

From: <tim@timpetersonstudio.com>
Date: Sun, Sep 4, 2016 at 6:25 PM
Subject: revised Adams estimate/artwork
To: Carolyn@deadwoodhistory.com

Hi, Carolyn,

Attached is the revised artwork for the Adams Museum as per our discussion. The palette I would use on the sign is based on the colors of the building. My sketch is an approximation and is limited to my selection of markers. I feel that "Black Hills Oldest History Museum" is a bit "wordy" for that limited space and believe that "Established 1930" would be a better fit.

Regarding the size, the existing sign is 30"h x 40"w and the new sign would be 42"h x 54"w.

Sign Specifications:

One double-sided exterior sign 42"h x 54"w

Installed in the same location as existing sign

Main panel, outline panel behind "ADAMS", panel behind museum capsule, bottom half-circles and ribbons of Dibond aluminum

Perimeter border on main panel of variegated gold leaf

All aluminum components clear coated with automotive enamel

ADAMS and museum capsule shape of 1" thick High Density Urethane

ADAMS letters have a chamfered edge in 23k gold leaf and are mounted on black aluminum outline panel

Museum capsule shape domed with epoxy, letters incised carved and gilded in 23k gold leaf

Posts of 5x6 treated timbers. Front elevation fluted

Center column under main panel of cement board

Price: \$6785.00

Includes removal of existing sign
Does NOT include any applicable tax or permit

Terms: 50% deposit/balance due on completion
Production time: app. 8 weeks

I will be working in Colorado this coming week, but will have email capabilities in the evening.

Thanks, Carolyn!

Tim Peterson

Flat Earth Art Co.

3123 E. Fairgrounds Loop Ste. C

Spearfish, SD 57783

[605-642-5794](tel:605-642-5794)

--

Carolyn Weber

Executive Director

Deadwood History, Inc.

150 Sherman Street

Deadwood, SD 57732

[605-722-4800](tel:605-722-4800)

--

Carolyn Weber

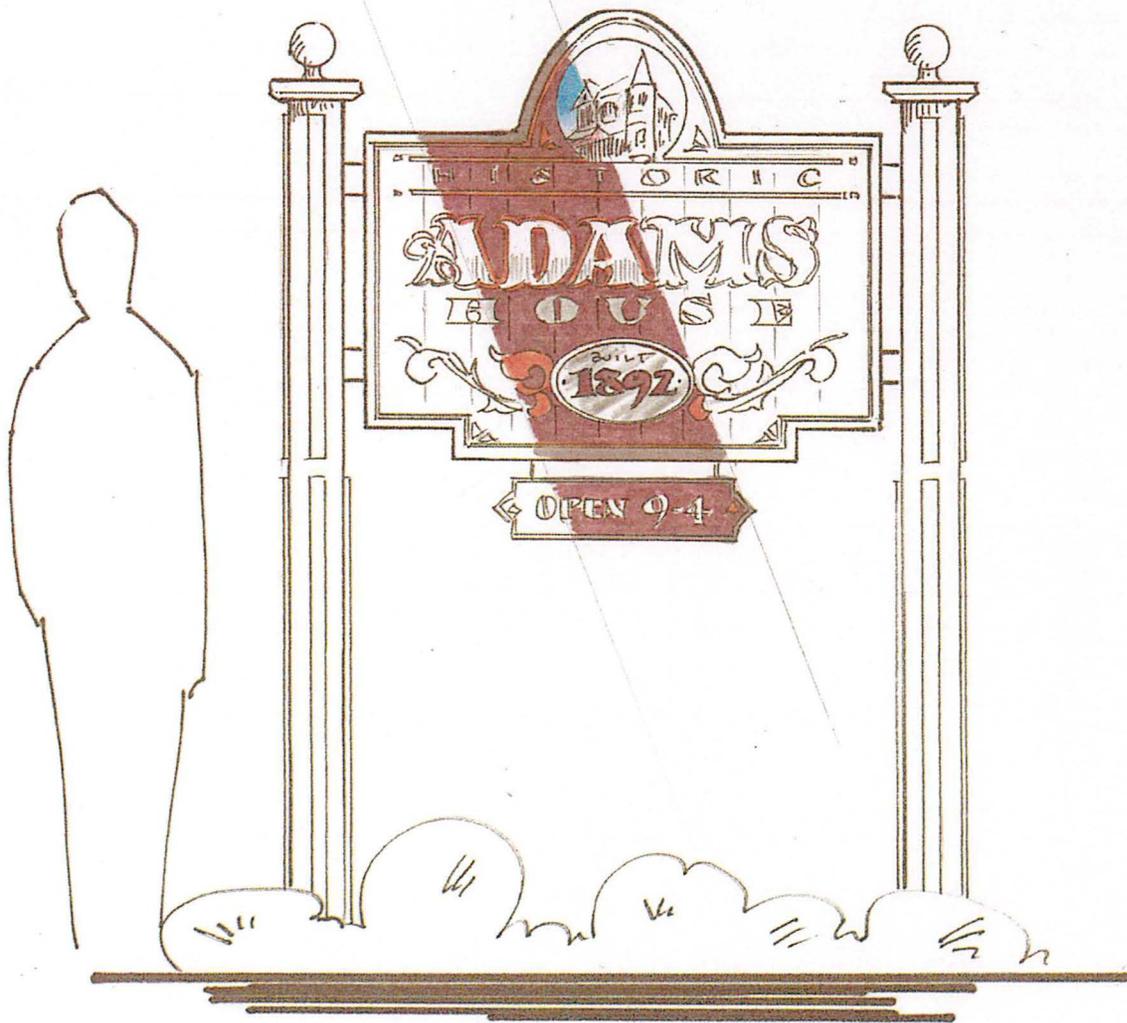
Executive Director

Deadwood History, Inc.

150 Sherman Street

Deadwood, SD 57732

605-722-4800



Designed exclusively for:

DEADWOOD HISTORY - CAROLYN

Date:

1/25/17

Address:

22 VAN BUREN ST.

Phone:

122-4300



Tim Peterson
ARTIST

3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783

(605) 642-5794

50% DEPOSIT REQUIRED ON ALL
WORK. BALANCE DUE ON
COMPLETION.

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be reproduced in any manner without written permission.

Kevin Kuchenbecker

From: Carolyn Weber <carolyn@deadwoodhistory.com>
Sent: Thursday, July 27, 2017 8:51 AM
To: Kevin Kuchenbecker
Subject: Fwd: Adams House sign estimate/artwork
Attachments: Scan Adams House 12517.pdf

This is for the Adams House.

----- Forwarded message -----

From: <tim@timpetersonstudio.com>
Date: Wed, Jan 25, 2017 at 12:21 PM
Subject: Adams House sign estimate/artwork
To: Carolyn@deadwoodhistory.com

Hi, Carolyn,

I did a site survey a couple of weeks ago and have a few thoughts about a new sign for the Adams House. The existing sign is single sided and installed against the building low to the ground making it hard for visitors to see. I would recommend making the new sign double sided and up at eye level which would make it much more visible. It would be installed perpendicular to the street in the front yard near where the existing sign is now or in the open yard area just to the north of the main house.

Your sign specifications are as follows:

One double-sided sign 42"h x 48"w

Sandblasted High Density Urethane 2" thick (background blasted down leaving raised lettering and graphics)

Colors to match house

Copper gilded on borders, finial tops, and filigrees, with epoxy resin applied over perimeter border, horizontal graphic lines and filigrees.

House graphic flat painted

Includes two accessory signs, one with hours, one with "closed for the season" to hang below main sign

Installed on two treated timbers in concrete, sign attached with steel brackets

Price: \$8560.00 installed plus any applicable tax

Production time: app. 8 weeks

Terms: 50% deposit/balance due on completion

Thanks for the opportunity to bid on your sign project!

Tim Peterson

Flat Earth Art Co.

3123 E. Fairgrounds Loop Ste. C

Spearfish, SD 57783

[605-642-5794](tel:605-642-5794)

--
Carolyn Weber
Executive Director
Deadwood History, Inc.
150 Sherman Street
Deadwood, SD 57732
605-722-4800

DEADWOOD EXHIBIT C

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

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: November 10, 2017
To: Deadwood Historic Preservation Commission
From: City of Deadwood Archives
Re: **Gaylord Brothers Delphi Triton Exhibit Case**

The City of Deadwood Archives is requesting permission to purchase a Dephi Triton exhibit display case from Gaylord Brothers. This case features three display drawers, allowing show more of the archaeological collections. The display drawers' measure 35 x 23 x 3 ¾ inch and are covered with 1/8" acrylic with security screws to protect the objects inside while ensuring a clear view. The top of the exhibit case features a 20 x 38 ½ x 24 ½ inch display case. Please see exhibit #A for specs and proposal.

