

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, April 12, 2017 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – March 22, 2017
3. Voucher Approval
4. Old or General Business
  - a. Deadwood Main Street Initiative – Update – Louie Lalonde – **Exhibit A**
  - b. Deadwood Recreation Center Curation Project Completion – **Exhibit B**
  - c. 2017 Scholarship Award Selection – **Exhibit C**
  - d. McGillycuddy House Outside of Deadwood Grant Extension – **Exhibit D**
5. New Matters before the Deadwood Historic District Commission
  - a. COA H17011 610 Main – Wayne Morris – Façade Project – **Exhibit E**
  - b. COA H17012 692 Main Street – Elks – Replace Awning – **Exhibit F**
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17010 322 Williams St – Toni Gerlach – Repairs to Stairs/Window & Doors – **Exhibit G**
  - b. PA H17013 26 Burnham – Don & Lila Sorenson – Addition Reconstruction – **Exhibit H**
  - c. PA H17014 47 Denver – Joe Fleuckinger – Install Rear Awning Structure – **Exhibit I**
  - d. PA 17015 33 Jackson – Lauren & Jeff Trouton – Windows/Foundation/RW Repairs – **Exhibit J**
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – **Exhibit K**
    - i. Toni Gerlach – 322 Williams St. – Foundation Program
    - ii. Toni Gerlach – 322 Williams St. – Siding Program
    - iii. Toni Gerlach – 322 Williams St. – Wood Windows and Doors Program
    - iv. Lauren & Jeff Trouton – 33 Jackson – Foundation Program
    - v. Lauren & Jeff Trouton – 33 Jackson – Siding Program
    - vi. Lauren & Jeff Trouton – 33 Jackson – Wood Windows and Doors Program
    - vii. John Martinisko – 55 Taylor – Elderly Resident Program
    - viii. Wayne Morris – 610 Main – Façade Program – **Exhibit L**
  - b. Revolving Loan Program – **Exhibit M**
    - i. Margaret Fierro-Baily – 36 Jackson – Request for Extension
    - ii. David Swaney – 37 Lee Street – Request for Extension
    - iii. Rick Ensminger – 130 Charles – Request to Forgive
    - iv. Charles Williamson – 340 Williams – Request for Extension
    - v. Berg Jewelry – 650 Main – Request for Extension
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

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

## DEADWOOD HISTORIC PRESERVATION COMMISSION

**Wednesday, March 22, 2017 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – March 8, 2017
3. Voucher Approval
4. Old or General Business
  - a. 3 Rodenhaus – James Gregory – Retaining Wall issues – No Exhibit
  - b. Deadwood Main Street Initiative – Request for continuation – Louie Lalonde – Exhibit A
  - c. Pilot Program for Ghost Murals – Celebrity Hotel – Exhibit B
  - d. Discussion on advocacy and public relations – Tom Blair - No Exhibit
5. New Matters before the Deadwood Historic District Commission
  - a. COA H17007 634 Main – Toby Keehn – Remodel Project – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17005 7 Spring – Lee Steier – Replace Door – Exhibit D
  - b. PA H17008 17 Lincoln – Michael Schmidt – Porch Restoration – Exhibit E
  - c. PA H17009 214 McGovern Hill – Joe & Gwendolyn Martin – Window and Siding Replacement – Exhibit F
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit G
    - i. Robert & Mary Sjomeling – 416 Williams – Foundation Program
    - ii. Ronald Russo – 31 Charles – Foundation Program
    - iii. Troy Gorons – 43 Forest – Foundation Program
    - iv. Troy Gorons – 43 Forest – Wood Windows and Doors Program
    - v. Troy Gorons – 43 Forest – Siding Program
    - vi. Joe & Gwen Martin – 214 McGovern Hill – Siding Program
    - vii. Joe & Gwen Martin – 214 McGovern Hill – Wood Windows and Doors Program
  - b. HP Program Extensions – Exhibit H
    - i. Janice Heffron-Fogle – 12 Washington – Siding Program Extension
    - ii. Lee Thompson – 47 Forest – Elderly Resident Program Extension
    - iii. Lee Thompson – 47 Forest – Wood Windows and Doors Program Extension
    - iv. Lee Thompson – 47 Forest – Siding Program Extension
    - v. Greg Vecchi – 19 Centennial - Windows and Doors Program
  - c. Revolving Loan Program
  - d. Retaining Wall Program Disbursements
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
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Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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## **CITY OF DEADWOOD**

### **HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 22, 2017**

**Present Historic Preservation Commission:** Laura Floyd, Thomas Blair, Lyman Toews, Dale Berg, Chuck Williams, Lynn Namminga and Michael Johnson.

**Absent:**

**Present City Commission:** Dave Ruth was present.

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Crystal Murray, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Attorney, and Jerity Krambeck, Recording Secretary, were present.

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, March 22, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of March 8, 2017 HPC Minutes:**

*It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, March 8, 2017 as presented. Aye – All. Motion carried.*

**Voucher Approval:**

*It was moved by Mr. Johnson and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$126,015.76. Aye – All. Motion carried.*

**Experience Lab**

Mr. Kuchenbecker introduced Joe Veneto, Opportunities Unlimited. Mr. Veneto thanked the Commission for their support for allowing him to work with staff and attractions. Mr. Veneto stated the goal is to help them facilitate the experiences to a much higher level and to invite more visitors and have them stay longer. Mr. Veneto stated the visitors of today are not looking for a vanilla vacation/show and tell and the way we do that is through the experiences of the destination. Mr. Veneto stated ongoing innovation and destination development can be done with attractions and museums and is ultimately what experience the attraction has. Mr. Veneto stated the visitor controls the reputation and your visitors become your brand ambassadors. Mr. Veneto stated Deadwood is the expert, but Opportunities Unlimited is taking that expertise and blending it so the visitor has an experience they are willing to talk about on social media and to their friends and family. Mr. Kuchenbecker stated we are working on developing the stories, staging, and scripting for the four partners previously presented, but this morning there were an additional four partners identified for future experiences.

**Old or General Business:**

**3 Rodenhaus – James Gregory – Retaining Wall Issues**

Mr. Gregory stated he had a retaining wall built a few years ago, based on a survey. Mr. Gregory stated it was recently resurveyed by the neighbor and the retaining wall is no longer on his property and he has a dispute about paying for something that is not his. Mr. Kuchenbecker stated we were under the impression based on the earlier survey, the wall was on Mr. Gregory's parcel, the wall was built, and then resurveyed. Mr. Kuchenbecker stated when this was brought about, Mr. Gregory was told not to make payments until this is resolved. Mr. Kuchenbecker stated legal counsel and both surveys are being looking into it. Mr. Kuchenbecker stated Mr. Gregory received a letter from NeighborWorks stated he was going into default. Mr. Kuchenbecker stated the two things that he would like to see come out of this is a motion to halt any payments and interest until this is resolved and then have Mr. Riggins talk about a resolution. Ms. Murray stated it was a mistake and it is a computer-generated letter, which can be disregarded. Mr. Riggins stated he has looked into the state law regarding retaining walls (South Dakota Codified Laws 43-16-2) and it provides that every landowner and adjacent landowner, under those circumstances, is entitled to lateral and subjacent support. Mr. Riggins stated that in layman terms is if you are on a downhill side of a development, because you cut into the bank in order to build there, you owe lateral support to the property above you in order to insure the property does not slide down hill and cause damage. Mr. Riggins stated the case law that interprets it, it is clear that support does exist and there would be a requirement that the retaining wall is

paid for by the person downhill. Mr. Riggins stated with that being said, even though that is what the law says, in this case there is a unique set of circumstances because of the discrepancy in the surveys. Mr. Riggins stated he proposes to reach out to the uphill neighbor and try to resolve this issue. Mr. Riggins stated because of the lateral support duty and the fact that the wall isn't in the right place because of the survey issues, there is likely an implied easement there already, and basically saying that wall and its responsibility goes to the downhill landowner even though it is in the wrong place. Mr. Riggins stated because he believes the easement does exist and he would bear the responsibility of fixing the wall, his proposal would be to try to work out a situation where he would deed over the small piece of property where the wall sits to the downhill owner. Mr. Riggins stated that would be a reasonable solution and he suggests the City pay for any costs of any survey to correct that issue and reach out to the landowner to resolve. Mr. Toews asked Mr. Riggins if it was his understanding we acted on survey that was previously done and the survey was wrong. Mr. Riggins concurred. Mr. Toews asked if the surveyors have any liability under their errors and omissions clause with their insurance to compensate for their errors. Mr. Riggins stated he has both surveys on file and he will look at them and see if there are any liability issues there. Mr. Riggins stated he is unsure what led to the incorrect original survey, but it sounds like at one point everyone assumed that is what the boundaries were and that from the original stake there was an error that went uncorrected for quite some time. Mr. Riggins stated it was his understanding that there are lots that are actually in the middle of the street and it is more than a single issue, yet a widespread problem. Mr. Toews stated he does not want to see Historic Preservation money spent on this, when we trust the survey companies we hire to do their job and they have insurance to cover it. Mr. Riggins stated he would look into that and if we do incur any costs, they are going to be minimal and if we reached out to the original survey, they would probably not incur further costs to us to resurvey. Mr. Toews asked about the landowner. Mr. Riggins stated he would reach out to him and see if this is a reasonable resolution, but under the circumstances, there is already an implied easement and he loses nothing from this resolution, as he has no right to the land. Mr. Blair asked the cost of the retaining wall. Mr. Gregory stated approximately \$180,000. ***It was moved by Mr. Blair and seconded by Mr. Namminga to halt all required payments and interest on the retaining wall until this is resolved. Roll Call: Aye – Mr. Blair, Mr. Toews, Mr. Berg, Mr. Namminga, Mr. Johnson. Nay – Mr. Williams. Motion carried.***

Mr. Williams asked if we require the businesses that do the surveys in the City to carry the correct insurance. Mr. Kuchenbecker stated without knowing the full history of the parcel, at what point did the 10 feet off Stewart Street change. Mr. Kuchenbecker stated unfortunately in Deadwood we have a lot of conflicting information regarding surveys over the last 140 years. Mr. Kuchenbecker stated the two surveyors in Deadwood have both surveyed the parcel and that is where the dispute is regarding the parcel. Mr. Gregory concurred. Mr. Williams again asked if the surveyors had omissions and errors. Mr. Kuchenbecker stated he could not answer that question. Mr. Williams asked if we should require it and stated we should not have our neck out there on this. Chair Floyd asked to find out if they have insurance and if we can utilize it. Mr. Williams stated the surveyors are the ones who are responsible. Chair Floyd asked if there was additional action needed this evening. Mr. Riggins said he will put together his finding on the original surveys, the insurance and course of action and will present to Historic Preservation Commission.

