

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, December 14, 2016 ~ 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 – November 22, 2016
3. Voucher Approval
4. Old or General Business
  - a. Chamber of Commerce Marketing Report & Update
  - b. South Dakota Governor's Conference on Tourism – Exhibit A
  - c. NeighborWorks Dakota Home Resources Contract Renewal - Exhibit B
  - d. BHSU Herbarium Project Funding Carry Over – Exhibit C
5. New Matters before the Deadwood Historic District Commission
  - a. COA H16058 Rich Harr – 560 Main Street – Deadwood Gulch Saloon Siding Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H16066 City of Deadwood -- 15 Seventy Six Drive – Days of 76 Grandstand Roof Replacement Exhibit E
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit F
    - i. Ron Russo -- 31 Charles -- Siding Program
    - ii. Lawrence Kracht -- 4 Lincoln -- Wood Windows and Doors
  - b. Revolving Loan Program
    - Consent Agenda – Exhibit G
      - i. Oyster Bay – 626 Main – Commercial Life Safety Loan
      - ii. Fairmont Hotel – 628 Main – Commercial Life Safety Loan
      - iii. Rich Turbiville – 67 Taylor – Loan Extension Request
      - iv. Bonnie Fosso – 170 Pleasant – Extension Request
    - Individual Items – Exhibit H
      - i. Berg Jewelry & Gifts LLC, Dale Berg – 650 Main – Subordination
      - ii. Dustin & Laura Floyd – 21 Lincoln – Request to Forgive CHPWINFL3
      - iii. Dustin & Laura Floyd – 21 Lincoln – Request to Forgive CHPWINFL5
  - c. 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
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**

**Tuesday, November 22, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – November 9, 2016
3. Voucher Approval
4. Old or General Business
  - a. Grants, Recognition, Advocacy and Public Education (G.R.A.P.E.) Funding Requests – Exhibit A
5. New Matters before the Deadwood Historic District Commission
  - a. COA H16062 – St. Ambrose Elementary School – Catholic Diocese – Window Wells – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H16060 – Lee Thompson – 47 Forest Avenue – Soffit/Windows/Siding – Exhibit C
  - b. PA H16061 – Toni Burns – 24 Burnham Avenue – Retaining Wall Repair – Exhibit D
  - c. PA H16063 – Gene Hunter – 38 Van Buren – Windows – Exhibit E
  - d. PA H16064 – Mike Gustafson – 270 Main Street – Canopy – Exhibit F
  - e. PA H16065 – The Chalets, LLC – McGovern Hill – Chalets – Exhibit G
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit H
    - i. Gene & Roxy Hunter – 38 Van Buren – Wood Windows and Doors Program
    - ii. Donna Watson – 24 Adams – Elderly Resident Program
  - b. HP Program Grant Extensions – Exhibit I
    - i. James Pontius – 118 Charles – Siding Program
    - ii. James Pontius – 118 Charles – Wood Windows & Doors Program
    - iii. Laura & Dustin Floyd – 71 Forest – Wood Windows & Doors Program
  - c. Revolving Loan Program
  - d. Retaining Wall Program Disbursements
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**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**  
**Tuesday, November 22, 2016**

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

**Present City Commission:** Mayor Chuck Turbiville, Dave Ruth and Gary Todd were present.

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Attorney, and Bonny Anfinson, Recording Secretary, were all 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 Tuesday, November 22, 2016 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

***It was moved by Mr. Blair and seconded by Mr. Toews to move agenda item PA H16065 the Chalets, LLC right after voucher approval on the agenda. Aye – All. Motion carried.***

**Approval of November 9, 2016 HPC Minutes:**

***It was moved by Mr. Namminga and seconded by Mr. Berg to approve the HPC minutes of Wednesday, November 9, 2016 as presented. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$200,942.47. Aye – All. Motion carried.***

**PA H16065 – The Chalets, LLC – Tract A & B McGovern Hill – Exhibit G**

Marc Oswald, Managing Partner of the Deadwood Mountain Grand, stated based on the Staff Report the Chalets, LLC wishes to withdraw the project approval request from the agenda and present a new project approval at a later date. Bob Echman thanked everyone who was present for the hearing on the project approval.

**Old or General Business:**

**Grants, Recognition, Advocacy and Public Education (G.R.A.P.E.) Funding Request – Exhibit A**

Mr. Kuchenbecker stated the Historic Preservation Office received two requests for funding from the Outside of Deadwood Grant program and the Not-For-Profit Program. The Verendrye Museum has a grant for the second round of 2016 in the amount of \$18,886.50. Because of unexpected issues they are requesting an additional \$6,113.50. This would put their total funding request for 2016 at \$25,000.00. The First Baptist Church of the Northern Hills in Deadwood received a Not-for-Profit Grant in 2007 for roof and window repairs in the amount of \$24,916.00. The church did not use the funds and are requesting an extension of the 2007 grant to paint the cornice and repair the roof and windows.

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the additional funding request to the Verendrye Museum in the amount of \$6,113.50 and grant and extension of the Not-for-Profit Grant to the First Baptist Church of the Northern Hills. Aye – All. Motion carried.***

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

**COA H16062 – St. Ambrose Elementary School – Catholic Diocese – Rebuild Window Wells – Exhibit B**

Mr. Kuchenbecker stated the Applicant is requesting permission to rebuild three window wells on the north side of the building. The proposed work and changes do no 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 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 H16060 – Lee Thompson – 47 Forest Avenue – Soffit/Windows/Siding – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 47 Forest Avenue, a non-contributing structure located in the Forest Hill Planning Unit, constructed c 1890. The applicant is requesting permission to replace the soffit and fascia along with the windows and siding of the structure. These modifications will assist in reversing inappropriate alterations and changes which has caused the structure to be non-contributing. Mr. Kuchenbecker stated 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. Blair 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 grant project approval at 47 Forest Avenue. Aye- All. Motion carried.***

### PA H16061 – Toni Burns – 24 Burnham Avenue – Repair Retaining Wall – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 24 Burnham Avenue, a contributing structure located in the Highland Park Planning Unit, constructed in 1895. The applicant is requesting permission to repair the failing retaining wall.

***It was moved by Mr. Toews and seconded by Mr. Blair 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 grant project approval at 24 Burnham Avenue. Aye- All. Motion carried.***

### PA H16063 – Gene Hunter – 38 Van Buren Avenue – Windows – Exhibit E

Mr. Kuchenbecker stated this is a contributing structure constructed in 1897 and the applicant is requesting permission to restore all double hung windows. The applicant is also applying for the Wood Windows and Doors Program.

***It was moved by Mr. Toews and seconded by Mr. Berg 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 grant project approval at 38 Van Buren Avenue. Aye- All. Motion carried.***

### PA H16064 – Mike Gustafson – 270 Main – Canopy – Exhibit F

Mr. Kuchenbecker stated this is a noncontributing structure constructed in 1990 and the applicant is requesting permission to construct a canopy at the front entrance of the building. 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. Blair based upon all 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 contingent upon the applicant and any associated properties being compliant and complete with any existing requirements from the City of Deadwood with regards to any open permits or issues. Aye- All. Motion carried.***

## Revolving Loan Fund and Historic Preservation Programs:

### HP Program Applications – Exhibit H

Gene and Roxy Hunter – 38 Van Buren – Wood Windows and Doors Program

Donna Watson – 24 Adams – Elderly Resident Program

***It was moved by Mr. Blair and seconded by Mr. Toews to accept the consent agenda as presented and approve the Program Applications as submitted. Aye - All. Motion carried.***

### HP Grant Program Grant Extensions – Exhibit I

Chair Floyd stated because she is listed on this agenda item the items will be approved individually.