The City Archives would like to exhibit the five gallon crock jug on loan from Deadwood History, Inc. that was unearthed from the Fairmont Hotel in 1991 by Ron Russo. This crock was one of six that were cemented into the basement of the Fairmont Hotel and once contained illegal alcohol during prohibition. This object would represent one of most significant artifacts from Deadwood's prohibition era (1920 - 1933).

The additional three drawers in this exhibit case would allow city staff to display some of the smaller objects from the City's archaeological collection including the botanical specimens, opium cans, buttons, jewelry, currency, clothing and footwear.

Funding for this exhibit case would be taken from the leftover 2017 archival funds.

RECOMMENDATION:

Allow the City of Deadwood Archives to purchase the Gaylord Brothers Delphi Triton Exhibit case. The cost for this purchase will not exceed \$7,300.00 dollars and will be taken out of the leftover 2017 archival funds.

SPECS FOR GAYLORD BROTHERS CUSTOM DELPHI TRITON CASE

The regal Gaylord Archival® Delphi™ Triton Case with Lighting is covered in rich wood veneers and features three display drawers, allowing you to show more of your collection and enhance your story without taking up valuable floor space. Each linen-lined drawer is covered with acrylic to protect the objects inside while ensuring a clear view. The linen-covered flat display deck on top features a museum-quality, hand-polished acrylic vitrine joined with beveled PS 30 seams—the clearest seams possible—for a flawless appearance. Two adjustable, low-voltage LED spotlights with an integrated kickplate switch give prominence to your objects.

- **Features**

- **Specs**

- Classic wood veneer pedestal
- Acrylic vitrine for clear viewing from every angle
- Bubble-free PS 30 seams join every side of the museum-quality vitrine for a completely clear appearance
- Flat linen board display deck for displaying 3-D objects
- Two LED spotlights can be adjusted 60° and are turned on and off with the kickplate switch at the bottom of the case
- Vitrine secures in place with screws to prevent tampering and damage
- Linen-lined display drawers let visitors view objects in storage
- Display drawers measure 35W x 23D x 3 ¾"H and are covered with 1/8" acrylic with security screws to protect the objects inside while ensuring a clear view

Brand	Gaylord Archival®
UV-Filtering Vitrine	Optional
Silica Gel Tile Compartment	No
Security Lock	No
Lighting	Yes
Floor Levelers	Yes
Interior Width (in.)	38.5
Interior Depth (in.)	24.5
Overall Width (in.)	42
Overall Depth (in.)	28
Made in USA	Yes
Assembly Required	No

GAYLORD® | ARCHIVAL

Preserve Today. Share Tomorrow.

Price Quote # CBID169707

Quoted to: **DEADWOOD HISTORICAL PRESERVATION**

Date: 11/10/2017

108 SHERMAN ST

DEADWOOD, SD 57732-1309

Contact: MICHAEL RUNGE (Acct# 6689939)

Gaylord Archival

P.O. Box 4901

Syracuse, NY 13221-4901

Sales: 800-345-5330

Sales Fax: 800-891-5280

Email: bids@gaylord.com

Phone: 605-578-2082

Fax: 605-578-2084

E-mail: ARCHIVES@CITYOFDEADWOOD.COM

To receive pricing when ordering reference Gaylord Priority Code: CBID169707

Product #	Description	Qty	Unit Price	Subtotal
DT544228-MOD-NC	Gaylord Custom Delphi Triton Case; Black Laminate Pedestal w/Toe Kick; Black Laminate Deck; Standard Cast Acrylic Vitrine with Security Screws; 3 Drawers Will Have 1 Cam Lock Each in The Center of Each Drawer (Unless Customer Wants Them Somewhere Else); Undercarriage Will Be Retrofitted with Locking Casters.	1	\$6,500.00	\$6,500.00
DT544228-MOD-NC	Inside Delivery {ODC} Includes: Delivery Just Inside the Building, Ground Level, No Stairs, Within 6 Feet of Entrance.	1	\$55.00	\$55.00
DT544228-MOD-NC	Power Tailgate Truck {ODC} (To Lower Product to Ground Safely)	1	\$75.00	\$75.00

Product Sub-Total	\$6,630.00
Shipping and Processing	\$650.00
Estimated Tax	
Other	
Grand Total	\$7,280.00

Sales tax extra if applicable

Please state color choice when ordering

FOB Destination (Pre-Paid & Added)

Shipment: 4 - 6 Weeks ARO

Price Guaranteed Until: 12/31/2017

Prepared By: Dana Knapp

Comments:

Note: If you would like White Glove Delivery, which would include delivery all the way to your basement area, we can offer that service, but will need to discuss it in more detail. Please call Dana Knapp to discuss that option if you are interested.

Total Shipping Weight: Approximately 260 lb.

T: 1-800-448-6160 | F: 1-800-272-3412 | E: customerservice@gaylord.com

7282 William Barry Boulevard • Syracuse, NY 13212

WWW.GAYLORD.COM

Michael Runge

From: Knapp, Dana <Dana.Knapp@gaylord.com>
Sent: Friday, November 10, 2017 11:04 AM
To: 'ARCHIVES@CITYOFDEADWOOD.COM'
Subject: FW: Price Quote From Gaylord Archival - Dana Knapp
Attachments: CBID169707 DEADWOOD HISTORICAL PRESERVATION CUSTOM TRITON CASE.dot

From: Knapp, Dana
Sent: Monday, October 16, 2017 9:48 AM
To: 'ARCHIVES@CITYOFDEADWOOD.COM' <ARCHIVES@CITYOFDEADWOOD.COM>
Subject: Price Quote From Gaylord Archival - Dana Knapp

Hi Michael,

I thought I sent you the attached quote on Friday, October 13th, but cannot find evidence that I actually did so.

If you already received your quote, I just wanted to add this information: You can choose different deck options, for the same price, and they include:

- Black Laminate
- White Laminate
- Off-White Linen Covered
- Black Linen Covered

The product number will not be activated until I receive a signed, written order from you, along with a signed copy of the quote.

You should also note that exhibit cases and all custom products are non-cancelable and non-returnable, unless received damaged, defective, or not according to agreed-upon specifications as described on the quote.

Please let me know what you think of the quote – I look forward to hearing from you soon!

Sincerely,

Dana Knapp

Dana Knapp
Archival Sales Representative

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T: 315-634-8107 Direct
T: 800-345-5330, Option 3
F: 800-595-7265
E: dana.knapp@gaylord.com
W: www.gaylord.com

Request your FREE Gaylord Archival catalog [here](#)
Please consider the environment before printing this e-mail.

NEW



ROLLOVER TO ZOOM



Gaylord Archival® Delphi™ Triton Case with Lighting



As low as: \$5,979.00

Reference the color swatches sheet for all color and finish selections below.

[VIEW SWATCHES](#)

Shop by Part #:

Select an Option

OR

Select Options Below:

Interior Clearance:

12"H

16"H

20"H

UV-Filtering Vitrine:

No

Yes

Overall Dimensions: Select above options to see Overall Dimensions

Quantity:

http://embed.widencdn.net/img/gaylord/icv0jwvtuz/1500x1500px/DT464228.jpeg?position=c&crop=no&color=ffffff&quality=100&u=ryrcmg

DEADWOOD

EXHIBIT D

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: November 17, 2017
To: Deadwood Historic Preservation Commission / City Commission
From: Deadwood Volunteer Fire Department
Re: **City of Deadwood Selected for Program to Help Reduce Future Wildfire Risks and Costs**

The City of Deadwood has been selected as one of eight new communities from across the country to receive technical assistance in 2018 under a national program that helps reduce the impacts from wildfires. As more cities and counties across the country experience devastating wildfires, the Community Planning Assistance for Wildfire (CPAW) program offers much-needed support at the local level. Through CPAW, Deadwood will collaborate with a team of consultants, including land use planners, foresters, and risk mapping experts, to help communities identify and implement local planning measures, such as improved policies to reduce wildfire risk to future development.