#### Deadwood Main Street Initiative – Request for continuation – Louie Lalonde – Exhibit A

Ms. Lalonde asked for a continuation for the financial pledge from Deadwood Historic Preservation. Ms. Lalonde stated they are close to the completion of their business plan and believes that it is important information for a decision to be made. Ms. Lalonde requested continuation until April 12, 2017. Ms. Lalonde stated a Community Forum will be held on April 6, 2017 to get additional information on the Visitor Center, Comprehensive Plan, Main Street Initiative, and moving forward on the development of the two plazas. ***It was moved by Mr. Blair and seconded by Mr. Toews to continue the Deadwood Main Street Initiative conversation to April 12, 2017. Aye – All. Motion carried.***

#### Pilot Program for Ghost Murals – Celebrity Hotel – Exhibit B

Mr. Kuchenbecker stated the Deadwood Historic Preservation Commission directed staff to reach out to the Celebrity Hotel to do a pilot program of the Ghost Mural program and presented a letter dated December 13, 2016. Mr. Kuchenbecker presented a quote from Flat Earth Signs and Celebrity Hotel would like to proceed with this and extend a covenant or easement on the mural as well. ***It was moved by Mr. Toews and seconded by Mr. Johnson to recommend to the City Commission to approve the Pilot Program for Ghost Murals at the Celebrity Hotel. Aye – All. Motion carried.***

#### Discussion on advocacy and public relations – Tom Blair - No Exhibit

Mr. Blair stated years ago Deadwood did an advocacy program across the State of South Dakota. Mr. Blair stated as we look at some of the declines in occupancy and gaming revenue, we need to go look at what we are doing and advocacy is one of these things. Mr. Blair stated this body needs to take some of this back and start going to these events. Mr. Blair stated gaming is being considered in several locations in the Dakotas and Montana and we



need to be able to talk to the people of South Dakota and tell them about who we are and what we have done. Mr. Williams asked who went to all these places representing the City. Mr. Blair stated several people who worked at the Chamber at the time, Mr. and Mrs. Blair, and others attended several a year. Mr. Williams asked how much we give to South Dakota Tourism. Mr. Kuchenbecker stated \$3.5-3.7 million and another \$955,000 in promotional taxes from Lawrence County, so we represent about 34% of their total budget between gaming and promotional tax. Mr. Blair stated nobody talks about Deadwood better than people that live here. Mr. Toews asked if the Promotion Committee could be given the charge and if they need support, they can request it. Mr. Blair stated the reason he is bringing this up now is because some of these places fill up very quickly. Mr. Kuchenbecker stated there is a \$10,000 line item for public relations/advocacy. Mr. Kuchenbecker stated this could be an activity under promotions to come up with a plan. Mr. Kuchenbecker stated City staff is stretched thin and we do not have the staff to keep up with everything else we have. Mr. Kuchenbecker stated he agrees this is important, but if we are going to do this in the future, we need to develop a budget, a timeline and plan. Ms. Lalonde stated the Chamber of Commerce arranged it in years past. Mr. Kuchenbecker stated the Chamber is stretched just as much as City staff. Mr. Toews stated he would like to reduce the amount of activities our staff does and we are pulling them and we need to develop people in this town.

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

##### **COA H17007 634 Main – Toby Keehn – Remodel Project – Exhibit C**

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 634 Main Street, a contributing structure located in the Original Town Planning Unit in the City of Deadwood, circa 1930. The applicant is requesting permission to remove the glass overhead door located at the rear of the building (south end) and modify opening to match the current entry located on the rear of the building (north end). The applicant is also requesting to build a 14 1/2' x 18 1/2' addition to provide interior space for freezer and cooler, along with dry storage per submitted plans. The rear door proposed for change was part of an early gaming alteration and not part of the original building. Furthermore, the addition planned to the front of the building is an addition to an addition again from the early gaming alteration to the original configuration. The proposed addition is still compatible to the resource and does not have an adverse effect to the original resource. As such, 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. Mr. Blair asked if the front of the addition would go to the doorway. Mr. Keehn stated it would only go to the curve of the building.

***It was moved by Mr. Toews and seconded by Mr. Williams based upon the guidance found in DCO 17.68.050, 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. Aye – All. Motion carried.***

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

##### **PA H17005 7 Spring – Lee Steier – Replace Door – Exhibit D**

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 7 Spring Road, a non-contributing structure located in the Large's Gulch Planning Unit, circa 1988. The applicant is requesting permission to replace the existing front door, as submitted. 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 Mr. Namminga based upon all the evidence presented, this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

##### **PA H17008 17 Lincoln – Michael Schmidt – Porch Restoration – Exhibit E**

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 17 Lincoln Avenue, a contributing structure located in Ingleside Planning Unit, circa 1880. The applicant is requesting permission to restore and repair the back porch to the house as submitted. The porch is deteriorating and considered a life-safety issue. The plans will rehabilitate the porch back to current configuration. 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 Mr. Johnson based upon all the evidence presented, this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

PA H17009 214 McGovern Hill – Joe & Gwendolyn Martin – Window and Siding Replacement – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 214 McGovern Hill Road, a contributing structure located in the McGovern Hill Planning Unit, circa 1940. The applicant is requesting permission to repair and replace windows, as submitted. The applicant has also requested to be entered into the siding program to repair the original wood fascia and soffit of the home. In the 2000s, the Deadwood Historic Preservation Commission allowed the installation of a half-round log siding on the resource. It is staff's opinion this has taken some of the historic integrity of the resource away. The applicant is looking to repair and replace some of the windows and repair the fascia and soffit. Staff has met with the applicant and will continue to work with the owner and contractor on this project. 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. Blair and seconded by Mr. Toews based upon all the evidence presented, this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

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

HP Program Applications – Exhibit G

Robert & Mary Sjomeling – 416 Williams – Foundation Program

Ronald Russo – 31 Charles – Foundation Program

Troy Gorons – 43 Forest – Foundation Program

Troy Gorons – 43 Forest – Wood Windows and Doors Program

Troy Gorons – 43 Forest – Siding Program

Joe & Gwen Martin – 214 McGovern Hill – Siding Program

Joe & Gwen Martin – 214 McGovern Hill – Wood Windows and Doors Program

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the HP Program Applications, as presented. Aye – All. Motion carried.***

HP Program Extensions – Exhibit H

Janice Heffron-Fogle – 12 Washington – Siding Program Extension

Lee Thompson – 47 Forest – Elderly Resident Program Extension

Lee Thompson – 47 Forest – Wood Windows and Doors Program Extension

Lee Thompson – 47 Forest – Siding Program Extension

Greg Vecchi – 19 Centennial – Windows and Doors Program

***It was moved by Mr. Toews and seconded by Mr. Johnson to approve the program extensions as presented. Aye – All. Motion carried.***

**Revolving Loan Program/Disbursements**

***It was moved by Mr. Blair and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$2,447.07, based on information as presented by Ms. Murray, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$4773.70, based on information as presented by Ms. Murray, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.***

The delinquency report was presented by Ms. Murray.

**Revolving Loan Fund/Retaining Wall Program Update:**

Retaining Wall Applications

No applications were addressed at this meeting.

**Items from Citizens not on Agenda**

Lee Thompson, 47 Forest, asked if any Commissioners have been to 43 Forest and stated the owners have put too much money into the house. Mr. Thompson asked if it would be possible to grant them the vacant home grant, even though they did not apply for it in the required time, as they did not know what they were going to do with it and they are having trouble getting contractors up. The owners are going to spend around \$190,000-200,000. Mr. Thompson asked the Commission to look at the structure. Mr. Kuchenbecker stated the house has to be vacant for

two years, which this house has been vacant for longer, and the application has to be in within three months of purchase. Mr. Kuchenbecker stated it was denied at staff level, due to not meeting the requirements. Mr. Thompson said they have taken a house that was gone and brought it back to life and it would be some good money spent to waive the three months. Chair Floyd stated it would be revisited at Loan Committee. Mr. Thompson stated when you are up looking at 43 Forest to look at the retaining wall at 47 Forest and asked the Commission what is done when a retaining wall did not work. Chair Floyd stated we could get that question on the table as well.

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

Mr. Kuchenbecker reported on the following items:

- We are working with Split Rock on a daily basis and we are on schedule for the Welcome Center;
- Staff attended the Lead/Deadwood Middle School career fair today;
- Mike is working with the Experience Lab this week.

**Committee Reports:**

- Mr. Toews stated he is on two committees, Economic Restructuring Committee and one of the things they are looking at is doing an RFQ for architectural services for upper floor conceptual designs and we are looking to have Historic Preservation money to pay for that to give the property owner something to see before they get too far down the road. Mr. Toews stated they are also planning a workshop for the owners to talk about the façade program and any other initiatives we have and other design issues. Mr. Toews stated on the Design Committee, they talked about the Celebrity Hotel mural and the banners at Days of '76 and adding different banners for different occasions based off the Days of '76. Mr. Toews stated they are reaching out to the City for help with that.
- Mr. Blair stated it was a good meeting today with the Main Street Initiative.
- Mr. Berg stated he is excited about second floor development.

Mr. Kuchenbecker stated the Deadwood Dine Out is coming up on March 26-30.  
Wednesday March 29, 2017 is the Deadwood Trust Information Night.