James Pontius – 118 Charles – Siding Program

James Pontius – 118 Charles – Windows and Doors Program

Dustin and Laura Floyd – 21 Lincoln – Windows and Doors Program

***It was moved by Mr. Toews and seconded by Mr. Namminga to grant a six month extension to James Pontius for the Siding and Windows and Doors Grant Program.***

*Chair Floyd recused herself from the meeting. Vice Chair Blair conducted the meeting.*

***It was moved by Mr. Berg and seconded by Mr. Toews to grant a six month extension to Dustin and Laura Floyd for the Windows and Doors Grant Program.***

*Chair Floyd returned to the meeting.*

**Retaining Wall Program Disbursements**

No disbursements were considered.

**Revolving Loan Program/Disbursements**

***It was moved by Mr. Berg and seconded by Mr. Williams to approve HP Revolving Loan Fund disbursement in amount of \$137.57, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

*Chair Floyd abstained from any discussion because she is listed on the HP Grant Fund disbursements. Vice Chair Blair conducted the meeting.*

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve HP Grant Fund disbursement in the amount of \$29,040.41, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Chair Floyd abstained. Aye - All. Motion carried.***

*Chair Floyd conducted the rest of the meeting.*

The delinquency report was presented by Mr. Walker.

**Revolving Loan Program**

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

**Retaining Wall Applications**

No applications were addressed at this meeting.

**Items from Citizens not on Agenda**

George Ann Silvernail thanked Mr. Kuchenbecker for information he provided regarding the Chalet Project.

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

Mr. Kuchenbecker reported on the following items:

- The Deadwood Welcome Center is continuing to move along. It should be weather tight in the next two to three weeks. Staff has been reviewing the submittals from Split Rock Studios for interior displays and exhibits. Copies are available in the office for the Commission to review if desired;
- St. Ambrose Cemetery is very near completion. Because of the snow some of the final phase has not been completed;
- Update on the retaining wall program projects including 77 Stewart, 10 Harrison, 84 Van Buren and 50 Van Buren are all complete. 3 Shine is moving along quite well. The lower level masonry has been stabilized;
- On the Façade Easement Program Ron Russo has been working on receiving quotes and is very close to awarding a contract and beginning the work on his windows. Work has started on 138 & 140 Sherman for Tim Conrad's building and Dale Berg's façade work is moving along with the awning ready to be installed;

**Committee Reports:**

Mr. Toews asked what authority do we have from our commission to assure that when a person takes on a project that is actually gets completed. There has been discussion about requiring a performance bond to assure the city does not end up with an asset that is an eye sore or incomplete project. Chair Floyd stated this matter should be brought to Program Committee for discussion.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:36 p.m.

ATTEST:

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





# SCHEDULE

• AT A GLANCE •

TUESDAY • JANUARY 17

## EXHIBITS

REGISTRATION 1-6 PM

OPENING RECEPTION 7-9 PM

WEDNESDAY • JANUARY 18

THURSDAY • JANUARY 19

REGISTRATION 7 AM - 4 PM NETWORKING LOUNGE 8 AM - 5 PM	• BREAKFAST • (6:30-8:30 a.m.)			7:30	• BREAKFAST • (6:30-8:30 a.m.)			NETWORKING LOUNGE 8 AM - 4 PM REGISTRATION 7 AM - 4 PM
	OPENING REMARKS			8:00				
	• KEYNOTE • JONAH BERGER Why Things Catch On			8:30				
	• NETWORKING BREAK •			9:00	• KEYNOTE • CLAYTON REID Conventional Wisdom in Travel Marketing			
	BOB FROHOFF Building Out the Perfect Marketing Mix	GEORGE ZIMMERMANN Using Research to Build the Future	INNOVATION PANEL If You Build It, They Will Come	9:30				
				10:00	• NETWORKING BREAK •			
				10:30	LAURIE GUEST Building Better Service, One Encounter at a Time	MELISSA LUEBBE Redefining the Female Traveler	PHIL GIUDICE Building Your TripAdvisor Reputation	
				11:00				
				11:30				
				NOON				
• LUNCH & DEPARTMENT OF TOURISM BRIEFING •			12:30	• DESTINATIONS LUNCHEON • U.S. Travel Association, Brand USA and Visitor Industry Alliance Updates				
			1:00					
			1:30					
BOB FROHOFF Building Out the Perfect Marketing Mix	GEORGE ZIMMERMANN Using Research to Build the Future	INNOVATION PANEL If You Build It, They Will Come	2:00	LAURIE GUEST Building Better Service, One Encounter at a Time	MELISSA LUEBBE Redefining the Female Traveler	PHIL GIUDICE Building Your TripAdvisor Reputation		
			2:30					
• NETWORKING BREAK •			3:00	• NETWORKING BREAK •				
• KEYNOTE • LAURIE GUEST Life in the Espresso Lane			3:30	• REGIONAL TOURISM PRESENTATIONS •				
			4:00					
			4:30					
			5:00					
			5:30					
			6:00	• SOCIAL •				
			6:30					
• BUILDING OUR FUTURE ON OUR HISTORIC PAST • Fort Pierre			7:00					
			7:30	• AWARDS NIGHT GALA •				
			8:00					





## REGISTRATION FORM

Please complete this registration form and mail it by January 6, 2017, (registrations postmarked after January 6 will incur the late registration rate) along with your registration fee, to: South Dakota Department of Tourism, 711 E. Wells, Pierre, SD 57501-3369. Make checks payable to South Dakota Department of Tourism.

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

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

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

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

PLEASE CHECK ALL OF YOUR REGISTRATION OPTIONS:

- ☐ **A** \$75 STUDENT
- ☐ **B** \$225 FULL REGISTRATION
- ☐ **C** \$275 LATE REGISTRATION
- ☐ **D** \$325 ON-SITE FULL REGISTRATION
- ☐ **E** \$175 WEDNESDAY ONLY REGISTRATION
- ☐ **F** \$175 THURSDAY ONLY REGISTRATION
- ☐ **G** COMPLIMENTARY SPONSOR REGISTRATION
- ☐ **H** \$100 DESTINATIONS LUNCHEON TABLE SPONSOR
- ☐ **I** \$150 RESERVED AWARDS NIGHT GALA TABLE
- ☐ **J** \$50 ADDITIONAL AWARDS NIGHT GALA TICKET

PLEASE CHECK THE FOLLOWING FUNCTIONS YOU PLAN TO ATTEND:

- ☐ TUESDAY EVENING OPENING RECEPTION
- ☐ WEDNESDAY TOURISM LUNCHEON
- ☐ THURSDAY DESTINATIONS LUNCHEON
- ☐ THURSDAY AWARDS NIGHT GALA
- ☐ THIS IS MY FIRST TOURISM CONFERENCE.

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

\$  TOTAL ENCLOSED





# BUILDING *for the* FUTURE

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## AGREEMENT FOR ADMINISTRATION OF DEADWOOD HISTORIC PRESERVATION REVOLVING LOAN AND GRANT FUNDS

This Agreement is made between the DEADWOOD HISTORIC PRESERVATION COMMISSION, hereinafter referred to as "HPC." and NEIGHBORWORKS, hereinafter referred to as "NHS".

The parties acknowledge that HPC has previously established a Revolving Loan Fund and related programs for the purpose of making commercial and residential loans and grants for the rehabilitation of residences, buildings, structures, improvements, and retaining walls located within the City of Deadwood. The parties further acknowledge that they have previously entered into Agreements in which NHS has contracted with HPC to provide administrative services in connection with the Revolving Loan Fund Program. HPC wishes to contract with NHS for providing administrative services for the period from January 1, ~~2016~~2017 through December 31, ~~2016~~2017, and therefore mutually agree as follows:

### I.

NHS shall provide administrative services required in connection with the administration of HPC Revolving Loan Funds, Special Needs Grants, Elderly and Vacant Home Programs, siding program, window program, and retaining wall program funds as set forth and according to written policy guidelines and administrative procedures established and adopted by the Historic Preservation Commission.