CPAW was founded by [Wildfire Planning International](#) and [Headwaters Economics](#), and is funded through a cooperative agreement with the U.S. Forest Service and private foundations. Deadwood is in an excellent position to benefit from CPAW due to the community's wildfire risk, anticipated planning updates, and strong leadership support for this opportunity. CPAW provides the assistance needed to help achieve a positive outcome. Good land use planning is not about telling people where to build. It's about respecting private property while making safer, smarter community development decisions to avoid future wildfire disasters. Through examining and sharing best practices from other cities and counties, communities can also learn about what successful land use planning for wildfire looks like in practice.

As wildfires in the U.S. increasingly burn more acres, last longer, and cause damage to communities, CPAW is an opportunity to help communities reverse these trends through better land use planning. More information is available at: planningforwildfire.org.

RECCOMENDATION

Move to recommend to the City Commission acceptance into the CPAW grant program for 2017 and 2018.

YOU ARE INVITED TO ATTEND



Land Use Planning & Wildfire Forum

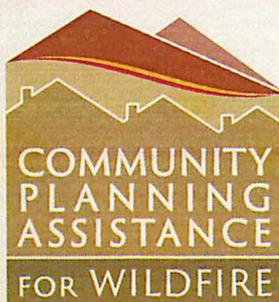
Creating fire-adapted communities
through better land use planning

January 24-25, 2018 | St. Julien Hotel, Boulder, CO

Headwaters Economics requests your presence
at our upcoming Land Use Planning & Wildfire Forum

The objectives of this event are:

- **Network Building:** Help establish a coalition of professionals who can learn from each other's expertise.
- **Knowledge Sharing:** Provide the best available science and best practices for land use planning to reduce community wildfire risk.
- **Tools and Resources:** Provide land use planners and fire personnel with information they can use to reduce wildfire risk in their communities.



For more information and to RSVP, please contact
Kimiko Barrett: 406-224-1837 (kimi@headwaterseconomics.org) or
Kelly Pohl: 406-599-7841 (kelly@headwaterseconomics.org)



This invitation is non-transferable. Travel expenses paid by Headwaters Economics.

Helping Communities Better Plan the Wildland-Urban Interface | www.planningforwildfire.org

Photos: Above left: NIFC; Above right: FEMA - Andrea Booher

Land Use Planning & Wildfire Forum

January 24-25, 2018 | St. Julien Hotel, Boulder CO

Agenda At-A-Glance

Tuesday, January 23	
6:30 PM	Join us for an informal gathering at the Walnut Brewery (1123 Walnut St.)
Wednesday, January 24	
7:30 AM	<i>Breakfast buffet</i>
8:30 AM	Welcome, introductions, & overview of CPAW program Interactive Exercise: Network building Presentation: Snapshot of 2017 CPAW Communities
10:30 AM	<i>Break</i>
10:45 PM	Interactive Exercise: Identifying barriers/opportunities Presentation: Wildfire risk modeling in CPAW Communities
12:30 PM	<i>Lunch</i>
1:30 PM	Interactive Exercise: Meeting your CPAW community counterpart Presentation: How much does it cost to build an ignition-resistant home?
3:15 PM	<i>Break</i>
3:30 PM	Presentation: What are the true costs of a wildfire for a community?
5:30 PM	<i>Reception at St. Julien Hotel</i>
Thursday, January 25	
7:30 AM	<i>Breakfast buffet</i>
8:30 AM	Welcome and overview of wildfire politics and administration The WUI Code – What is it and what communities are using it?
10:15 AM	<i>Break</i>
10:30 AM	Interactive Exercise: Take-home tools to engage your community
12:00 PM	<i>Adjourn (sack lunches provided)</i>



For more information, please contact
Kimiko Barrett: 406-224-1837 (kimi@headwaterseconomics.org)
Kelly Pohl: 406-599-7841 (kelly@headwaterseconomics.org)



Community Planning Assistance for Wildfire



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: November 17, 2017
To: Deadwood Historic Preservation Commission / City Commission
From: Deadwood Volunteer Fire Department Firewise Officer
Re: **Attend Two Day CPAW Workshop in Boulder, Colorado**

The City Archivist and City of Deadwood Planning & Zoning Officer are looking for permission to attend the two day workshop as part of being selected for the 2017-2018 Community Planning Assistance for Wildfire (CPAW) program. The workshop will be January 24 and 25, 2018 in Boulder, Colorado. Attached to this memorandum is the itinerary for the workshop. The City will be reimbursed for travel to and from the workshop and one hotel room will be covered. Additional funds, not to exceed \$500.00, will be needed for the second hotel room accommodations and meals during this two day event.

RECOMMENDATION

Move to recommend to the City Commission to allow the City Archivist and City of Deadwood Planning & Zoning Officer to attend the two day workshop as part of being selected for the 2017-2018 Community Planning Assistance for Wildfire (CPAW) program on behalf of the City of Deadwood. Additional funds, not to exceed \$500.00, will be needed for hotel room accommodations and meals during this two day event.

Michael Runge

From: Molly Mowery <molly@wildfireplanning.com>
Sent: Wednesday, November 08, 2017 8:13 AM
To: Michael Runge; Bob Nelson Jr.
Cc: Kelly Johnston; Ben Yellin; Ray Rasker; Kimiko Barrett; Kelly Pohl
Subject: CPAW program notification
Attachments: 2017 Official CPAW Focused Assistance Welcome Letter_Deadwood.pdf; FINAL_CPAW Welcome Overview_Focused Assistance_2017.pdf; FINAL_CPAW_Media Release Template_2017.docx

Good morning,

On behalf of the [Community Planning Assistance for Wildfire \(CPAW\)](#) program, I am excited to share that your community has been selected to receive CPAW assistance during 2017-18! Your official notification letter is attached. *Please read this letter carefully*, as it contains important information regarding your selection and next steps. As part of your welcome package, we have also included two other attachments: a detailed program overview and media release template.

Kindly confirm that you've received this email and let us know if you have any other immediate questions. We look forward to working with you and your community on this important and timely opportunity.

Again, congratulations!

best,
Molly

Molly Mowery, AICP
Wildfire Planning International
molly@wildfireplanning.com
303.358.9589
www.wildfireplanning.com

Michael Runge

From: Kimiko Barrett <kimi@headwaterseconomics.org>
Sent: Tuesday, November 14, 2017 12:06 PM
Cc: 'Janet Clark'
Subject: You're Invited! 2018 Land Use Planning & Wildfire Forum
Attachments: Headwaters_Economics_LUPlanning_Wildfire_Forum_Invite_2018.pdf;
Travel_Reimbursement_Form_2018.xlsx

Greetings,

We are pleased to invite you to attend this year's *Land Use Planning and Wildfire Forum* in Boulder, CO. Hosted by Headwaters Economics, this event brings together the communities of our Community Planning Assistance for Wildfire (CPAW) program, as well as academics, researchers, and Washington DC fire leadership. Travel expenses are paid by Headwaters Economics.

Event Logistics:

- **When:** Wed., Jan. 24 – Thur., Jan. 25, 2018
- **Where:** [St. Julien Hotel](#), Boulder (CO)
- **Why:** Network building, knowledge sharing, and identifying best practices for reducing community wildfire risk through better land use planning.
- **Who:** Community land use planners, local fire personnel, foresters, WUI specialists, and researchers (by invitation only).

What You Need To Do Next:

- [Register for the Forum here](#)
- Book your room at the St. Julien Hotel by December 22, 2017. You can call 720-406-9696 and request a room in the Headwaters Economics room block, or go to the following website (from a desktop computer) and make a reservation directly [by clicking the link here](#).
- Make transportation arrangements. Please plan on arriving at the St. Julien Hotel on Tues., Jan. 23, and departing Thurs., Jan. 25, after 12:00 P.M. *If you are flying, please keep airfare under \$500 or contact Headwaters Economics.
- If you need ground transportation from the Denver International Airport to the St. Julien Hotel, we recommend you make a reservation on the [Green Ride Shuttle service](#).

Travel Expenses & Reimbursement

Headwaters Economics will reimburse travel costs to/from Boulder, including rental car or mileage reimbursement if you live within driving distance, or airfare (up to \$500), shuttle service, and airport parking. Two nights lodging at the St. Julien Hotel will be billed directly to Headwaters Economics when you reserve your room within the Forum room block. Breakfast, snacks, and lunch will be provided during the event. You may submit all receipts and documentation with the attached travel reimbursement form following the event.