**Adjournment:**

The Historic Preservation Commission Meeting adjourned at 6:11 p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
*Jerity Krambeck, Historic Preservation Office/Recording Secretary*

## **MEMORANDUM**

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**Date:** April 7, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Development of Final Report and Curation of Artifacts from the  
Deadwood Recreational Center Archaeology Investigation Final Phase

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In July 2016 Quality Services was hired to write a final report and begin the artifact curation on the archaeology performed at the Deadwood Recreation Center site located at 105 Sherman Street. The first half of the project has been completed and now we need to complete the second and final phase of the project. The cost for the curation completion proposal is for \$49,860.00 and will come out of the 2017 and 2018 HP Archaeology Budget line items. The proposal submitted by Quality Services, Inc. is attached to this memorandum.

This project was suspended in 2010 and never completed. This office along with Quality Services, Inc. is requesting permission to complete the project. Several years of negotiation has occurred between this office and the archaeological firm. Staff believes this is a reasonable proposal based on the large concentration of early cultural resources associated with Deadwood prior to 1900 and discovered during the investigation.

The report is required under Deadwood Codified Ordinance 17.68.050 ... "In advance of new construction, steps shall be taken to insure evaluation of possible archaeological resources, as set forth in SDCL 1-20". This is a requirement we enforce on other projects throughout the National Historic Landmark District.

### **RECOMMENDED MOTION**

Recommend to the City Commission the approval of the Final Phase of the Deadwood Recreation Center Archaeology Investigation and enter into a contract with Quality Services, Inc. in the amount not to exceed \$49,860.00. Funding for this project will come out the 2017 & 2018 HP Archaeology Budget.





## ***Quality Services, Inc.***

1621 Sheridan Lake Road, Ste A, Rapid City, SD 57702-3432  
Archeology-Architectural History-Forestry-Geophysics-History

Email: [info@qualityservices.us.com](mailto:info@qualityservices.us.com)

Phone: 605-388-5309

Fax: 605-388-5319

Cell: 605-209-0265

March 31, 2017

Sent via email

Mr. Kevin Kuchenbecker  
Historic Preservation Officer  
City of Deadwood  
Deadwood, SD

Re: Deadwood Recreation Center Artifacts Curation Completion Proposal

Dear Kevin:

Thank you for contacting ***Quality Services, Inc. (QSI)*** in regard to the above referenced work. This proposal is to complete the remaining approximately 50% of cataloging and preparing the artifacts from the 2009 excavation project for curation at the City's facility.

Artifacts will be prepared for curation and cataloged in a spreadsheet or database format we used for the first half of this project that will allow for future analysis, research, and locating specimens. All data will be supplied in Microsoft Office format.

Our reduced rates for the City of Deadwood on this project are as follows:

<b>Personnel &amp; Charge Rates</b>	<b>#</b>	<b>Unit</b>	<b>Cost</b>	<b>Total</b>
Management, Principal Investigators & GIS Staff	400	Hour	\$44.80	\$17,920.00
Technicians and Clerical Staff	1000	Hour	\$31.94	\$31,940.00
Materials and Supplies – Deadwood will supply or at cost	n/a	Each	At cost	TBD
<b>Total</b>				<b>\$49,860.00</b>

These hourly amounts remain based on our 2016 professional and non-professional average pay rates and our 2016 SD state approved overhead rate. This is of benefit to the City of Deadwood because our rates have increased based on SD Dept. of Transportation's higher 2017 overhead rates.

Project tasks include preparing the remaining approximately ½ of the collections for curation, including cataloging to Deadwood HPO specifications. Your office will provide materials and supplies for the curated artifacts.

*Quality Services, Inc.* will implement this work and complete it within one year or less of authorization to proceed.

Work will be invoiced bi-weekly with payment due within 30 days. Payments past due 30 days or more will be subject to 1% per month penalty and collection costs.

Please call me if you want to discuss this or have any questions.

Thank you very much!

Sincerely,

A handwritten signature in cursive script that reads "Lance".

Lance Rom  
President

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

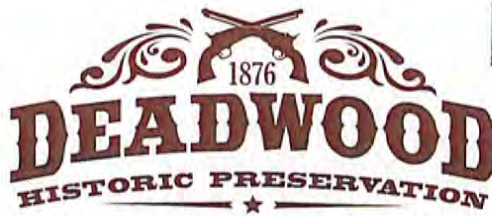


EXHIBIT C

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

## MEMORANDUM

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**Date:** April 3, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** 2017 Scholarship Award

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The Projects Committee met on April 3, 2017 and reviewed eight 2017 Scholarship Award Applications. After serious review and consideration the committee selected two recipients for the Scholarships, Max Nelson and Brett Mattson.

The Projects Committee recommends approval of the two students for the 2017 Scholarship Award.

**Recommended Motion:** *Approve the applications from Max Nelson and Brett Mattson for the 2017 Scholarship Fund in the amount of \$1,000 each.*

April 4, 2017

Deadwood Historic Preservation Commission  
Deadwood, SD

RE: Out of Deadwood Grant  
Reconstruction of McGillicuddy Residence Entryway

Dear Commission:

First of all, I want to reiterate that the Historic Rapid City Board is extremely thankful for the support of your Commission in the reconstruction and restoration of the McGillicuddy residence. We have come a long ways and would be thrilled to give any of the commission a tour of the house.

Progress that has been accomplished is as follows:

General:

1. We have finished the framing , and 95% of the sheet rocking of the 2nd floor.
2. The HVAC for the second floor has been installed and activated, insulation is pending.
3. The electrical for the 2nd floor has been roughed in.
5. The homes on each side of this residence have been demolished, and basements filled in.
6. Partial grading of the site and parking is complete.

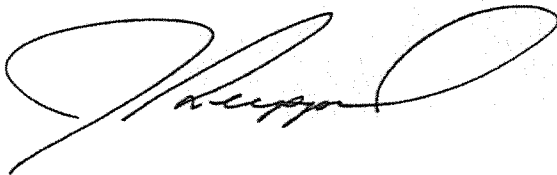
Related to this Grant:

- A. The 1940's front steps, porch, floor and roof framing have been removed.
- C. We uncovered the original porch footings, finding them only 6" under the surface, thus preventing them from being reused, however, but confirmed their locations.
- D. Concrete piers and grade beams have been installed to match the original porch.
- E. The 2nd floor bay has been supported, but 1st floor entry framing can't be installed until the stone from the 1940's remodel have been removed. With more favorable weather returning, the West River Masonry crew has been recommitted to the project and have been on site very working recently. The remaining stone should be removed by the end of next week. We will be framing the original entry as soon as the stone is removed. West River Masonry's crews will then be reinstalling the stone on the new framing.

With this letter, we cordially request a six (6) month extension to complete the work specified in the Grant.

If you have any questions, please feel free to contact us as needed. We are looking forward to your response.

Sincerely;



Jeff Reuppel  
Historic Rapid City Board Member

Date: 4/07/2017

Case No. H17011

Address: 610 Main St

## Staff Report

The applicant has submitted an application for Project Approval for work at 610 Main St, a contributing structure located in Original Town Deadwood Planning Unit in the City of Deadwood.

Applicant: Wayne Morris

Owner: Wayne Morris

Constructed: 1897 - 1903

## CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

### General Factors:

**1. Historic significance of the resource:** This building is a portion of the development of lower main which took place at the turn of the century. It has stylistic design features common to other buildings from the Fairmont Hotel north to this building. The second floor of the east façade, ornate geometric design and cornice are a good example of a turn of the century building architecture.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to repair or replace windows, refurbish door, clean and repoint façade, brick mortar, point and seal on the front and rear of the structure.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff will continue to work with the ownership group to ensure proposed works meet the secretary of interior standards for rehabilitation and to obtain the conservation easement through the Façade Easement Program.

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





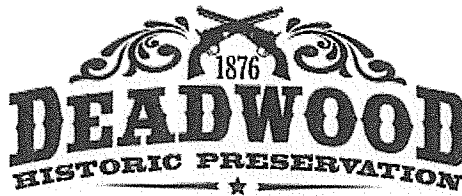
**Motions available for commission action:**

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

**OR**

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H17011</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>3/16/17</u>
Date of Hearing	<u>4/12/17</u>

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

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

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

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

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

<b>PROPERTY INFORMATION</b>
Property Address: <u>610 Main</u>
Historic Name of Property (if known): <u>Wild Bill Bar</u>

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

Owner's Name: <u>Nuggett LLC</u>
Address: <u>388 Main</u>
City: <u>Dead</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 920 1512</u> Fax: _____
E-mail: <u>wo.morris@rushmore.com</u>

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

Contractor's Name: <u>Coyle Construction</u>
Address: <u>211 Enchantment Rd</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57701</u>
Telephone: <u>605 381 8337</u> Fax: _____
E-mail: _____

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

<b>TYPE OF IMPROVEMENT</b>			
<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 checked="" type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input checked="" type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	
<input type="checkbox"/> Other <u>foodade</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>5-1-17</u>		Project Completion Date (anticipated): <u>6-1-17</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" 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.

Front First Story: replace windows, doors refurbished  
paint & weather seal

Front Second Story: replace windows, replace portion  
wood facade, paint & seal

Back First Story: replace doors & windows restore  
brick mortar paint & weather seal

Back Second Story: replace windows and doors, egress  
stair case, facade repairs,

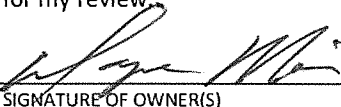
<b>FOR OFFICE USE ONLY</b> Case No. _____
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<b>SIGNATURES</b>
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I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. 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)	3-7-17 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

<b>APPLICATION DEADLINE</b>
-----------------------------

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

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

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



Date: 4/07/2017

Case No. H17012

Address: 692 Main St

## Staff Report

The applicant has submitted an application for Project Approval for work at 692 Main St, a contributing structure located in Original Town of Deadwood Planning Unit in the City of Deadwood.

Applicant: Elks

Owner: Elks

Constructed: c 1905

## 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:** The Elk's Club building is important not only because of its location and size but also because it is a good example of a turn of the century commercial building. It is similar in style to the Waite Block directly across the street. Although the first floor store front has had alterations, i.e. metal frame windows and wood siding, the building retains its basic style and design.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the damaged metal above the storefront where the original transoms were with new metal and install a new awning over the metal revealing the vertical columns on each side of the store front. The color will be the same as the original awning.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** The contractor at staff's request investigated if the transom windows above the storefront were in existence behind the damaged metal. They were not; however, the Elk's and contractor agreed to slightly reduce the awning and uncover the vertical columns on each side of the storefront.