### II.

HPC agrees to reimburse NHS for ELIGIBLE COSTS incurred by NHS pursuant to this Agreement, subject to a maximum of seventy-five thousand (\$75,000) for the period beginning January 1, ~~2016~~2017 and ending on December 31, ~~2016~~2017. The amount of such

reimbursement shall be at hourly rates listed on the attached Rate Sheet, with total amounts to be paid during this time period not to exceed \$75,000, without prior express written approval and consent by HPC. For the purposes of this Agreement, ELIGIBLE COSTS shall mean associated services of NHS employees at the hourly rates as listed in the attached Rate Sheet which shall be inclusive of salaries, wages, and fringe benefits, office expense, worker's compensation insurance, liability insurance including officers and directors liability insurance, utilities, and other necessary expenses. The parties acknowledge that NHS has other duties and functions and that HPC will only pay that portion of ELIGIBLE COSTS determined to be related to services performed for HPC by NHS pursuant to this Agreement. Request for reimbursement shall be made no more frequently than monthly and shall be accompanied by a voucher detailing the ELIGIBLE COSTS to be approved by the HPC and the City Commission. All such reimbursements for ELIGIBLE COSTS will be paid solely from HPC Revolving Loan Fund.

### III.

The term of this Agreement shall commence on the 1<sup>st</sup> day of January, ~~2016~~2017 and continue through the 31<sup>st</sup> day of December, ~~2016~~2017, unless terminated earlier or re-negotiated earlier, as provided herein.

### IV.

NHS agrees that it shall prepare and submit to HPC such reports and information as required by HPC. In addition, NHS shall promptly furnish to the City any and all financial statements, financial reports, audits, and monthly, quarterly, semi-annual, or annual statements prepared by or on behalf of NHS in the ordinary course of its business, which relates, directly or indirectly, to the providing of services under this Agreement. Such reports and information shall include reporting of HPC Loan Fund income at the end of each period as requested by HPC. NHS shall continue to provide monthly loan and delinquency reports as it has been doing in the



past. NHS shall provide Annual Activities reports, sorted by program, with summary overview explanation of disbursements and receipts of all funds such that HPC can properly evaluate each.

#### V.

The purchase of any real or personal property shall not be an allowable cost under the provisions of this Agreement except as approved or allowed in advance by HPC.

#### VI.

NHS shall perform services under this Agreement as an independent contractor. It is agreed that nothing herein contained or intended shall be construed in any manner as creating or establishing a relationship or co-partners between the parties hereto or of constituting NHS or any of its officers, agents, servants, or employees as an agent, representative, or employee of HPC for any purpose or in any manner whatsoever. NHS's officers, agents, servants, and employees shall not be considered employees of HPC, for any claims, which might arise under the Workman's Compensation Acts of the State of South Dakota. Furthermore, NHS agrees to defend, indemnify, and save harmless HPC and its officers, commissioners, agents, servants, and employees from any liability or judgments of any kind whatsoever arising out of the performance or non-performance of NHS and its officers, agents, servants, and employees of the work specified in this Agreement.

#### VII.

This Agreement may terminate or re-negotiated by either party upon thirty (30) days written notice to the other party. In the event of such termination, all property acquired with funds furnished by HPC and all finished or unfinished documents, data, studies, financial records, loan files, and reports purchased or prepared by NHS pursuant to this Agreement shall be returned to HPC. In the event terms are re-negotiated, the parties shall ascertain what property, data, or files shall remain with NHS. NHS shall be entitled to compensation for

performance of any un-reimbursed services satisfactorily performed prior to the date of termination of this Agreement. Notwithstanding the above, NHS shall not be relieved of liability to HPC for damages sustained to HPC by virtue of any breach of this Agreement by NHS.

#### VIII.

NHS may not assign or transfer any interest in this Agreement without the prior written approval of HPC.

#### IX.

NHS agrees that it will have and maintain at all times, during the term of this Agreement, qualified, competent, trained, and experienced personnel with loan and administrative experience and training comparable to the current staff of NHS, which personnel will perform the duties required to be performed by NHS pursuant to this Agreement.

#### X.

NHS especially acknowledges and agrees that their authority is limited as set forth in this Agreement and as set forth in the attached policies and procedures set forth in paragraph I, above, that HPC retains sole authority to approve all loans and actions taken with respect to delinquent loan payments. Further, NHS acknowledges that it does not have authority to contract for HPC or the City of Deadwood.

#### XI.

NHS agrees to observe and comply with all Federal, State, and local laws, ordinances, rules, and regulations, which are now or may later become applicable to its activities or services performed pursuant to this Agreement.

#### XII.



This Agreement, together with all paragraphs, terms, and provisions is made in the State of South Dakota and shall be construed and interpreted in accordance with the laws of the State of South Dakota.

XIII.

It is understood and agreed that this is the entire Agreement of the parties and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof. Any amendment to this Agreement shall be in writing.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

HISTORIC PRESERVATION COMMISSION

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF SOUTH DAKOTA     )  
  ) SS.  
COUNTY OF LAWRENCE     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned officer, personally appeared \_\_\_\_\_, known to me or satisfactorily proven to be the Chairman of the Historic Preservation Commission, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

# NEIGHBORHOOD HOUSING SERVICES OF THE BLACK HILLS

By: \_\_\_\_\_

Its: \_\_\_\_\_

[illegible]

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned officer, personally appeared \_\_\_\_\_, known to me or satisfactorily proven to be the \_\_\_\_\_ of NeighborWorks, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Notary Public  
My Commission Expires:

Dated this this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

# CITY OF DEADWOOD

By: \_\_\_\_\_  
Its: Mayor

ATTEST:

City Finance Officer





795 Main St.  
Deadwood, SD 57732  
605.578.1401

**Deadwood Historic Preservation 2017  
Funds Management Rate Sheet**

**2016 Rates**

Joy McCracken	\$55.00
Mike Walker	\$45.00
Crystal Murray	\$30.00
Finance Department	\$35.00
Jim Key	\$40.00
Denese Wade	\$30.00

**2017 Proposed Rates**

Joy McCracken	\$55.00
Mike Walker	\$50.00
Crystal Murray	\$35.00
Finance Department	\$40.00
Jim Key	\$40.00
Denese Wade	\$35.00

# DEADWOOD

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

# EXHIBIT C

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

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

---

**Date:** December 8, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** City of Deadwood Archives  
**Re:** **Carry over funds into 2017 for BHSU Herbarium Project**

---

The City of Deadwood Archives is requesting permission to carry over \$9,849.00 to cover the remaining work to be performed on the Deadwood Chinatown Botanical Project with Black Hills State University. On November 22, 2016, the BHSU Post-Award Grants Accounting provided the Deadwood Historic Preservation Office with a fixed price claim for work still to be performed as part of the 2016 Deadwood Chinatown botanical project. On December 7, 2016, Dr. Mark Gabel provided an outline of items still needed to be performed as part of the agreed contract (please see attachments).

The City Archives is requesting to carry over the sum of \$9,849.00 to fulfill the requirements of this contract. The expenditures for this bill will be divided in half. Half of the funding will come out of the 2016 City Archives Budget and half will come out of 2016 HP Archaeology Budget.

### RECOMMENDATION

Grant the City Archives permission to carry over the sum of \$9,849.00 to fulfill the requirements of 2016 BHSU Herbarium contract. The expenditures for this bill will be divided in half between the 2016 City Archives Budget and 2016 HP Archaeology Budget.