Please review the attached materials for more information. If you have any questions or need assistance with travel arrangements, feel free to contact me or Janet Clark (also cc'd here).

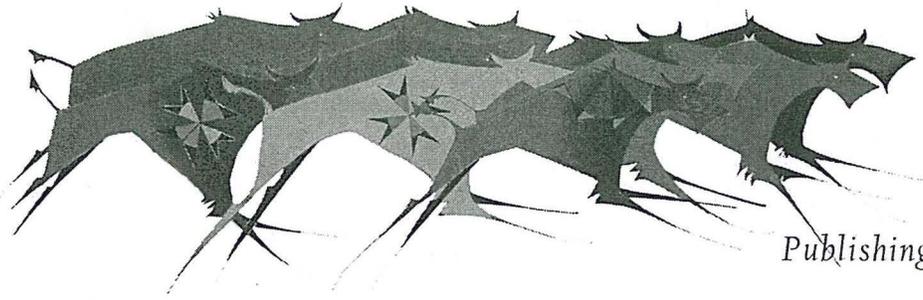
Thank you for your participation in this year's Forum. I will be following-up shortly with additional event information and materials.

Kind Regards,

Kimi

Kimiko Barrett, Ph.D.
Headwaters Economics
Phone: 406-224-1837
Email: kimi@headwaterseconomics.org
www.headwaterseconomics.org

Free, custom, easy-to create socioeconomic profiles: <http://headwaterseconomics.org/eps/>



SOUTH DAKOTA
HISTORICAL
SOCIETY PRESS

Publishing South Dakota's Rich Heritage

EXHIBIT F

31 October 2017

Kevin Kuchenbecker
Deadwood Historic Preservation Officer
City Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

Dear Kevin:

Attached you will find the 2016 Deadwood Publications Fund report. The major expenditure for the year involved publication of the highly acclaimed *Hugh Glass: Grizzly Survivor*, written by James D. McLaird. We also reprinted David Wolff's *Seth Bullock*. Ongoing marketing costs, royalties/backlist maintenance, finance charges and fees accounted for the remainder of the year's expenses. Fueled by sales of *Hugh Glass* and a good market year, revenues exceeded expenditures. All in all, it was a good year.

You will also find attached a budget sheet for a new Deadwood Publications Fund Project called *Fort Tecumsh and Fort Pierre: Journal and Letter Books, 1830–1850*. These important fur-trade posts included western South Dakota and the Black Hills area in their influence, and the book covers the outlying posts located in and around the Hills. Also attached is a new project sheet for the book on George A. Custer, which was originally to be written by Brian Dippie. Because of failing eyesight, Dippie has had to withdraw from the project, and Sandy Barnard, who is best known for his research on the Seventh Cavalry, has stepped in to write the volume, which is tentatively scheduled for summer 2019. Finally, David Wolff, Paul Hedren, Eli Paul, and other scholars are at work on projects that involve Deadwood and Black Hills history, and we hope to have news about one or more of those books soon.

Thank you for the ongoing opportunity to work with the City of Deadwood in giving readers excellent publications about the Black Hills and West River region. As always, we value the partnership.

Sincerely,



Nancy Tystad Koupal
Director

Deadwood Publications Fund Report, 2016

Established Oct. 2000

Endowment (\$100,000)	31 Dec. 2013	31 Dec. 2014	31 Dec. 2015	31 Dec. 2016
Balance	\$ 132,942	\$145,854	\$145,141	\$156,016

Revolving (\$150,000)	31 Dec. 2013	31 Dec. 2014	31 Dec. 2015	31 Dec. 2016
Balance	\$ 83,132	\$ 73,687	\$ 88,453	\$ 90,985

Deadwood Revolving Itemization

Beginning Balance \$ 88,453

Expenses 1 Jan. 2016–31 Dec. 2016

<i>Hugh Glass: Grizzly Survivor</i>		\$ 18,194
Admin/editing	\$3,750	
Maps/illustrations	\$681	
Design/layout	\$3,038	
Printing	\$4,854	
Marketing	\$ 5,871	
Reprint		
<i>Seth Bullock, Black Hills Lawman</i>		\$ 2,988
Royalties and backlist maintenance		\$ 1,579
Marketing—general (catalog/website prorated)		\$ 2,777
Finance charges and credit card fees		\$ 1,492
TOTAL EXPENSES		\$ 27,030
Beginning Balance Less Expenses		\$ 61,423

Income 1 Jan. 2016-31 Dec. 2016

Interest and Endowment Distribution	\$ 683
Sales of Deadwood Publications Fund titles	\$ 27,802
Market Valuation Adjustments	\$ 1,077
TOTAL INCOME	\$ 29,562

Revolving Account Balance, 31 Dec. 2016 \$ 90,985

Deadwood Publications Fund Project

Fort Tecumseh and Fort Pierre: Journal and Letter Books, 1830–1850.

Transcribed and annotated by Michael M. Casler and W. Raymond Wood. Foreword by James A. Hanson. Approximately 300 pages; paper-bound.

Fort Tecumseh and Fort Pierre Chouteau: Journal and Letter Books, 1830–1850 provides important detail about fur traders and American Indians such as the Oglala, the Brulé, the Ponca, and the Cheyenne who were active in western South Dakota, the Black Hills area, and neighboring states. This book compiles letters written over two decades from fur traders stationed at Fort Tecumseh and Fort Pierre Chouteau, at the mouth of the Bad River. The Black Hills area is heavily represented in the correspondence as the forts try to keep trade flowing at locations such as “the Oglala post” (Rapid Creek), “Bear Hill” (Bear Butte), and “the forks of the Chyenne” (near the junction of the Cheyenne and Belle Fourche rivers in today’s Meade County). A clerk at Fort Tecumseh kept a journal that adds even more information.

Michael M. Casler, an independent historian from Williston, N.Dak., is the author of *Steamboats of the Fort Union Fur Trade* (1999) and editor of *The Original Journal of Charles Larpenteur* (2007). W. Raymond Wood received his Ph.D from the University of Oregon and taught anthropology at the University of Missouri from 1963 to 2002. Among his many publications are *Prologue to Lewis and Clark* (2002), *Twilight of the Upper Missouri River Fur Trade* (2008), and *Fort Clark and Its Indian Neighbors* (2011).

Projected Publication Date: Fall 2017

Estimated Project Budget:

Administrative	\$1,250
Editorial	5,000
Research/writing	1,500
Maps/Photographs	500
Design and Layout	5,000
Printing	10,000
Marketing	<u>2,500</u>
Projected Total	\$25,750

Deadwood Publications Fund Project

George Armstrong Custer. By Sandy Barnard. Approximately 200 pages; paper-bound.

South Dakota Biography Series.

George Armstrong Custer, one of the most recognizable and controversial figures in the history of the American West, continues to generate interest nearly 140 years after his death. Indian Wars expert Sandy Barnard will use primary and secondary sources to create a biography of the famous commander for the general reader as part of the South Dakota Historical Society Press's bestselling South Dakota Biography Series.

Barnard taught journalism for thirty years on the faculty of Indiana State University-Terre Haute, retiring in January 2006. He has specialized since 1980 in researching the Plains Indian wars and the Civil War. He is well-known for his research and writing on the Battle of the Little Big Horn, the career of Lt. Col. George Armstrong Custer, and the men of the 7th U.S. Cavalry who served with him or followed him. In the 1980s, Barnard assisted the National Park Service with media relations during archeological projects at then-Custer Battlefield National Monument.

Projected Publication Date: Summer 2019

Estimated Project Budget:

Administrative	\$1,250
Editorial	3,000
Research/writing	5,000
Maps/Photographs	1,000
Design and Layout	3,500
Printing	6,000
Marketing	<u>5,000</u>
Projected Total	\$24,750

allows Olson to fill a gap in the scholarship.

The author serves up conclusions and analyses that are straightforward and sound, offering much of what one would expect about the history of a small, Western Indigenous nation in the aftermath of initial capitulation to the American reservation system. There are the colonial planners' grand ambitions, Native ambivalence and resistance, and the best laid colonial schemes often going awry in the face of that ambivalence and resistance, as well as from colonial incompetence and corruption, and internal tensions among Ioways. Yet even as Ioways resisted and colonial officials faltered, larger political and economic forces exerted tremendous pressure that led to land loss, and eventually the resettlement of many Ioways in Oklahoma.