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



**Motions available for commission action:**

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

**OR**

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



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



FOR OFFICE USE ONLY

Case No. H17012  
☐ Project Approval  
☒ Certificate of Appropriateness  
Date Received 4/4/17  
Date of Hearing 4/12/17

## 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: 692  
696 MAIN ST.

Historic Name of Property (if known): Elks Lodge

### APPLICANT INFORMATION

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

Owner's Name: Elks  
692  
Address: 696 MAIN  
City: DEADWOOD State: SD Zip: 57754  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

Contractor's Name: Pyramid Construction  
Address: 816 W McClellan  
City: LEAD State: SD Zip: 57754  
Telephone: 605 580-1291 Fax: \_\_\_\_\_  
E-mail: NAILBOUNDER @outlook.com

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

### TYPE OF IMPROVEMENT

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>1 June</u>		Project Completion Date (anticipated): <u>1 July</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>SunBrella</u> Style/type <u>Burgundy (#6031-0000)</u>			
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement
Material <u>SunBrella</u> Style/type <u>Burgundy</u> Dimensions <u>7' X 45'</u>			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

FASCIDE - THE old fascide is painted aluminum.

PROPOSED REPLACEMENT IS PAINTED STEEL. (COLOR - WEATHERED COPPER) by METAL SALES

AWNING WAS DESTROYED by WEATHER.

PROPOSED REPLACEMENT IS A 7' X 45' 45" AWNING (MATCHING old one)

COLOR TO BE Burgundy (#6031-0000). Supplied by BH TENT AND AWNING.

IN THE PROCESS OF CONSTRUCTION THE OUTSIDE COVER BRICK will BE EXPOSED.

IN THE CENTER OF AWNING A ELKS Logo to BE PRINTED IN Gold.



## SIGNATURES


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

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

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

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

\_\_\_\_\_  
DATE

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

4-4-17  
\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

## APPLICATION DEADLINE

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

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

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



Brick

← Brick →

ELKS  
#508

METAL FASCIADE  
IS BEHIND AWNING.  
Practically useless.

Front

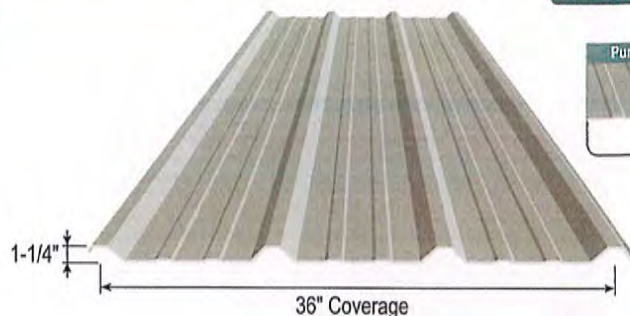
Windows

Awning

Brick

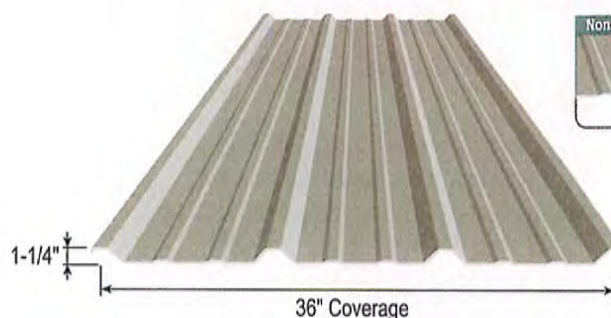
## PBR-Panel, R-Panel

- ▶ Exposed direct-fastened panel for roof and wall applications
- ▶ 36" panel coverage
- ▶ Trapezoidal rib on 12" centers
- ▶ 1-1/4" rib height
- ▶ PBR-Panel Gauges: 26 ga. and 24 ga. standard, 22 ga. optional
- ▶ R-Panel Gauges: 29 ga. and 26 ga. standard
- ▶ Minimum roof slope: 1:12
- ▶ Applies over open framing or solid substrate
- ▶ Finishes: MS Colorfast45®, PVDF and Acrylic Coated Galvalume®
- ▶ Contact Metal Sales for load-carrying capabilities



PBR-Panel

Purlin-Bearing Leg



R-Panel

Non Purlin-Bearing Leg

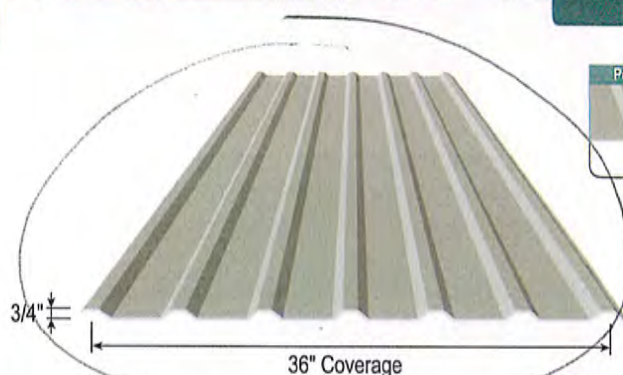
### Testing and Approvals

- ▶ UL 580, Class 90 Wind Uplift, Construction, #161
- ▶ UL 790, Class A Fire Resistance Rating – per assembly
- ▶ UL 2218, Class 4 Impact Resistance
- ▶ ASTM E 455 Diaphragm Test
- ▶ Miami-Dade County Approved, NOA 15-0601.01 and 15-0601.02 (24 ga. roof & wall)
- ▶ Texas Department of Insurance Evaluation Reports, RC-198, RC-265, RC-279, RC-391
- ▶ ICC Evaluation Report, ESR-2385 (R-Panel)
- ▶ 2014 FBC Approved
  - 26 ga. over 16 ga. Purlins, 10999.7
  - 26 ga. over 16 ga. Girts, 9482.4
  - 26 ga. over 1/2" Plywood, 14645.12



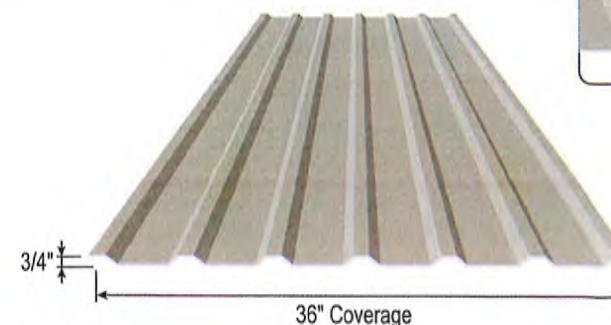
## PBU-Panel, U-Panel

- ▶ Exposed direct-fastened panel for roof and wall applications
- ▶ 36" panel coverage
- ▶ Trapezoidal rib on 6" centers
- ▶ 3/4" rib height
- ▶ Gauges: 29 ga., 26 ga. and 24 ga. standard, 22 ga. optional
- ▶ Minimum roof slope: 1:12
- ▶ Applies over open framing or solid substrate
- ▶ Finishes: MS Colorfast45®, PVDF and Acrylic Coated Galvalume®
- ▶ Contact Metal Sales for load-carrying capabilities



PBU-Panel

Purlin-Bearing Leg



U-Panel

Non Purlin-Bearing Leg

### Testing and Approvals

- ▶ UL 263, Fire Resistance Rating – per assembly
- ▶ UL 580, Class 90 Wind Uplift, Construction, #39
- ▶ UL 790, Class A Fire Resistance Rating – per assembly
- ▶ UL 2218, Class 4 Impact Resistance
- ▶ Texas Department of Insurance Evaluation Report, RC-196
- ▶ ICC Evaluation Report, ESR-2385



# EXHIBIT G

Date: 3/16/2017

Case No. H17010

Address: 322 WILLIAMS ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 322 WILLIAMS ST, a non-contributing structure located in Fountain City Planning Unit in the City of Deadwood.

Applicant: TONI GERLACH

Owner: TONI GERLACH

Constructed: ca. 1895/ ca. 1950

## 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 one-story hipped roofed block at the right end of this property represents a historic dwelling, built about 1895. Sometime after World War II, presumably in the late 1940s or 1950s, the overall size of the house was more than doubled by construction of a large addition to the right. At this time, the entire building was veneered with stucco and the historic dwelling additionally altered with an attached garage at front and new doors.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to fix the foundation cracks and sloping in front and rear of the home and repair windows and doors.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff will work with the applicant and their contractor throughout this project. 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.	H17010
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	3/15/17
Date of Hearing	3/22/17

## 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: 322 Williams St Deadwood SD

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Toni Gerlach

Address: 322 Williams St.

City: Deadwood State: SD Zip: 57732

Telephone: 605-580-0345 Fax: \_\_\_\_\_

E-mail: pumphousecmbs@gmail.com

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### TYPE OF IMPROVEMENT

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



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 type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" 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.

- Fix foundation cracks & sloping in front & rear of home. Stone stairs safety issues need repairs & positive drainage (water drainage is destroying stairs)

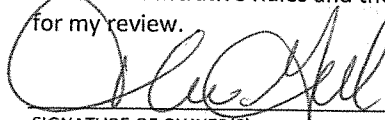
- Update windows & doors

### 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.

 3.15.17  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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

Date: 4/07/2017

Case No. H17013

Address: 26 Burnham

## Staff Report

The applicant has submitted an application for Project Approval for work at 26 Burnham, a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Don and Lila Sorenson

Owner: Don and Lila Sorenson

Constructed: 1895

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

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

**2. Architectural design of the resource and proposed alterations:** The applicant is the recipient of the Historic Rehabilitation Program and is requesting permission to tear down the addition to the back of the house and reconstruct the addition per the attached plans.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** There have been numerous additions to the rear of the original resource which are in various stages of deterioration. The proposed addition will read as an addition put will be brought up to code with new HVAC, electrical, bathrooms, kitchen and bedroom. This area of the existing additions has little if any integrity left from a visual as well as structural vantage point.