1200 University Street, Unit 9504  
Spearfish, South Dakota 57799-9504

## Post-Award Grants Accounting

**Invoice BA1600002-123116**  
Fund 645002 Yr2 1/1/16 to 12/31/16  
FINAL Fixed Price  
November 22, 2016

Phone: (605) 642-6707  
Fax: (605) 642-6193

City of Deadwood  
Deadwood Historic Preservation Commission  
Deadwood City Hall, 108 Sherman Street  
Deadwood, SD 57732

2016 Yr2 AGREEMENT dated 6/21/16  
Yr2 Project Date: 1/1/16 to 12/31/16  
(2015 Yr1 Project Date: 7/15/15 to 12/31/15)  
Principal Investigator: Justin Ramsey  
FOAP: 645002-641170-530250-02  
Claim #1 – Final Fixed Price

### FIXED PRICE Claim due to BHSU \$9,849.00

Line Item	Budget
Salaries	\$6,080.00
Benefits	\$694.00
Travel	\$0.00
Contractual (includes PEPL Ins)*	\$225.00
Supplies & Materials	\$2,850.00
Grants & Subsidies	\$0.00
Capital Outlay	\$0.00
Indirect Costs (F&A)	\$0.00
<b>TOTALS</b>	<b>\$9,849.00</b>

Balance Owed to BHSU for 2016 Yr2 **\$9,849.00**

**Additional Grant Information:** Invoice per AGREEMENT between City of Deadwood (CITY) and Black Hills State University (BHSU) to provide conservation treatments on botanical specimens from the Deadwood Chinatown District. Email dated 5/3/16 from Michael Runge clarifies that Project years are on a calendar year basis (from January 1 to Dec 31).

**Additional Invoice Information:**

BHSU credited off all expenses incurred after 12/31/15 from Yr1 funding and charged them to Yr2 funding. Final corrections from Yr1 to Yr2 posted in September, 2016. Yr1 fund 645001 was invoiced separately as Cost-Reimbursable.

Accounting reports for 2016 Yr2 expenses will be provided upon request.

Signature Karen L Williamson Date 11/22/16

Karen L Williamson, Accountant  
Sponsored Programs – Post Award Grants Accounting  
1200 University Street, Unit 9504  
Spearfish, SD 57799-9504  
Phone: 605-642-6319  
Email: Karen.Williamson@bhsu.edu

**Please remit \$9,849.00 to:**  
Black Hills State University  
Attn: Karen Williamson  
1200 University Street, Unit 9504  
Spearfish, SD 57799-9504

\*PEPL is Public Entity Pool for Liability Insurance that is calculated during the payroll process on a percentage of salary, and is charged to Contractual Expense account 744590 under Operating Expenses. This expense is not subject to Indirect Cost Recovery when the rate is based on Salary & Benefits.

Black Hills State University is an Equal Opportunity/Affirmative Action Employer.



## Michael Runge

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**From:** Gabel, Mark <Mark.Gabel@bhsu.edu>  
**Sent:** Wednesday, December 07, 2016 3:30 PM  
**To:** Michael Runge  
**Subject:** RE: City of Deadwood Archives - Botanical Project

Mike,

- 1) The exact amount of funding needed to finish the project is the amount originally requested -- no change is needed.
- 2) If possible, we would like to obtain a no cost extension of the final date of the project. There are two reasons for our request.

First, we would like to wait to write the final report until all data has been assembled. Although we still anticipate completing the lab and herbarium portions of the project by 31 December 2016, the final report will take some additional time if it is to be comprehensive and include all aspects of the project. Second, we are still hoping to obtain permission from Mrs. Johner (and perhaps the new owner of the Deadwood Gulch Saloon) to access the former garden plots after the snow clears in the spring. For these two reasons, we are requesting that the no cost extension to 31 May 2017.

3) The major hands-on activities for the project have mostly been completed (sorting of the archeological samples, isolation and taxonomic identification of plant fragments, collection and mounting of high-quality specimens that represent species discovered from archeological samples, taxonomic identification and mounting of pressed specimens collected in the early 2000s, etc.). There is still some continuing work underway to finalize the project, including:

- Framing of plant specimens and interpretive labels for display for display,
- Ongoing data entry for both plant specimens collected in the early 2000s and plant specimens collected in 2016 to make information available in the Black Hills State University database,
- Photographing all herbarium specimens related to the project,
- Labels completed on vials of seeds from archaeological excavations,
- Finish inventory of all bags and vials,
- Extraction of DNA from modern seeds (for comparison) and a few selected archaeological seeds,
- Potentially (depending upon permission) visit the former garden site and identify plants growing there in 2017,
  - Generate a final report.

Please let us know if we can provide further information.

Mark

---

**From:** Michael Runge [mailto:michael.runge@cityofdeadwood.com]  
**Sent:** Monday, November 21, 2016 9:20 AM  
**To:** Gabel, Mark; Ramsey, JustinM; Williamson, Karen  
**Cc:** Bonny Anfinson; Jerity Krambeck; Kevin Kuchenbecker  
**Subject:** RE: City of Deadwood Archives - Botanical Project

Good morning Mark and Justin:

I received an OK to extend the botanical project into 2017 (see below email). Please submit via email the following items by Friday December 9, 2016.

- Exact amount that will finish the project

- Completion date of the project
- Brief explanation on what still needs to be complete on this project

Thanks for your help, and please call or email if you have any questions.

Best,  
Mike

Michael Runge  
City Archivist  
108 Sherman Street  
Deadwood, SD 57732  
P: (605) 578-2082  
F: (605) 578-2084  
Website: [www.cityofdeadwood.com](http://www.cityofdeadwood.com)

---

**From:** Kevin Kuchenbecker  
**Sent:** Monday, November 21, 2016 8:44 AM  
**To:** Michael Runge  
**Cc:** Bonny Anfinson; Jerity Krambeck  
**Subject:** RE: City of Deadwood Archives - Botanical Project

Mike:

If you could put together a memo for the extension, we will add it to the HPC agenda for December 14<sup>th</sup>.

Kevin Kuchenbecker  
Historic Preservation Officer



City of Deadwood  
Department of Planning & Preservation  
108 Sherman Street  
Deadwood, South Dakota 57732  
Phone 605.578.2082  
Fax 605.578.2084  
Cell 605.641.5568  
Email [kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)  
Web [www.cityofdeadwood.com](http://www.cityofdeadwood.com)

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 Please consider the environment before printing this email.



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**From:** Michael Runge  
**Sent:** Monday, November 21, 2016 8:25 AM  
**To:** Gabel, Mark  
**Cc:** Kevin Kuchenbecker  
**Subject:** RE: City of Deadwood Archives - Botanical Project

Good morning Mark:

Thank you for the update. I will pass your email along to the commission for review. As per the extension, I will be happy to work with you. Last week, the new owner of the Deadwood Gulch Saloon came in to discuss the property. My boss and I gave them a tour of the archaeology lab. By the time they left they were pretty excited about the possibility of using some of the collections for display. I spoke quite a bit (and very enthusiastically) about the gardens and they were very open to your work.

Hopefully more to come on the outcome of this part of the project.

Again, thanks for the update.

Best,  
Mike

Michael Runge  
City Archivist  
108 Sherman Street  
Deadwood, SD 57732  
P: (605) 578-2082  
F: (605) 578-2084  
Website: [www.cityofdeadwood.com](http://www.cityofdeadwood.com)

---

**From:** Gabel, Mark [<mailto:Mark.Gabel@bhsu.edu>]  
**Sent:** Friday, November 18, 2016 5:32 PM  
**To:** Michael Runge  
**Cc:** Ramsey, TaraS; Ramsey, JustinM; Kelly, William  
**Subject:** RE: City of Deadwood Archives - Botanical Project

Mike,

Tara, Justin, Alissa and Darlene had a meeting this afternoon just to make sure that everything was going according to plan. We are on track for completing our lab and herbarium work by December 31<sup>st</sup>. We have not received a reply from Mrs. Johner for permission to access her property despite several emails and phone calls from Justin. If we can obtain permission from her next spring, we would be very happy to continue that aspect of the project without funding from the City of Deadwood. Plants collected for this study are mounted, and data will soon be entered into the Black Hills State University Herbarium database.