While some academic readers may find themselves wanting more, *Ioway Life* nonetheless offers both, a broadening and updating, of the historical literature on the Ioway nation. Furthermore, it is well written, making it accessible to interested lay readers.

Akim Reinhardt
Towson University
Baltimore, Maryland

The Gray Fox: George Crook and the Indian Wars

Paul Magid

Norman: University of Oklahoma Press, 2015.
Preface, illustrations, maps, epilogue, notes,
bibliography, acknowledgements, xv, 495 pp.,
\$29.95 cloth.

This is a second of a projected three-volume series on the life of General George Crook. The first volume dealt with his early life; this one examines his role as a premier American Indian fighter and senior officer in the turbulent 1870s and 1880s.

Upon graduation from the United States Military Academy, Crook was assigned to the Fourth Regiment of Infantry operating in the Pacific Northwest. This is an often overlooked area of Indian Wars history. It was in what is now Oregon and Washington that Crook began formulating his tactical doctrine and forming relations with persons that would figure prominently in his later career. It was here that he made acquaintance with Tom Moore and Archie Macintosh, a civilian packer and a scout, respectively, who accompanied Crook in his later career during the Sioux and Apache Wars.

The book captures the character of a complex man who preferred to campaign in a private soldier's uniform instead of the trappings of a senior officer. He was outspoken and blunt with senior officers, even to the point of insubordination. He rode a white mule named Apache and always carried a shotgun to hunt game while on the campaign trail.

Magid displays an understanding of military tactical doctrine and the development of winter campaigns to combat an enemy who was elusive during the warm weather months when grass was abundant enough to allow Native migration.

The Gray Fox was extensively researched, including the use of the Eli Ricker papers at the Nebraska State Historical Society. John Gregory Bourke, Crook's longtime aide de camp, wrote extensively about his commanding officer as well as about the Sioux and Apache wars. Magid has used these sources to great effect. Yet he seems to have been unaware of Bourke's 120-plus volumes of unpublished handwritten diaries in the library at West Point. These would have provided a wonderful insight from a man who knew and understood both the frontier army and the Native forces it opposed. Perhaps someday they will be published in their entirety.

Magid has done a masterful job of researching, interpreting, and writing about a complex man and the events that shaped his career. This is a very readable book and should be of interest to both the scholar and buff.

Robert R. Rybolt
Hanover, Kansas

Hugh Glass: Grizzly Survivor

James D. McLaird

Pierre: South Dakota State Historical Society Press, 2016. Illustrations, map, x, 238 pp., \$14.95 paper.

Writing for the *South Dakota Biography Series*, James McLaird took on a difficult assignment when he tackled Hugh Glass. In the same year that Leonardo DiCaprio won an Oscar for portraying Glass in *The Revenant*, McLaird wrote this scholarly study of Glass, who surprisingly left few facts to incorporate in a biography. Still, it was worth the attempt, for as McLaird explains, Glass's legendary fight with a grizzly bear in 1823 is a story that cannot be forgotten and needs to be understood. Glass's subsequent desertion by the two trappers who volunteered to stay with him until he died and his 200-mile crawl back to the nearest trading

outpost caught the popular imagination in the late nineteenth century and remains alive today. Dissecting fact from fiction was not easy. Thus, McLaird's final product is a highly commendable volume that mixes analysis with narrative on almost every page.

McLaird begins by describing the only four surviving contemporary accounts of Glass' encounter with the grizzly. Each of these accounts relies on secondary sources, and each contradicts the others on the details; however, McLaird's research into these four documents is itself interesting. The first was from an emerging literary figure in 1825; the second is from a military officer who published his account five years later; a third is from a journalist/lawyer in 1839. The fourth, not published until 1923, is most interesting, as it came from an illiterate trapper who settled in California and recounted his tale to an Episcopal priest. This tale had the most to say about Glass's life before the grizzly incident that elevated him to hero status; it included harrowing escapades with pirates, wandering from Texas to Nebraska without encountering a soul, and being captured by the Pawnee, who threatened to sacrifice him to the sun. Needless to say, McLaird found little to believe in this last account.

The book itself is much more than just a biography. McLaird supplies considerable information on the fur trade and the life of a trapper west of the Mississippi. He also describes the events leading to the Arikara War (from which Glass wrote the only letter known in his own pen) and the fate of the Arikara afterwards. However, McLaird is at his best when recounting the history of the Hugh Glass legend and how it was transformed over time to meet the needs of its many storytellers. Here, McLaird becomes a literary critic as he analyzes everything dealing with Hugh Glass from juvenile literature to the big screen. He also has much to say about John G. Neihardt's poem, *The Song of Hugh Glass*, and its effect on the legend, which will interest readers in Nebraska.

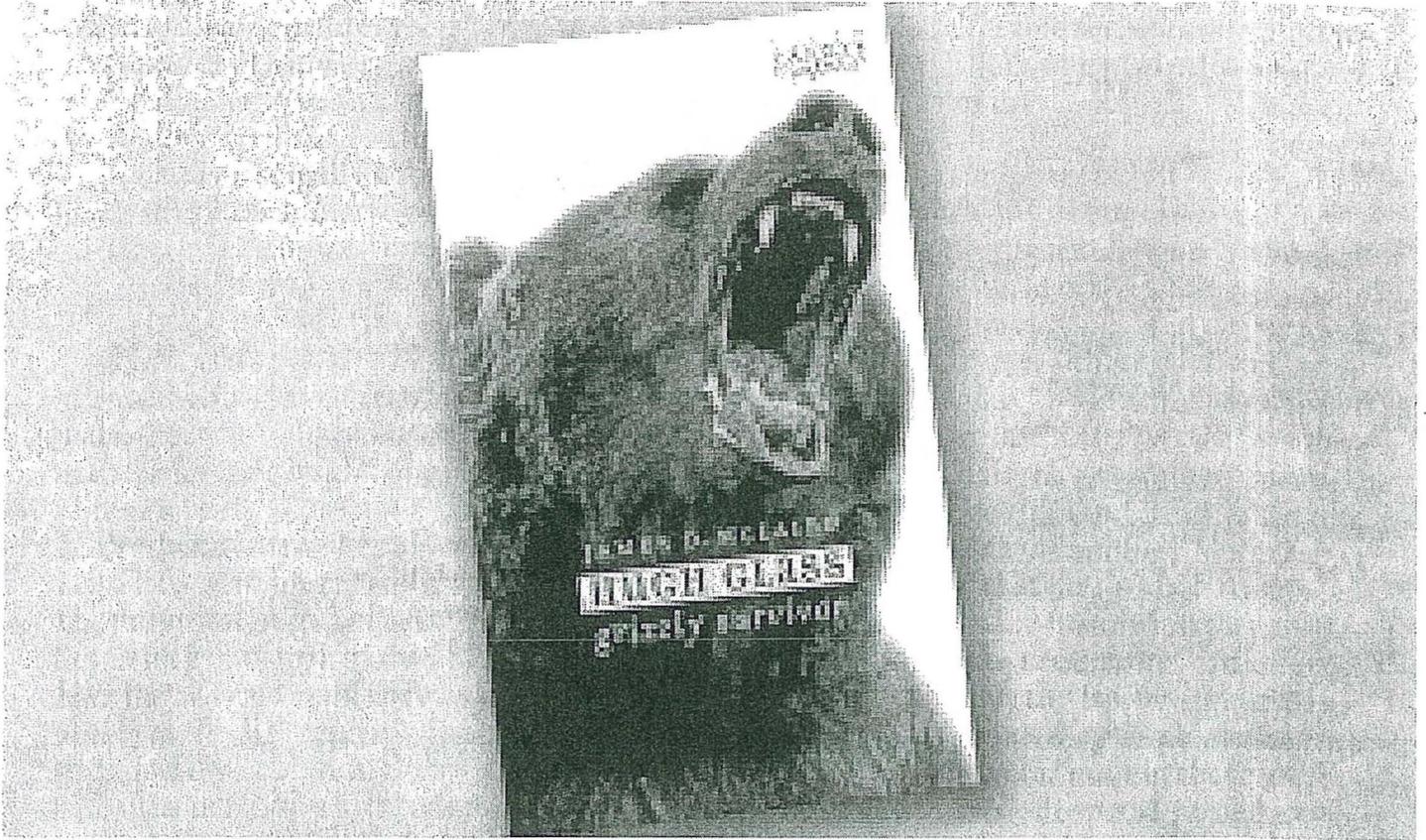
The final chapter contains a brief environmental history of bears, including how they were seen as menacing in the nineteenth century, yet became a symbol of wilderness in the twentieth. He analyzes the real danger that bears present and how Glass might have been at fault for provoking his fight. His book suggests new ideas for historians by merging the Hugh Glass legend with the science behind bear behavior and public attitudes toward both today.