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  
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108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



FOR OFFICE USE ONLY

Case No. H17013

☒ Project Approval

☐ Certificate of Appropriateness

Date Received 4/4/17

Date of Hearing 4/12/17

## 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: 26 Burnham

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Don & Lila Sorenson

Address: 26 Burnham

City: Deadwood State: SD Zip: 57732

Telephone: 722-6181 Fax: \_\_\_\_\_

E-mail: slsorenson@rushmore.com

Architect's Name: Shane Delbridge

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

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

Telephone: 605 431-9307 Fax: \_\_\_\_\_

E-mail: shanedelbridge@vastbb.net

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

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☒ Other \_\_\_\_\_

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

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

Tear down addition at rear of house replace with  
new foundation and reconstruct addition per  
attached drawings.

### 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.

Donald Sorenson 4-4-17  
SIGNATURE OF OWNER(S) DATE

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

Lila Sorenson 4/4/17  
SIGNATURE OF OWNER(S) DATE

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

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

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

### APPLICATION DEADLINE

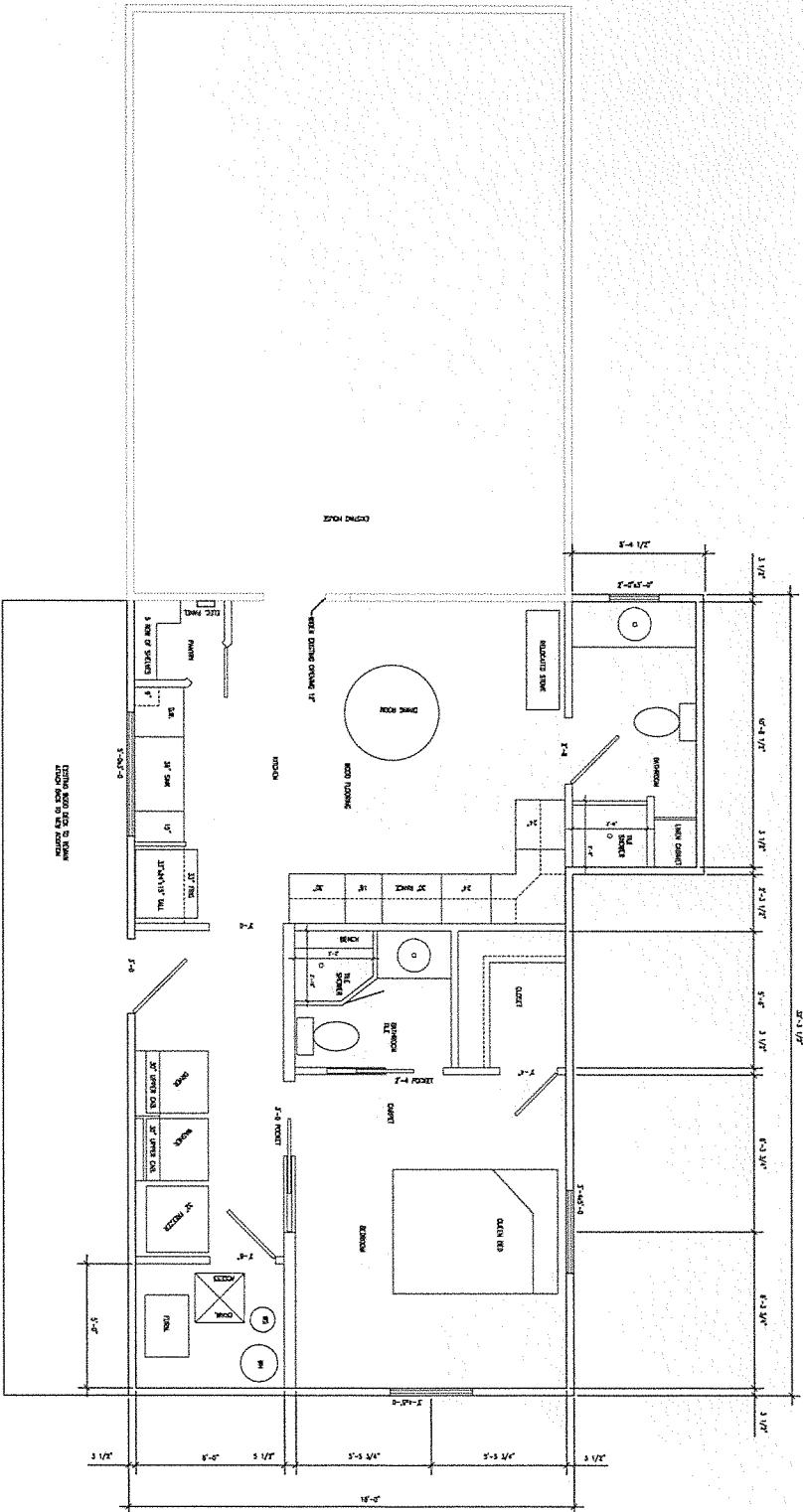
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office.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

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PROJECT NO. DRAWING NO.  
DATE: 03/29/2017  
SCALE: **D1**  
If this drawing is not 30" x 42" it is a reduced print.

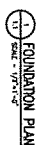


FLOOR PLAN  
SCALE - 1/8" = 1'-0"

NEW ADDITION  
SORENSEN RESIDENCE  
26 BURNHAM AVE  
DEARWOOD SD  
ADDITION  
FLOOR PLAN

PROJECT NO. DRAWING NO.  
DATE: 02-23-2017  
SCALE: A1  
If this drawing is not 36" x 48" it is a reduced print.





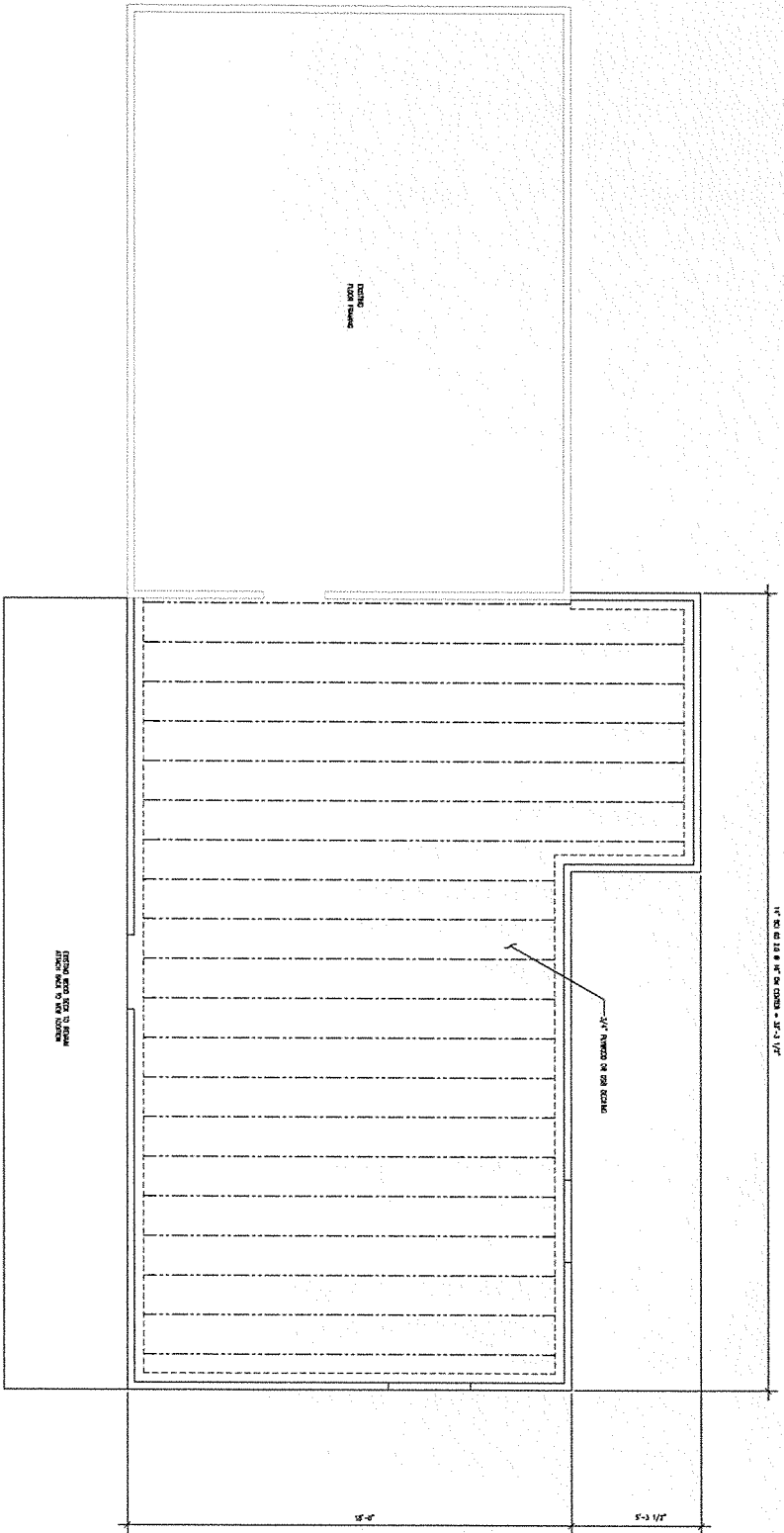
NEW ADDITION  
SORENSEN RESIDENCE  
26 BURNHAM AVE.  
DEADWOOD, SD

PROJECT NO. \_\_\_\_\_ DRAWING NO. \_\_\_\_\_

DATE: 03.29.2017

SCALE: 1" = 1'