We are currently waiting for orders for picture frames and supplies, but do not expect that to delay our work. We probably will not complete the final report by December 31<sup>st</sup>, since we are waiting for all data to be compiled before the report is written. If it is possible without lots of extra work on your part to obtain a no-cost extension we would appreciate the additional time.

One aspect of the project that was not included in our proposal is a DNA analysis of some of the seeds. Justin will provide chemicals etc. necessary for the extractions from other projects he has done. We are anxious to see if DNA can be analyzed from the old seeds, and how it will compare to modern samples.

If you have questions, please ask me.

Best wishes,  
Mark

---

**From:** Michael Runge [<mailto:michael.runge@cityofdeadwood.com>]

**Sent:** Monday, November 14, 2016 9:07 AM

**To:** Gabel, Mark; Ramsey, JustinM; Kelly, William

**Subject:** City of Deadwood Archives - Botanical Project

Good morning everyone:

I am just checking in to see how the City of Deadwood project is coming along. We are coming up on the end of the year, and I will need an invoice to close out this project. Also, can you provide the City and Historic Preservation Commissions an update on your work?

Thanks and feel free to call or email if you have any questions.

Best,

Mike

Michael Runge

City Archivist

108 Sherman Street

Deadwood, SD 57732

P: (605) 578-2082

F: (605) 578-2084

Website: [www.cityofdeadwood.com](http://www.cityofdeadwood.com)



Date: 12/08/16

Case No. H16058

Address: 560 MAIN STREET

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 560 MAIN ST, a contributing structure located in the China Town Planning Unit in the City of Deadwood.

Applicant: RICH HARR

Owner: DEADWOOD GULCH SALOON

Constructed: 1924

## CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

### General Factors:

**1. Historic significance of the resource:** This two-story stucco building was built as a one-story brick store c. 1885. The second wooden story was added a few years later. The stucco is of more recent vintage. Hi Kee was Wing Tsue's only competitor for business in Chinatown, which at its peak included a population of more than 200 residents. Many left after passage of the Chinese Exclusion Act. By 1920 there were fewer than 50 Chinese residents, and by the 1930's, Chinatown was vacant.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to reconstruct the front of the Hi Kee building based on historic photographs with windows, wood lap siding and balcony. The side the building is proposed to be Doug fir board-n-batten. Awnings to be canvas. This work is described in attach sketches of work. The newer one story building will be modified to closer match historic photos of adjacent buildings as submitted.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** Staff will continue to work with contractor and review scope of work to ensure 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.

Note: Current design is close; however, photos show board & batten style of exterior siding on east wall of Hi Kee building.



**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.



PHO.200010086.1.jpg - Photos

View all photos

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Ask me anything

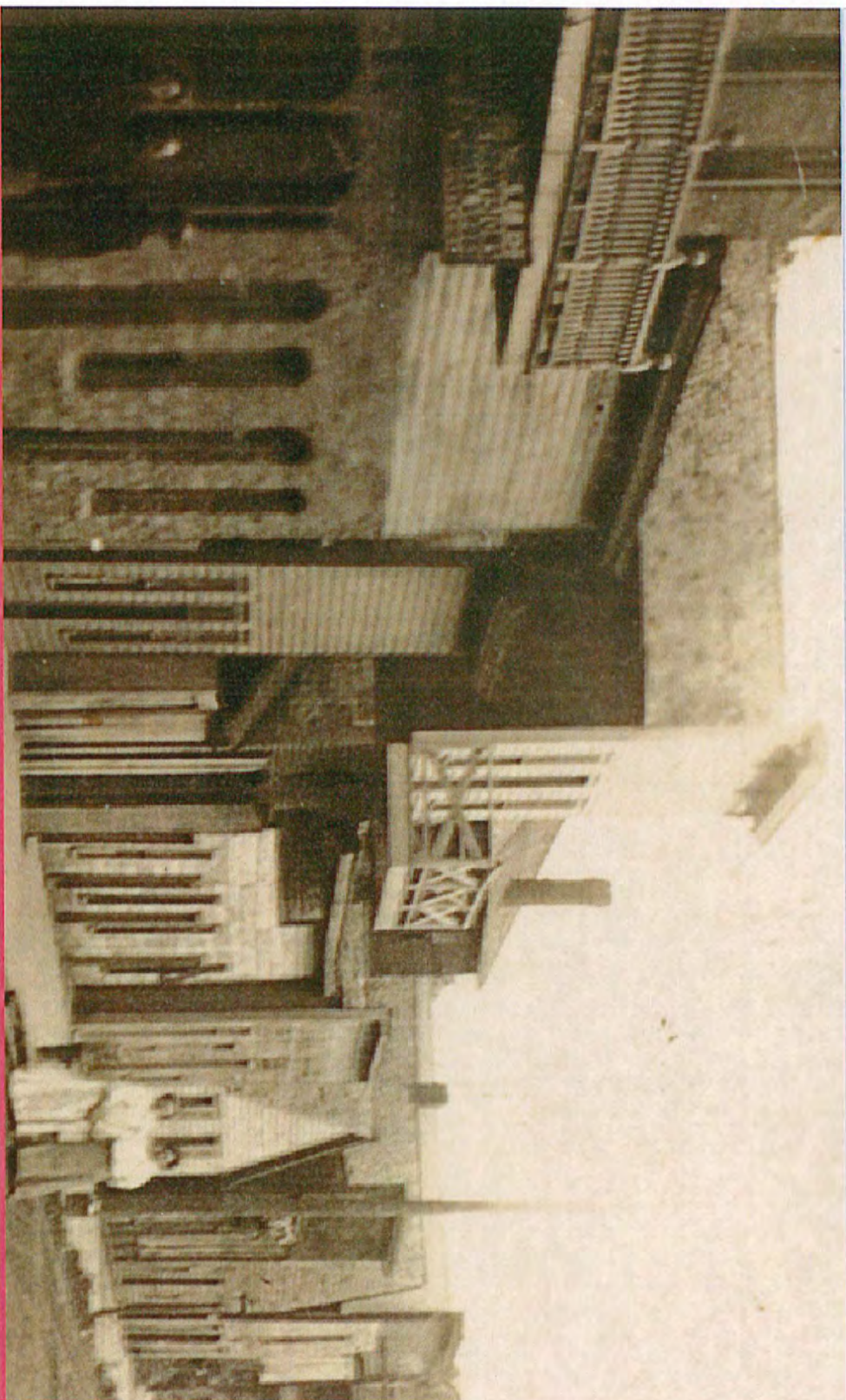


4:51 PM 11/04/2016



PHO.2013.46.1 (3) - Windows Photo Viewer


File Print E-mail Burn Open





Hi Kee Building 11\_1988 (2).jpg - Photos

 View all photos

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 Slideshow


 Edit

 Rotate

 Save

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 Ask me anything



4:53 PM

11/04/2016





View all photos

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Slideshow

Edit

Rotate

Delete

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Ask me anything







View all photos



Share



Slideshow



Edit



Rotate



Delete

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Ask me anything





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



FOR OFFICE USE ONLY	
Case No.	H16058
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	11/2/16
Date of Hearing	12/14/16

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

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>560 Main St. - Deadwood Gulch Saloon</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Rich Harr</u>
Address: <u>P.O. Box 1058</u>
City: <u>Spaulding</u> State: <u>SD</u> Zip: <u>57783</u>
Telephone: <u>605-685-2869</u> Fax: _____
E-mail: <u>rich@rushmore.com</u>

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

Contractor's Name: <u>Kokinos Construction</u>
Address: <u>91216 Prairie Hills RD</u>
City: <u>Belle Fourche</u> State: <u>SD</u> Zip: <u>57717</u>
Telephone: <u>641-0123</u> Fax: _____
E-mail: <u>KIRKKokinos@gmail.com</u>

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" 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 checked="" type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" 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 checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input checked="" type="checkbox"/> SIGN/AWNING	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" 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.