McLaird's book could not have appeared at a better time. With another revival of the legend in the recent film, he has given us the chance to understand the story and not just fall for its hyper-masculine narrative.

Joseph Owen Weixelman
Wayne State College
Wayne, Nebraska

A Legendary Life - True West Magazine

A chronicle of the myths of the mountain man, a biography of a Western engineer, a burg of sinners and saints, a first-class tourism company, and a town too tough to die.



James D. McLaird's unique biography *Hugh Glass: Grizzly Survivor* interweaves the historical record legend, lore, primary and secondary sources and edited diaries including trapper James Clyman's reminiscences.

The mythic history of the American West is veiled in the mysterious mists of time like the fog-shrouded British legends of King Arthur, Beowulf and Strong Bow. The mountain men, fur trappers, trailblazers and voyageurs who roamed, rode, paddled, traded and fought across the mountains and plains of North America in the 18th and 19th centuries are equally equated with the English knights of yore and the Hells Angels of the present. In *Hugh Glass: Grizzly Survivor* (South Dakota Historical Society Press, \$14.95) James McLaird, a Dakota Wesleyan University professor emeritus of history, provides a comprehensive analysis of the well-chronicled life of legendary Western trapper Hugh Glass.

Part biography, part historiography, part literary criticism, McLaird's march into the depths of the archives, articles, nonfiction, fiction, film and fantasy must have seemed as daunting as Glass's 1823 fight with the grizzly and subsequent trek of survival.

Academy Award-winner Leo DeCaprio's interpretation of Glass in *The Revenant* (20th Century Fox, 2015) looms large over McLaird's biography—as do articles and exposés on the historical veracity of the cinematic epic and other interpretations, including Frederick Manfred's novel *Lord Grizzly*, a top favorite of critics. The South Dakota biographer's depiction of Hugh Glass provides an extremely accessible, succinct interpretation of

the fur trapper's life—real and literary. As McLaird states succinctly in the introduction: “Because our understanding of Hugh Glass arises only through those who have shaped his legend, this biography will present the words of these storytellers and other important sources exactly as they first appeared.”

The strength of McLaird's biography is evident on every page: the author is extremely confident in his research and provides the reader with a fact-filled, synthesis that is fun to read, inspires the inquirer with a path to further research and reading, and most importantly, builds a strong case for exactly what we know, what we don't know, and what we presume we know about the grizzly-scarred mountain man. Glass's epic fight with the bear, betrayal by friends and death-defying trek across the wilderness to civilization has been a favorite of modern novelists and filmmakers, literary chroniclers, historians, and myth-makers since the first article was published in Philadelphia's *The Port Folio* in 1825. As a historian—and a fan of mountain man history—Winfred Blevins *Give Your Heart to the Hawks* is my personal favorite—I feel McLaird's well-written bio-historiography treads lightly on those who repeated the legends, while he elevates those who challenged the lore with facts and evidence. In doing so, the reader will return to McLaird's conclusions again and again as an evergreen resource for chroniclers of the fur trade.

McLaird's conclusions about Glass are substantiated with an extremely useful bibliography and excellent, highly detailed endnotes. Anyone proposing to write an article on the history of the fur trade in the Rocky Mountain West will want this book within arm's reach, as the volume stands alone in 2016 as the primary, most comprehensive synthesis of the published literature on Glass and his contemporaries.

McLaird, who also authored *Wild Bill Hickok and Calamity Jane: Deadwood Legends* and *Calamity Jane: The Woman and the Legend*, has provided authors, researchers, aficionados and novelists with a new historical baseline on the mountain man and the grizzly that propelled him into the history books and the mythic mists of time.

—Stuart Rosebrook

What do you think?

Post Views: 597

Date: 11/17/2017

Case No. H17088

Address: 143 CHARLES ST

Staff Report

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

Applicant: GORDON MACK

Owner: GORDON MACK

Constructed: c 1935

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

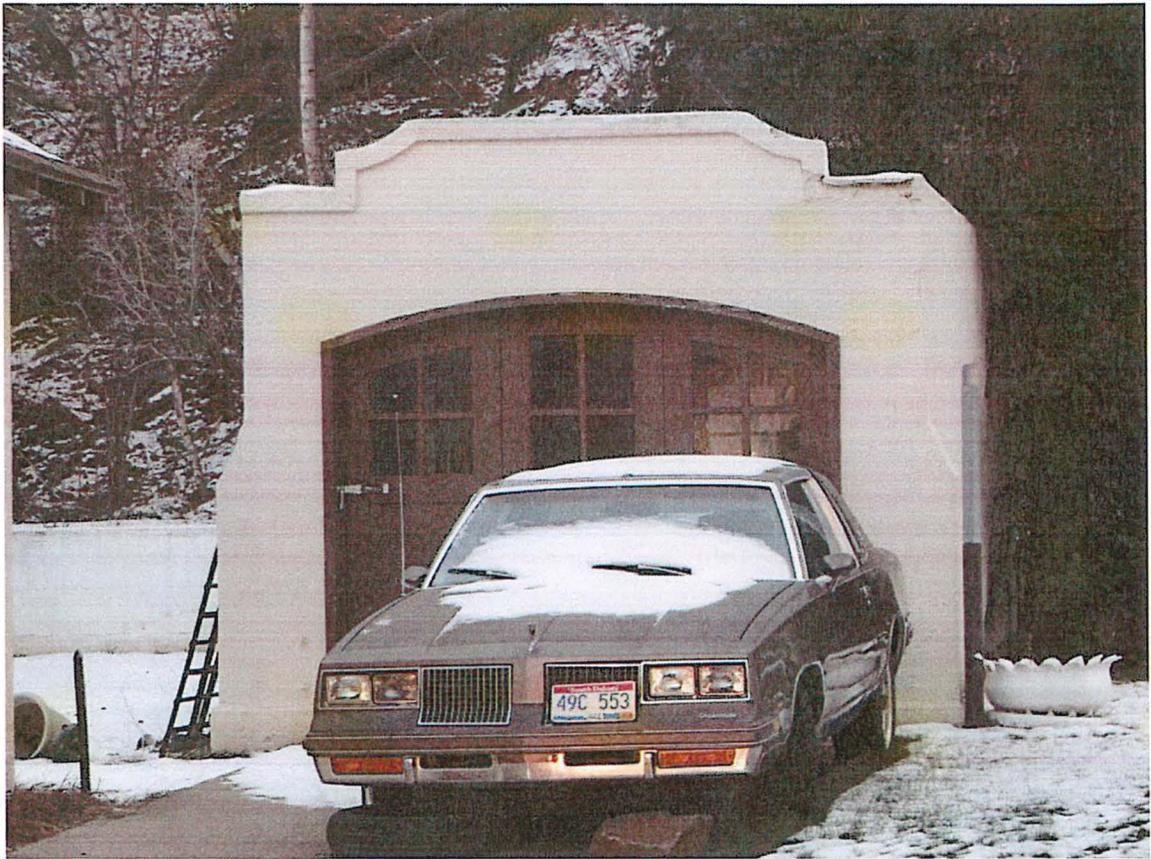
2. Architectural design of the resource and proposed alterations: The applicant requests permission to build a new garage, 23'x26' with a steel roof and lap siding, 5" reveal.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff has met with the applicant to review the project. 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 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.