*If title drawing is not 30" x 42" it is a reduced print.*



1 FLOOR FRAMING PLAN  
SCALE - 1/8" = 1'-0"

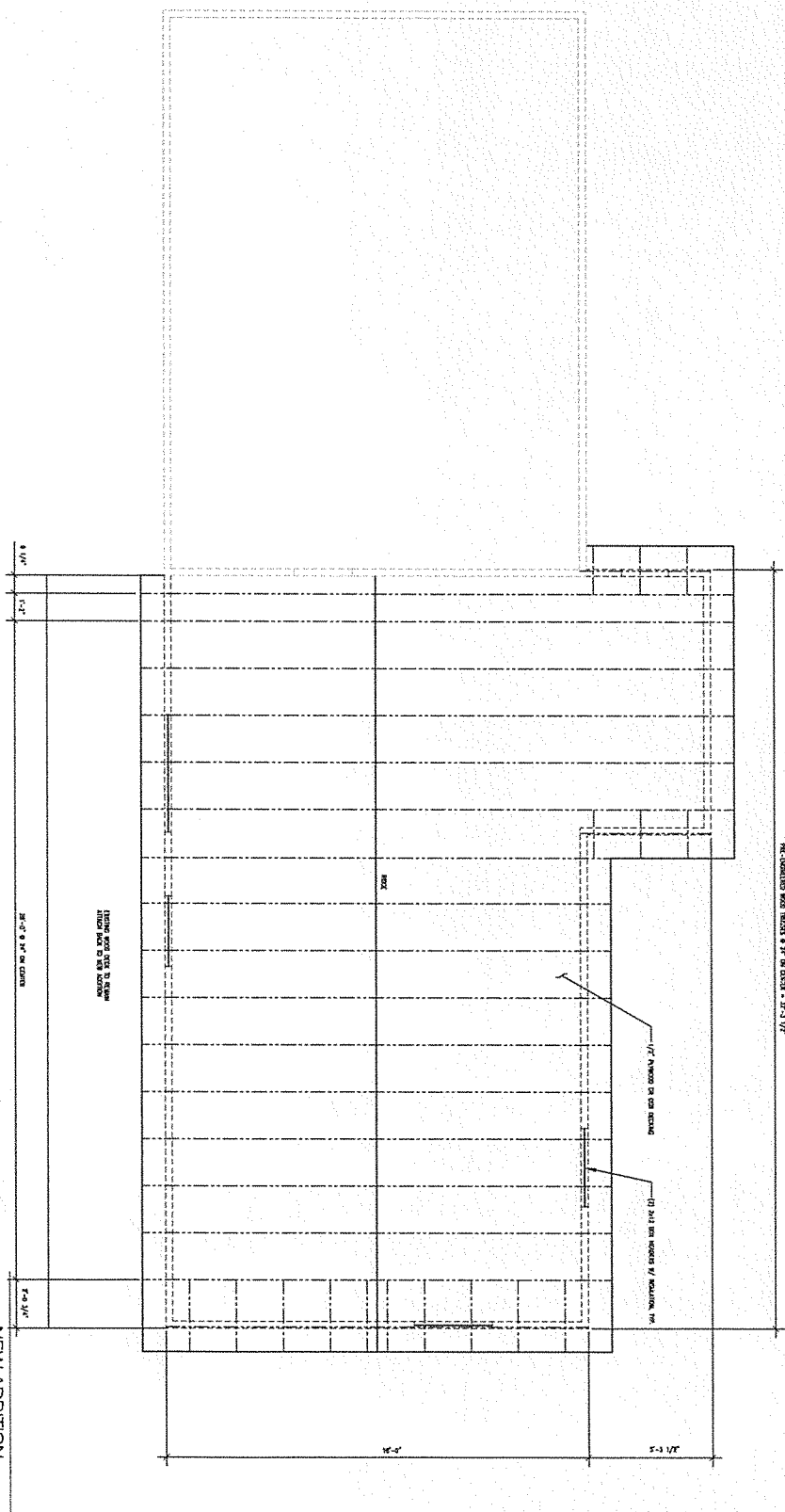
NEW ADDITION  
SORENSEN RESIDENCE  
26 BURNHAM AVE.  
DEADWOOD, SD

PROJECT NO. DRAWING NO.

DATE: 03/29/2017

SCALE: 1.2

If this drawing is not 30" x 42" it is a reduced print.



1. ROOF FRAMING PLAN  
 1/2" = 1'-0"

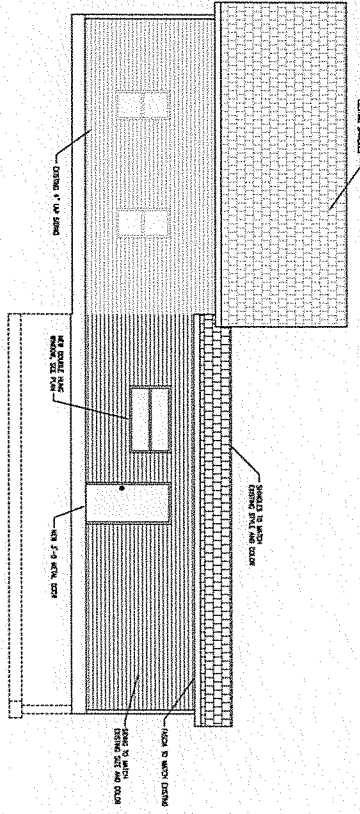
NEW ADDITION  
 SORENSON RESIDENCE  
 26 BURNHAM AVE  
 DEERWOOD, SD

ROOF FRAMING  
 PLAN

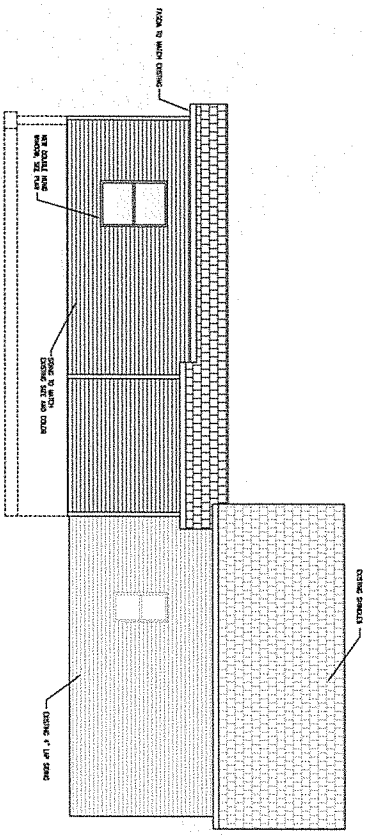
PROJECT NO. DRAWING NO.  
 DATE: 03-28-2017  
 DECAIS

1.3

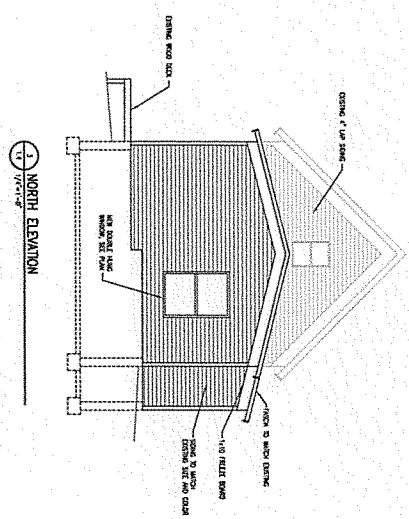
If this drawing is not 20" x 40" it is a reduced print.



1 EAST ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION

NEW ADDITION  
SORENSEN RESIDENCE  
26 BURNHAM AVE.  
DEADWOOD, SD

PROJECT NO. DRAWING NO.

DATE: 03.29.2017

SCALE: 1" = 4'

IF THIS DRAWING IS NOT 30" x 42" IT IS A REDUCED PRINT.





NEW ADDITION  
SORENSEN RESIDENCE  
26 BURHAM AVE.  
DEANDWOOD SD  
ADDITION  
SECTION  
PROJECT NO. DRAWING NO.  
DATE: 03.20.2017  
SHEETS  
2.1  
If this drawing is not 30" x 42" it is a reduced print.

# EXHIBIT I

Date: 4/07/2017

Case No. H17014  
Address: 47 Denver

## Staff Report

The applicant has submitted an application for Project Approval for work at 47 Denver, a contributing structure located in City Creek Planning Unit in the City of Deadwood.

Applicant: John Fleuckinger  
Owner: John Fleuckinger  
Constructed: c 1895

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

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

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to construct an awning on the rear of the structure with an asphalt shed roof.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** The proposed work and changes is not visible from the right-of-ways within the historic district due to its location on the lower level at the rear of the resource and is reversible; therefore, the change does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	<u>#17014</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>4/5/17</u>
Date of Hearing	<u>4/12/17</u>

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

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

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

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

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

### PROPERTY INFORMATION

Property Address: 47 Denver

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: John Fleuckinger

Address: 47 Denver

City: Deadwood State: SD Zip: 57732

Telephone: 645-1307 Fax: \_\_\_\_\_

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

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

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

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

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

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

Contractor's Name: Joe Bailey

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

City: Deadwood State: SD Zip: 57732

Telephone: 641-7465 Fax: \_\_\_\_\_

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

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

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

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

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

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

### TYPE OF IMPROVEMENT

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

Install a 10x20 Awning with asphalt roof  
to back of house.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FOR OFFICE USE ONLY
Case No. _____