~~The side building with mountain timber products.  
ie: Doug Fir, Bolt-n-Bazel. Roof + Awning to  
be covered steel "rusted". Windows and doors to  
be sized as close to existing as possible. Roof  
work on bldg. Approx 3' up.~~

See attached revised 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.

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

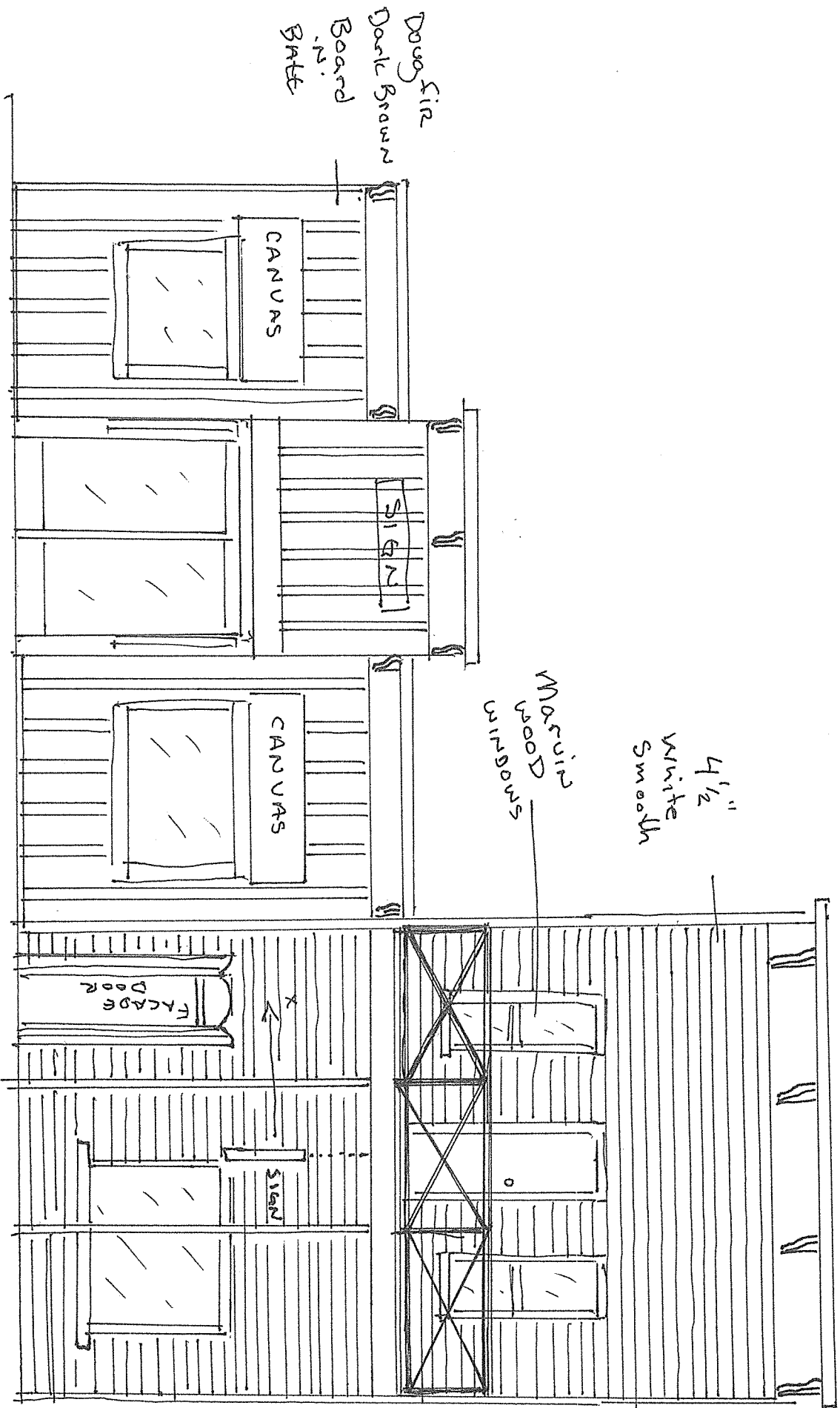
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. 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.

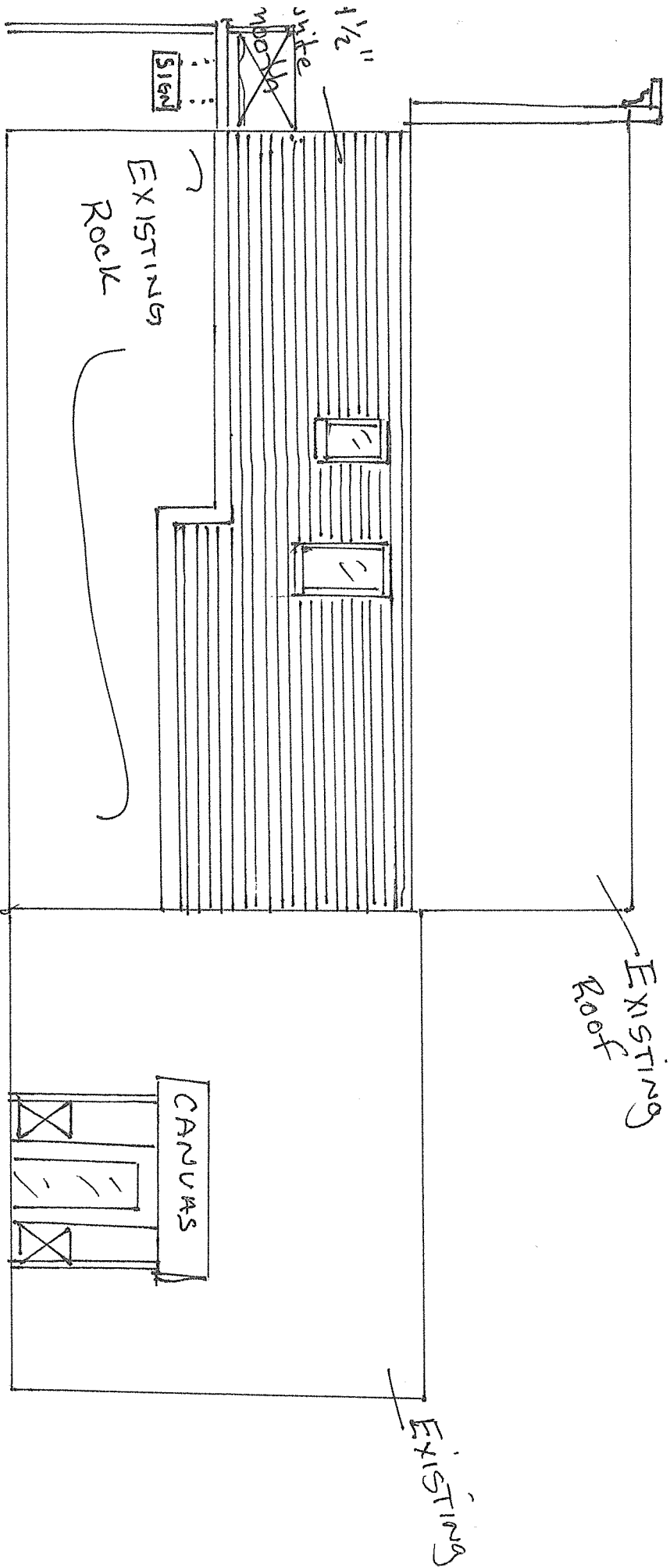
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