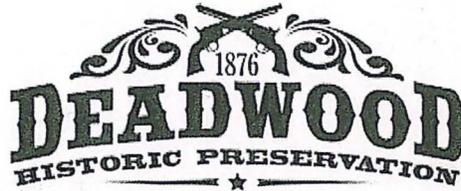
OR

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.	H17088
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/7/17
Date of Hearing	11/21/17

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: <u>143 CHARLES ST</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>Gordon Mack</u>
Address: <u>143 CHARLES ST</u>
City: <u>DDW</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>920-8844</u> Fax: <u>578-1527</u>
E-mail: <u>CWE@midconetwork.com</u>

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

Contractor's Name: <u>SELF</u>
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 checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Addition
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Siding	<input type="checkbox"/> Wood Repair
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Windows	<input type="checkbox"/> Sign
		<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Exterior Painting
		<input type="checkbox"/> Fencing	

Date: 11/17/2017

Case No. H17089
Address: 57 TAYLOR AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 57 TAYLOR AVE, a non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: LARRY SULLIVAN
Owner: LARRY SULLIVAN
Constructed: c 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This is a late nineteenth-century house that has undergone substantial non-historic remodeling. The building has non-historic metal siding and modern roofing, and a portion of the primary façade has a non-historic rock veneer. The historic front porch has also been infilled with modern material. Due to the loss of integrity caused by these changes, this building cannot currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: 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. Hinged panels to allow "tilt" adjustment based on angle of the southern sun.

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.

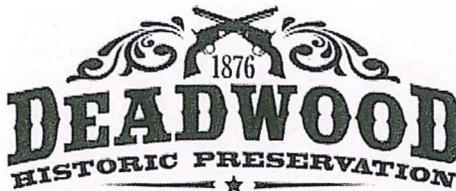
OR

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.	H7089
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/15/17
Date of Hearing	11/21/17

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:	57 TAYLOR AVE
Historic Name of Property (if known):	"Mabels" (only from 1919 to '34)

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>Larry Sullivan</u>
Address: <u>same</u>
City: <u>Dwd</u> State: <u>SD</u> Zip: _____
Telephone: <u>920-0300</u> Fax: _____
E-mail: <u>deadwoodmail@gmail.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 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 checked="" type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>	Project Completion Date (anticipated): <u>CHRISTMAS</u>		
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear <u>roof solar panels</u>
<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 checked="" type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	<u>South side of long back roof</u>
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

replace shingles with same type.
Add row of solar panels at bottom.
(Hinged to allow "tilt" adjustment
based on angle of southern sun).

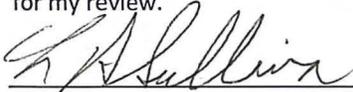
FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

 15 Nov 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.



SUPERIOR PRODUCTION

Vertically integrated automatic production lines for wafers, cells and solar modules.



ELECTRICAL INSPECTION

Electronic double inspection before delivery guarantees a faultless delivery, without any cracks or fault currents.



INSTALLTION

Easy Installation and removing Ready for connection
Prefabricated cables Multi-Contact connector



WARRANTY

10-year material and workmanship warranty
12 years for a guaranteed minimum benefit of 90%.
25 years for a guaranteed minimum benefit of 80%



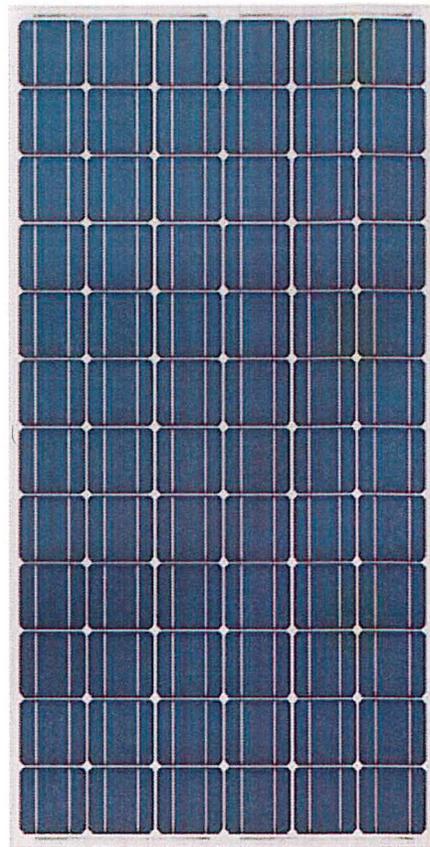
QUALITY MANAGEMENT

Through the highest quality management, Topoint solar modules achieve the greatest quality. They are manufactured by international standards, verified by independent testing laboration and certified (UL, IEC, MCS).



QUALITY CONTROL

Strict quality control, with the highest International standards ISO 9001:2008 (Quality Management System) and ISO 14001:2004 (environmental management system), delivers excellent quality standards.



OUR PRODUCTS

Our vertically integrated automatic production line includes the complete conception and manufacture of silicon-ingots, wafers, solar cells and PV systems (for example: PV street lamps). Our quality control measures ensure sustainable, high standards and certification to international standards.



Wafer production



Cell production



Module production



Projects

Certification

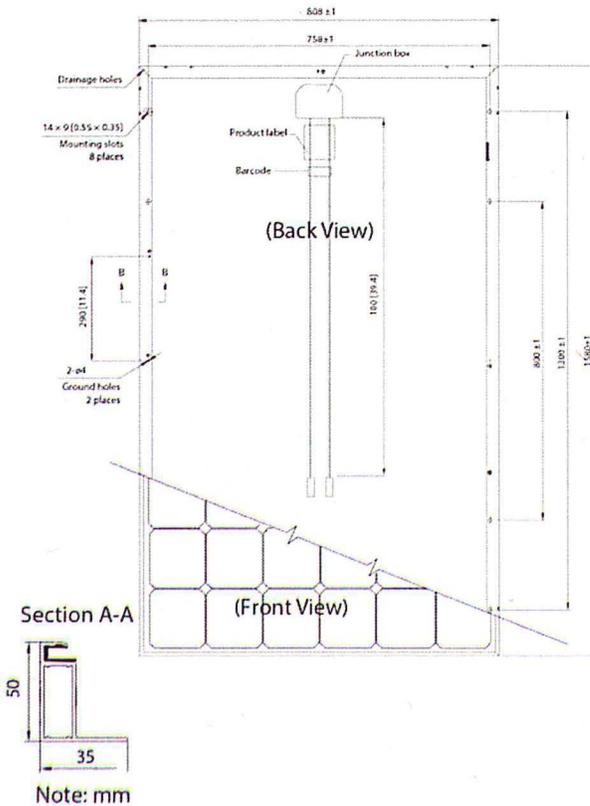


Headquarters

No.8 Huangwan Industry Park, Jianshan
New Area, Haining, Zhejiang,China
Tel:+86-573-87953922
Fax:+86-573-87953933

Electrical Characteristics	JTM185-72M	JTM190-72M	JTM195-72M	JTM200-72M
Maximum Power at STC (Pmax)	185W	190W	195W	200W
Optimum Operating Voltage (Vmp)	36.0V	36.5V	37.2V	37.13V
Optimum Operating Current (Imp)	5.14A	5.20A	5.24A	5.39A
Open Circuit Voltage (Voc)	43.2V	43.8V	44.6V	46.1V
Short Circuit Current (Isc)	5.76A	5.83A	5.88A	5.79A
Module Efficiency	14.50%	14.90%	15.30%	15.66%
Operating Module Temperature	-40°C to +85°C			
Maximum System Voltage	1000VDC (IEC)			
Maximum Series Fuse Rating	10A			
Power Tolerance	0/+5%			

STC: Irradiance 1000 W/m², module temperature 25°C, AM=1.5; Best in Class AAA solar simulator (IEC 60904-9) used, power measurement uncertainty is within +/- 3%



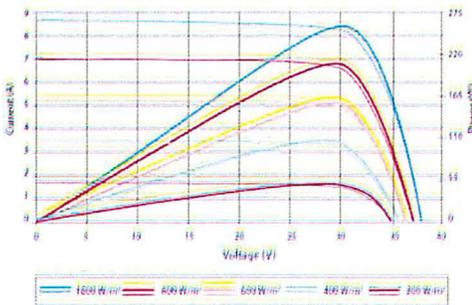
NOCT	JTM180-72M	JTM185-72M	JTM190-72M	JTM195-72M
Maximum Power at STC (Pmax)	132W	136W	139W	143W
Optimum Operating Voltage (Vmp)	32.8V	32.8V	33.2V	33.9V
Optimum Operating Current (Imp)	4.03A	4.14A	4.19A	4.22A
Open Circuit Voltage (Voc)	39.7V	39.7V	40.3V	41.0V
Short Circuit Current (Isc)	4.54A	4.67A	4.72A	4.76A

NOCT: Irradiance 800 W/m², ambient temperature 20°C, AM=1.5, wind speed 1 m/s; Best in Class AAA solar simulator (IEC 60904-9) used, power measurement uncertainty is within +/- 3%