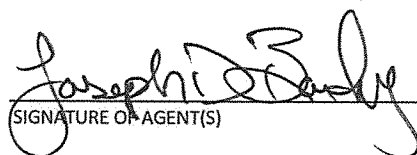
## SIGNATURES

**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.

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


04/05/2017  
 \_\_\_\_\_  
 SIGNATURE OF AGENT(S)                      DATE

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

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

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

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

## APPLICATION DEADLINE

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

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

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

# Criteria Checklist for Project Approval OR Certificate of Appropriateness

## SUBMITTAL CRITERIA CHECKLIST

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

### ALL WORK:

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

### RENOVATIONS AND ADDITIONS:

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

### MATERIAL CHANGES:

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

### PAINTING, SIDING:

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

### NEW CONSTRUCTION:

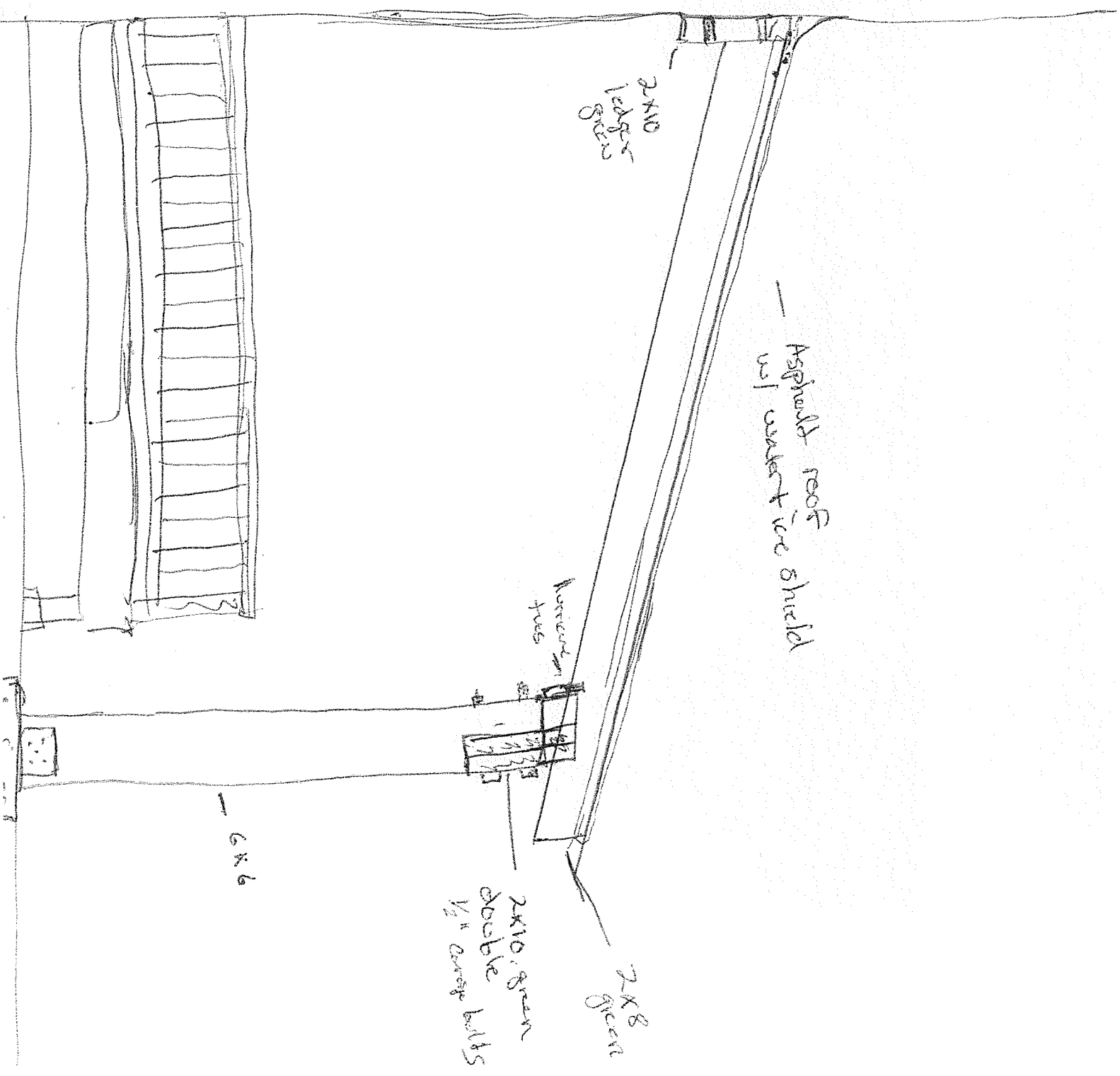
- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street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

47 Deaver are not  
Deadwood

16x20 Shed roof on  
back of house

all material will be  
green treated

Shed roof will go  
over preexisting deck









Date: 4/07/2017

Case No. H17015  
Address: 33 Jackson

## Staff Report

The applicant has submitted an application for Project Approval for work at 33 Jackson, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Lauren & Jeff Trouton  
Owner: Lauren & Jeff Trouton  
Constructed: 1938

## 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, Colonial, or Cape Cod Design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles. This house gains additional significance for its association with U.S. Forest Service operations in Deadwood, and for its tie to the Civilian Conservation Corps program.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace/repair wood windows and doors and repair foundation, masonry and tuck pointing.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff will continue to work with the applicant and contractor in the rehabilitation of this resource. Most windows will be repaired; however, due to the condition a few windows will need to be replaced. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	<u>H17015</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>4/6/17</u>
Date of Hearing	<u>4/12/17</u>

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

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

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

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

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

### PROPERTY INFORMATION

Property Address: 33 Jackson

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Lauren & Jeff Trouton  
Address: 33 Jackson  
City: Deadwood State: SD Zip: 57732  
Telephone: 591-2924 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

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

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

### TYPE OF IMPROVEMENT

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



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

<b>DESCRIPTION OF ACTIVITY</b>
--------------------------------

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.


Repairs to masonry and tuck pointing. Replace/  
repair wood windows/ doors. } foundation repair.

## 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.

 4/6/17  
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

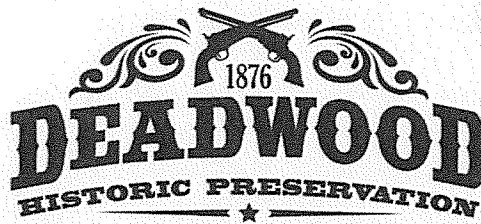
\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

## APPLICATION DEADLINE

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

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

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



## MEMORANDUM

**Date:** April 7, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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

- Toni Gerlach..... 322 Williams St..... Foundation Program
- Toni Gerlach..... 322 Williams St..... Siding Program
- Toni Gerlach..... 322 Williams St.... Wood Window and Doors Program

*Staff has determined the project meets the criteria for the Foundation Program, Siding Program, and Wood Windows and Doors Program and will coordinate with the applicant during the proposed project.*

- Jeff & Lauren Trouton .....33 Jackson .....Foundation Program
- Jeff & Lauren Trouton .....33 Jackson .....Siding Program
- Jeff & Lauren Trouton .....33 Jackson .....Wood Window and Doors Program

*Staff has determined the project meets the criteria for the Foundation Program, Siding Program, and Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.*

- John Martinisko ..... 55 Taylor.....Elderly Resident Program

*Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.*



## Foundation Program Application

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

1. Address of Property:

322 Williams St

2. Applicant's name & mailing address:

Toni Gerlach <sup>Susan Deanne</sup> Daniello

322 Williams St.

Deadwood, SD 57732

Telephone: (605) 580-0345

E-mail pumphousemba@gmail.com

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 3/16/17

Initials: BA

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

5. Certification

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

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

Applicant's signature: Toni Gerlach

Date submitted: 3/13/17

Owner's signature: Susan Deanne Daniello

Date submitted: 3/13/17

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

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

Adopted 1/11/17





## Siding Program Application

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

1. Address of Property:

322 Williams

2. Applicant's name & mailing address:

Toni Gerlach

322 Williams

Deadwood, SD 57732

Telephone: ( ) 580-0345

E-mail pumphousembs@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 3/16/17

Initials: BA

Assessed Valuation \$ \_\_\_\_\_

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

5. Certification

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

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Applicant's signature: \_\_\_\_\_

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

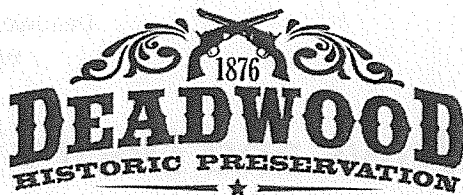
Owner's signature: \_\_\_\_\_

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

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

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

Revised 04/13/16



## Wood Windows and Doors Application

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

1. Address of Property:

322 Williams St

2. Applicant/Owner name & mailing address:

Toni S. Gerlach <sup>Susan Deanne</sup>  
D'aniello

322 Williams St.

Deadwood, SD 57732

Telephone: (605) 580-0345

E-mail pumphousemb@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 3/16/17 Initials: BA

Assessed Valuation \$ 117,260

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

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

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

Applicant's signature: \_\_\_\_\_

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

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

Date submitted: 3/17/17

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





## Foundation Program Application

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

1. Address of Property:

33 Jackson Street

2. Applicant's name & mailing address:

Jett & Lauren Trouton

33 Jackson St.

Deadwood SD 57732

Telephone: (605) 591-2924

E-mail laurenttrouton@yahoo.com

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

Telephone: ( ) -

E-mail

For Office Use Only:

☒ Owner Occupied 150,870  
☐ Non-owner Occupied  
Verified through the Lawrence County Office of Equalization  
Date: 4/4/17 Initials: BA

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

5. Certification

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

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

Applicant's signature: Jett Trouton

Date submitted: 03/31/17

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

Date submitted: 3/31/17

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

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

Adopted 1/11/17



## Siding Program Application

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

1. Address of Property:

33 Jackson

2. Applicant's name & mailing address:

Lauren & Jeff Trouton  
33 Jackson  
Deadwood SD

Telephone: (605) 591-2924

E-mail laurenttrouton@yahoo.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 4/4/17

Initials: BA

Assessed Valuation \$ 150,870

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

5. Certification

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

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Applicant's signature: \_\_\_\_\_

Date submitted: 4/6/17

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

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

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

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

Revised 04/13/16





## Wood Windows and Doors Application

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

1. Address of Property:

33 Jackson

2. Applicant/Owner name & mailing address:

Lauren & Jeff Trouton  
33 Jackson  
Deadwood

Telephone: (605) 591-2924

E-mail laurenttrouton@yahoo.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 3,900.00

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 4/4/17

Initials: BA

Assessed Valuation \$ 150,870

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

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

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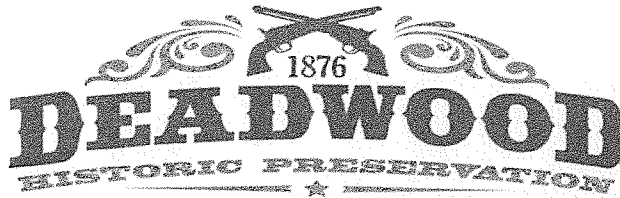
Applicant's signature: \_\_\_\_\_

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

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

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

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



## Elderly Residents Program Application

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

1. Address of Property:

53 Taylor St. Deadwood

3. Requested Grant Amount:

\$ 10,000<sup>00</sup>

2. Applicant/Owner name & mailing address:

John Martinisko  
53 Taylor Street  
Deadwood SD 57732

Estimated Total Cost for Entire Project:

\$ 100,000<sup>00</sup>

Telephone: (605) 578-6233

What year were you born? 1947

E-mail jinisko@yahoo.com

**For Office Use Only:**

☒ Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 4/4/17 Initials: BA

Assessed Valuation \$ 118,070.00

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness for work to be completed and attach it to this document. Already submitted for retaining wall project (life-safety)

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant - as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the - 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 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 - 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 of a grant -.