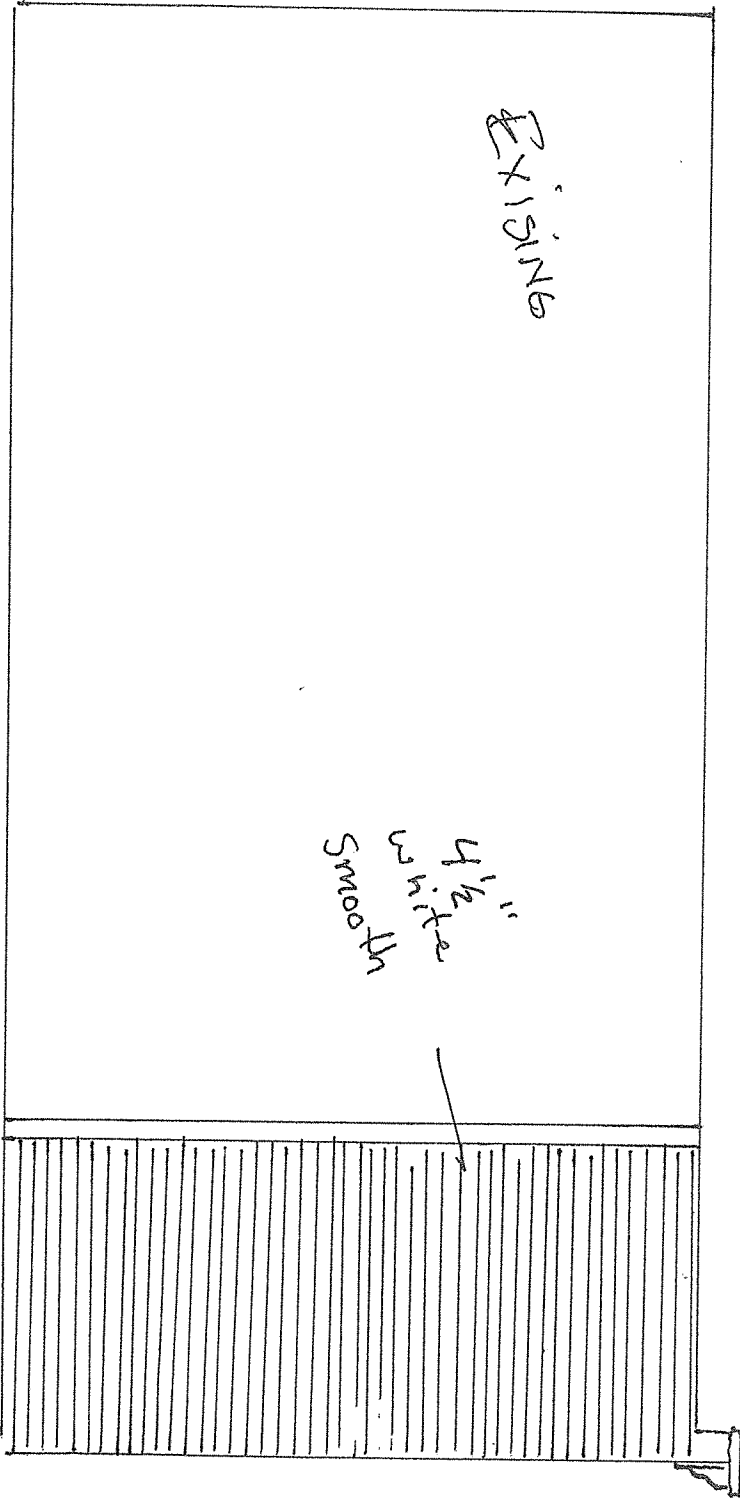
# Gulch Facade



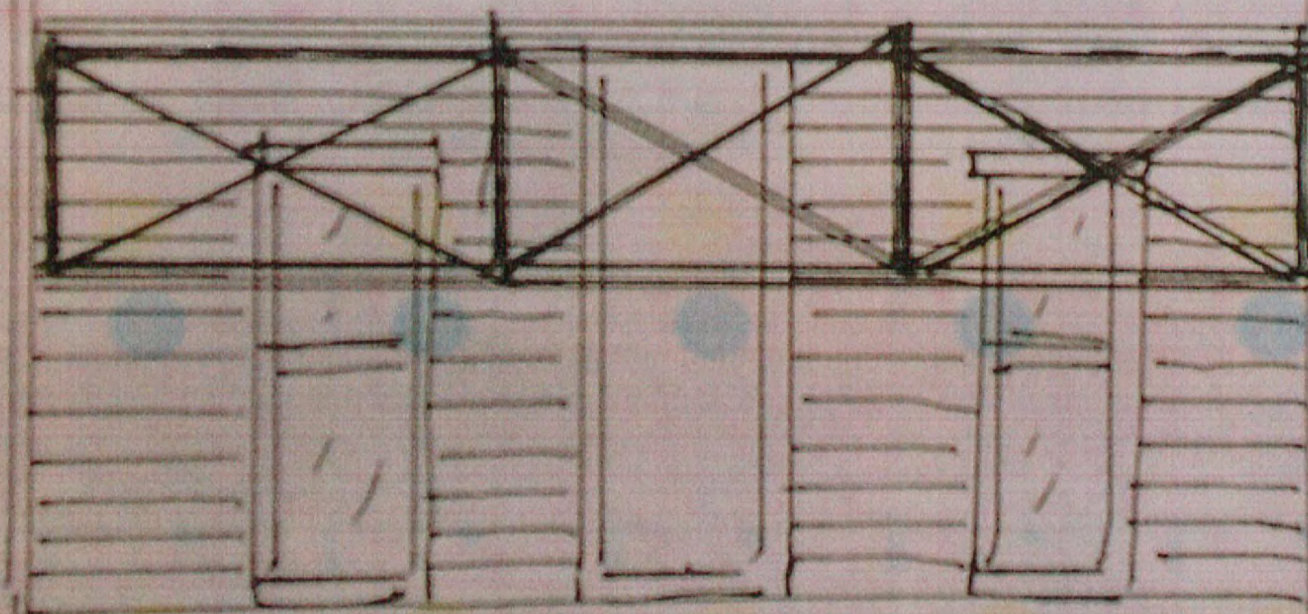
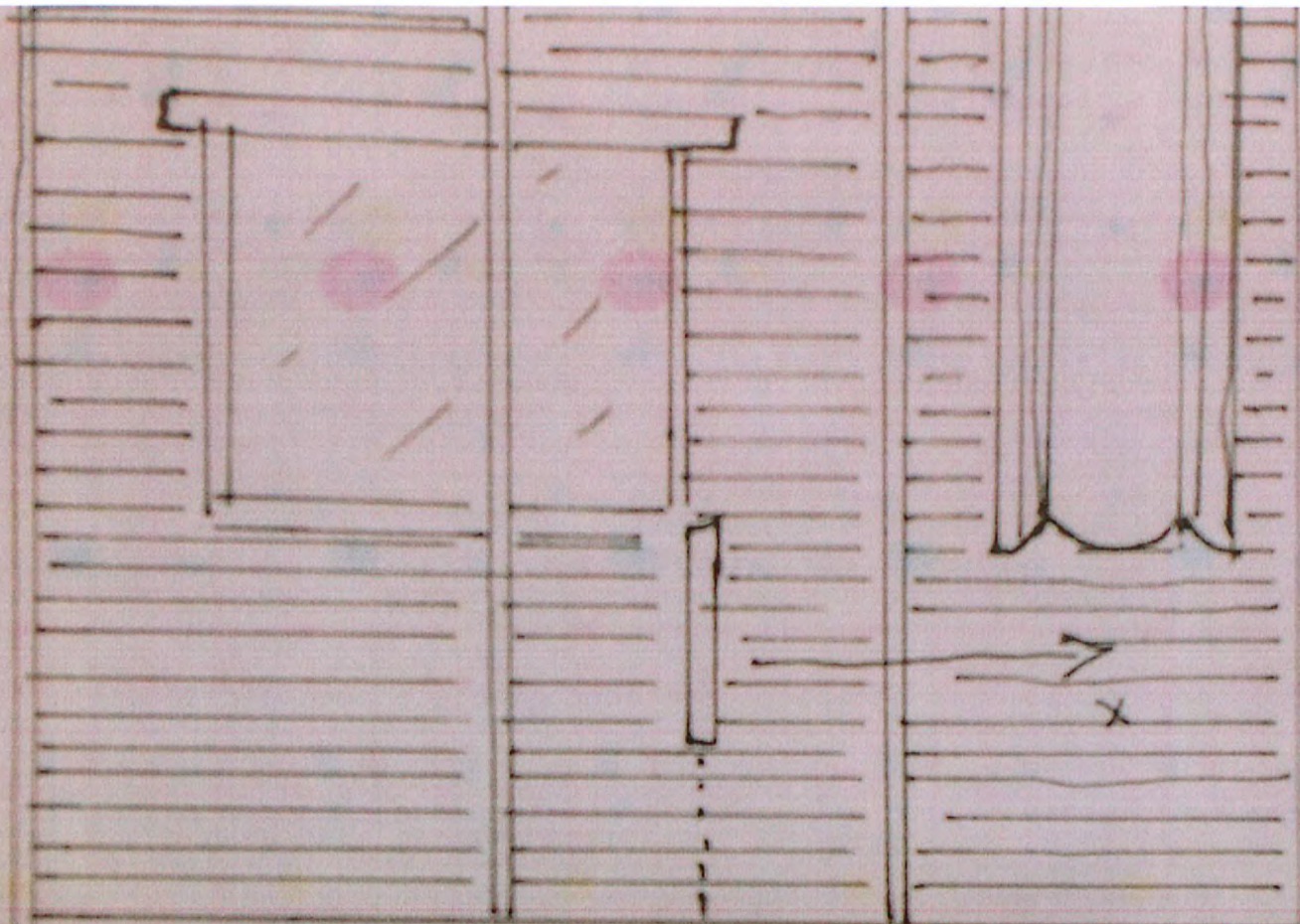
EAST SIDE