Temperature Characteristics	
Nominal Operating Cell Temperature (NOCT)	47±2°C
Temperature Coefficient of Pmax	-0.439%/°C
Temperature Coefficient of Voc	-0.319%/°C
Temperature Coefficient of Isc	0.033%/°C

Mechanical Characteristics	
Solar Cell	Monocrystalline silicon 125 × 125 mm
No. of Cells	72 (6 × 12)
Dimensions	1580 × 808 × 35mm
Weight	15.5 kg
Front Glass	3.2 mm tempered glass
Frame	Anodized aluminium alloy
Junction Box	IP65 rated
Output Cables	TUV 4.0 mm ² , symmetrical lengths (-) 900mm and (+) 900 mm
Connectors	MC4 connectors

Current-Voltage & Power-Voltage Curve



Excellent performance under weak light conditions at an irradiance intensity of 200 W/m² (AM 1.5, 25 °C), 95.5% or higher of the TOPPOINT efficiency (1000 W/m²) is achieved

Packing Configuration			
Container	20' GP	40' GP	40' HC
Pieces per pallet	66	66	72
Pallets per container	6	14	14
Pieces per container	396	924	1008

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

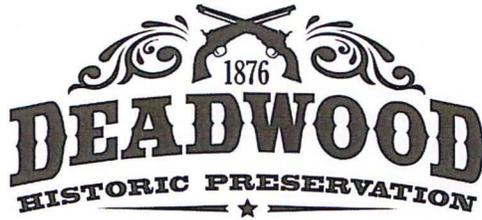


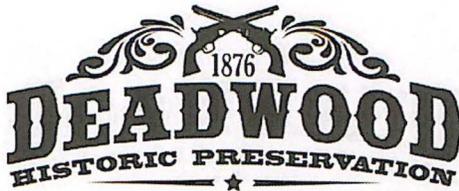
EXHIBIT I
Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
Kevin@cityofdeadwood.com

MEMORANDUM

Date: November 17, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- John Walsh – 476 Williams – Retaining Wall Program
Staff has determined the project meets the criteria for the Retaining Wall Program. Staff will coordinate with the engineer during the project to determine an opinion of probable costs which will assist this office in determining if this project will be a 2018 or 2019 Retaining Wall Project.



Retaining Wall - Residential Application

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

1. Address of Property:

476 WILLIAMS

2. Applicant's name & mailing address:

John WALSH

476 WILLIAMS

DEADWOOD, S.D 57732

Telephone: (818) 416-4759

E-mail WALSHASSOC@YAHOO.COM

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

John WALSH

SAME

Telephone: () -

E-mail

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 11/15/17

176,540

Initials: BA

4. 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 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: John T. Walsh

Date submitted: 11/8/2017

Owner's signature: John T. Walsh

Date submitted: 11/8/2017

Please return the completed application to:

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

Bonny Anfinson

From: John T. Walsh <walshassoc@yahoo.com>
Sent: Wednesday, November 8, 2017 1:08 PM
To: Bonny Anfinson
Subject: Re: Fw: Fwd: John Walsh 476 williams St Deadwood SD 91302

Bonny- attached iis my message from June that included Julian Brown Eye bid for a retaining wall at 476 Williams. My printer is not working so I will come in today to fill out a wall grant application. Please attach this bid to the application.

Thank you for your help.

John Walsh

On Wednesday, July 12, 2017, 10:45:19 AM PDT, John T. Walsh <walshassoc@yahoo.com> wrote:

Here is the bid from Julian Brown. The propose retaining wall to the south of the house will match the large street wall and wall under the front porch. My house was build in 1890 and was the original St Ambrose parish house. The first St Ambrose church was in, what is now the south yard and would have butted up to the hill in back of the yard. I was told that there was a small wall that protected the back of the church from the hillside. The church and wall have been long gone.

Mr. Brown has also bid on a drainage system to back north side of the house were there has been drainage issues for years.His proposal would divert water, snow, and drainage away from the house and into the sewer system.

Thanks for your help!

John Walsh

On Saturday, July 8, 2017 12:10 PM, Julian Brown Eyes <compmason@gmail.com> wrote:

----- Forwarded message -----

From: Julian Brown Eyes <compmason@gmail.com>
Date: Sat, Jul 8, 2017 at 1:07 PM
Subject: John Walsh 476 williams St Deadwood SD 91302
To: Bonny Anfinson <Bonny@cityofdeadwood.com>

Demolition & excavation=89 sq. ft. x \$10=\$890.00 x 2= \$1,780.00

Forms, pour new footing 8in. x 35.5 x 8in.
\$200.00+\$420.00=\$620.00

New 8 in. block wall

105 block at \$35.00 ea.=\$3,675.00

Rental concrete pump \$1,000.00

Stone veneer =89 sq. ft. x \$30.00=\$2,670.00

Capstones 35 x 2=70 sq. ft. \$20.00=\$1,400.00

Demo brick chimney=60 sq. ft. x \$8.00=\$480.00

Optional: Stone veneer block wall 5 x 6 w/ angle iron
=\$150.00 + 30 sq. ft. stone at \$30.00 per =\$900.00

30 ft. of drain tile =\$300.00

2 catch boxes= \$400.00

Base BID=\$11,145.00

2% tax \$ 222.90

Total=\$11,367.90

Optional-\$1,750.00

2% tax= \$ 35.00

Total\$1,785.00

Bid does not include building permits or city taxes.
Competitive Masonry will supply all labor and material.
If in total agreement please sign and date return a copy for our records.

----- Forwarded message -----

From: **Julian Brown Eyes** <compmason@gmail.com>

Date: Sat, Jul 8, 2017 at 1:07 PM

Subject: John Walsh 476 williams St Deadwood SD 91302

To: Bonny Anfinson <Bonny@cityofdeadwood.com>

Demolition & excavation=89 sq. ft. x \$10=\$890.00 x 2= \$1,780.00

Forms, pour new footing 8in. x 35.5 x 8in.
\$200.00+\$420.00=\$620.00

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105 block at \$35.00 ea.=\$3,675.00

Rental concrete pump \$1,000.00

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Capstones 35 x 2=70 sq. ft. \$20.00=\$1,400.00

Demo brick chimney=60 sq. ft. x \$8.00=\$480.00

Optional: Stone veneer block wall 5 x 6 w/ angle iron
=\$150.00 + 30 sq. ft. stone at \$30.00 per =\$900.00

30 ft. of drain tile =\$300.00
2 catch boxes= \$400.00

Base BID=\$11,145.00
2% tax \$ 222.90
Total=\$11,367.90

Optional-\$1,750.00
2% tax= \$ 35.00
Total\$1,785.00

Bid does not include building permits or city taxes.
Competitive Masonry will supply all labor and material.
If in total agreement please sign and date return a copy for our records.

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



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

MEMORANDUM

EXHIBIT J

Date: November 22nd, 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.

- Tracy Lewis – 512 Cliff – Refinance and Subordinations request

The applicant is requesting to refinance their existing loan and subordinate loans

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

To be submitted to Historic Preservation Commission 11/22/2017

Life Safety Loan Refinance & Subordination Request

DATE: 11/15/2017
APPLICANT: Tracy Lewis
PROPERTY ADDRESS: 512 Cliff St, Deadwood
LOAN AMOUNT: Up to \$25,000
INTEREST RATE: 4% for 84 months (7 year balloon)
PAYMENT AMOUNT: \$119.35 per month (30 year Amortization)
PURPOSE: Refinance of a Life Safety Loan
SECURITY: 2nd Mortgage on Property

Historic Preservation
Commission

ACTION

- Approved
- Denied
- Continued

Date: ___ / ___ / ___

Signed: _____

UNDERWRITER'S REVIEW:

The borrower has good credit, 15.81% LTV, 87.54% CLTV and 18.71% DTI
The borrower was previously approved for subordination of this loan. But due to Fannie Mae Guidelines the loan needs to have a term greater than 5 years remaining on the loan to qualify for subordination. This Life Safety loan only allows for a max 5 year term at the 0% interest rate so the borrower is requesting to refinance at the market rate of 4% in order to get the longer 7 year term. The borrower is also requesting approval to have his loans subordinated once the refinance is completed.

UNDERWRITER'S RECOMMENDATION:

I recommend this request for approval

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