Applicant's signature: [Signature]

Date submitted: 4/4/17

Owner's signature: [Signature]

Date submitted: 4/4/17

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

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



## MEMORANDUM

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**Date:** April 7, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** **Façade Program – 610 Main Street – Wayne Morris**

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Wayne Morris, and his partners, is requesting permission to be entered into the Façade Program for property located at 610 Main Street. The applicant is planning to replace the windows, repair the doors, replace partial wood façade and paint on the first and second story of the structure façade along with tuckpointing and cleaning masonry.

Staff has reviewed the project and recommends accepting Wayne Morris, 610 Main Street into the Façade Program.

**MOTION:** *Move to accept 610 Main Street into the Façade Program.*





# Historic Facade Easement Program Application

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

1. Address of Property:

610 Main

2. Applicant's name & mailing address:

Wayne Morris

388 Main

Deadwood S.D. 57732

Telephone: (605) 920-1512

E-mail wamorris@rushmore.com

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

Nugget 11c : Wayne Morris

: Mott Steiner

: Rick & Steve Stone

Telephone: ( ) -

E-mail

4. Project Costs:

Total cost of the façade restoration project:

\$

Amount requested for the façade project

\$

(Keep in mind eligible expenses and program maximums)

Total cost of building rehabilitation project

\$

(Include additional interior work planned)

Anticipated appraisal value at conclusion of project

\$

5. Façade Easement Program Area – Deadwood Local Historic District





6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
- Provide detailed description of exterior changes including materials, colors and dimensions
  - Proposed rehabilitation renderings and elevations
  - Current and historic photos of the building
  - Project budget including the entire project and façade project
  - Project timeline
  - General information on project financing or other such information showing feasibility of project
  - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

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

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Applicant's signature: 

Date submitted: 3/16/17

Owner's signature:  LLC

Date submitted: 3/16/17

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

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

JMJBWM  
January and February 2017 City Archives Monthly Report

These are the items I worked on during the months of January and February 2017.

#### RESEARCH REQUESTS

I received and answered eleven (11) requests in January and seven (7) requests in February which took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

#### COLLECTIONS MANAGEMENT

- **Mortuary Ledger Project:** In February of 2017, Don Toms finished Book# 20 of the Fidler-Isnburg Funeral Home records. Upon completion of this project, a total of 5,012 entries were recorded during this project. These books were created by six different morticians that operated in Deadwood from 1880 until 1960. The original ledgers will be returned to the funeral home in April.
- **Deadwood Recreational Center Collection:** In January and February of 2017, Quality Services of Rapid City submitted a draft report on the archaeology performed at the Deadwood Recreational Center in June-July of 2010. I read this report and made a series of comments. In January, my volunteers and I began inventorying the boxes of artifacts from the Deadwood Rec Center excavation. As of February, we reviewed 47 boxes and began culling out diagnostic artifacts. These include manufacturer marks on plates and bottles, buttons, coins and tokens, smoking paraphernalia and fabric. Some of the more interesting artifacts have been photographed and posted on Deadwood's Historic Preservation Facebook page. This will be a work in progress. On January 13, 2017, HP staff met with Lance Rom from QSI to discuss the progress of the project.
- **Newspapers.com and Microfilm Project:** In January, I mailed 270 rolls of microfilm to newspapers.com, a subsidiary company of Ancestry.com. In November of 2016, the Deadwood HPC purchased 270 rolls from the South Dakota State Archives. These papers were from around the belt cities (Deadwood, Lead, Central City, Terry, and outlining communities) and date from 1876 to 1900. Phase II of this project (1901 to 1950) will begin in April of 2017.
- **Loan Agreement 2017-01 with DHI:** In January and February, I met with staff from DHI to discuss the city owned objects on display in the Adams Museum and Days of 76 Museum. It was decided to create one blanket loan for the artifacts on display in these museums. During the meeting, it was discovered that the Zoekler rifle and the Bullock rocking chair were not included into the City's PastPerfect program. This was on the account that the gun and chair were placed on display immediately after purchasing them at auction. In January, I photographed, assigned a catalog number, measured and recorded the Winchester 1876 45-60 Repeating Rifle and returned it to the Days Museum. In April, I will go and record the rocking chair.

## PROJECTS

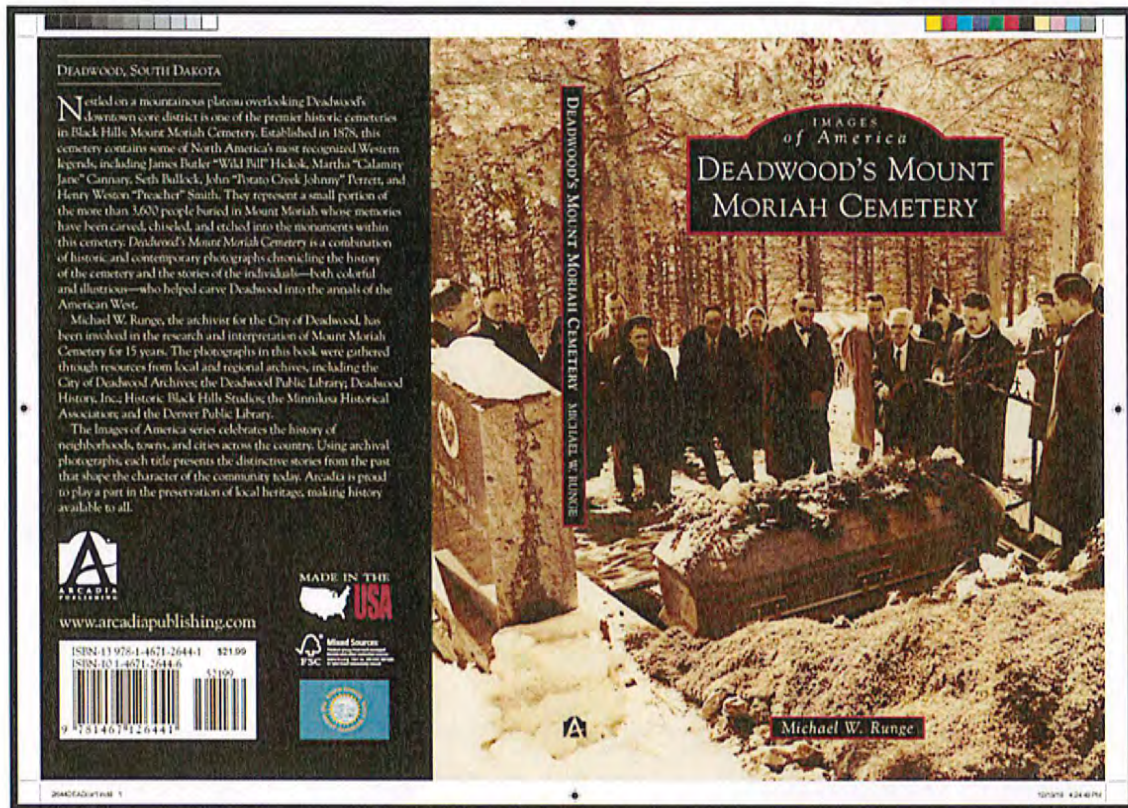
- **Arcadia Book on Mount Moriah:** In January and February, I spent a considerable amount of time working on the Arcadia book titled Deadwood's Mount Moriah Cemetery. This book is part of the *Images of America* series. The 128 page book was submitted to Arcadia Publishing on February 28, 2017 and is scheduled to be printed this summer. The cover of the book contains an image of John Eli "Potato Creek Johnny" Perrett's interment in Mount Moriah Cemetery.
- **Lower Main Street Visitor Center:** In January and February I worked with Eric Zimmer representing Split Rock Studios on the lower Main Street Visitor Center. This included locating and providing historic photographs from the City Archives, reading and editing text panels, and attended several meetings on the development of the exhibit space.
- **Main Street Utility Wrap Project:** In January and February, Kevin asked that I work with the Deadwood Chamber of Commerce and located twelve (12) historic photographs to be placed on the utility boxes along Main Street. The "Utility Wrap Project" is a beautification project sponsored by the Deadwood Chamber of Commerce. As time permitted, I located multiple historic images that were taken in the general location of the twelve utility boxes.
- **66 Taylor Avenue Burial Documentary:** During the months, I worked with South Dakota Public Broadcasting on the upcoming hour long documentary on Deadwood's unknown individual.
- **Firewise Easements:** As time permitted, I sent off several easements for Firewise treatments along lower Main Street and Zone Six, or from Burnham Avenue to First Gold. In March, Bob Jr. generated an updated map showing the locations of easements within these areas. This spring, DOC crews will begin working in these areas.

## MISCELLANEOUS ITEMS

- **Site Visit, Custer State Park Employees:** On February 6, 2017, two employees from Custer State Park came and toured the City Archives and Archaeology Lab. They had questions about how we manage the collections and what we do for policies and procedures.
- **Real Estate Workshop:** On February 16, 2017 I was asked to talk on archaeology within Deadwood. This was a half hour presentation covering some of the policies and procedures pertaining to archaeology in Deadwood.
- **Berg's Jewelry Store, New Cornice:** In February, Kevin asked that I video tape the installation of Berg's new cornice located at 650 Main Street.

If you have any questions or would like to see what I have been working on, feel free to stop in and see me.

Mike Runge, City Archivist



Cover of the new Arcadia Book, Deadwood's Mount Moriah Cemetery



Berg's Jewelry Store, 650 Main Street before installation of cornice.