WEST side









Date: 12/05/2016

Case No. H16066  
Address: 15 SEVENTY-SIX DR

## Staff Report

The applicant has submitted an application for Project Approval for work at 15 SEVENTY-SIX DR, a structure located in Planning Unit in the City of Deadwood.

Applicant: CITY OF DEADWOOD  
Owner: CITY OF DEADWOOD  
Constructed: 1937

## 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 facility 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. Constructed by the Works Progress Administration, it is a good example of the types of public works construction which benefitted local communities.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the roof with a new metal roof, underlayment, sheeting, and roof drainage system. All exposed materials will be color matched to the brown of the grandstands.

**Attachments:** No

**Plans:** No

**Photos:** Yes

### Staff Opinion:

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





**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H18066</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>12/5/16</u>
Date of Hearing	<u>12/14/16</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: 15 Seventy-Six Drive

Historic Name of Property (if known): Deadwood Grandstand

### APPLICANT INFORMATION

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

Owner's Name: City of Deadwood

Address: 102 Sherman St.

City: Deadwood State: SD Zip: 57732

Telephone: 578-2082 Fax: \_\_\_\_\_

E-mail: bobj@cityofdeadwood.com

Architect's Name: Dave Stafford

Address: 809 South St. Ste. 203

City: Rapid City State: SD Zip: 57701

Telephone: 791-5001 Fax: \_\_\_\_\_

E-mail: davestafford@midconetwork.com

Contractor's Name: Not under Contract

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 checked="" type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting   |
| <input checked="" type="checkbox"/> General Maintenance       | <input type="checkbox"/> Siding                | <input type="checkbox"/> Windows     | <input type="checkbox"/> Fencing             |
| <input checked="" type="checkbox"/> Other <u>Gutters/Roof</u> | <input type="checkbox"/> Awning                | <input type="checkbox"/> Sign        |  |



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>February</u>		Project Completion Date (anticipated): <u>June 1<sup>st</sup>, 2017</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 checked="" type="checkbox"/> ROOF	<input checked="" 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.

New Metal Roof, underlayment, sheeting, and roof  
drainage system. All Exposed materials will be  
color matched to the brown of the grandstands.

### 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.

Robert Olson 11/17/16  
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.

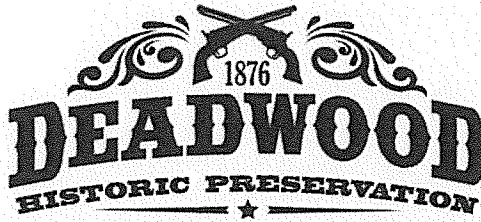
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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









## MEMORANDUM

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**Date:** December 9, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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

- Ron Russo..... 31 Charles.....Siding Program  
*Staff has determined the project meets the criteria for the Siding Program and will coordinate with the applicant during the proposed project.*
- Lawrence Kracht .....4 Lincoln ..... Wood Windows and Doors Program  
*The applicant applied for the windows grant in September of 2015 and never used the program. The applicant is now requesting approval under the new Wood Windows and Doors Program. Staff has determined the applicant meets the criteria for the Wood Windows and Doors Program and will coordinate with the applicant during the proposed project.*





## Siding Program Application

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

1. Address of Property:

31 Charles Street

2. Applicant's name & mailing address:

Ronald J. Russo  
31 Charles Street  
Deadwood, SD 57732

Telephone: (605) 970-0454

E-mail deadwood.oysterby@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ 16,900

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 12/8/16

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.

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: 11/30/2016

Owner's signature: \_\_\_\_\_ Date submitted: 11/30/2016

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

Gmail

More

COMPOSE

31 Charles Street Deadwood SD

Inbox x

Inbox (14)

Starred

Important

Sent Mail

Drafts (3)

Circles

[Imap]/Sent

[Imap]/Trash (308)

Advertising &amp; Web...

Alerts

More labels

Julian Brown Eyes &lt;compmason@gmail.com&gt;

Oct 23 ☆

to me

Bid for foundation repair

East side of house

44 sq.ft of brick at \$40.00 per sq.ft = \$ 1,760.00

88 sq.ft of stucco over stone at \$50.00 per sq.ft = \$ 4,400.00

North side of house

64 sq.ft stucco at \$50.00 = \$ 3,200.00

West side of house

84 sq.ft brick at \$40.00 per = \$ 3,360.00

84 sq.ft stucco at \$50.00 per = \$ 4,200.00

Bids do not include excise tax or building permit fees.

Bid good for 60 days

Competitive Masonry will supply all material and labor.



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



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

September 10, 2015

Kracht Family Trust  
4 Lincoln Ave  
Deadwood, SD 57732

RE: Window Program – 4 Lincoln Ave

Dear Mr. Kracht:

On Wednesday, September 10, 2015, the Deadwood Historic Preservation Commission reviewed your application to be entered into the Wood Window Program for property located at 4 Lincoln Ave, a contributing resource located in the Ingleside Planning Unit in the City of Deadwood.

The Deadwood Historic Preservation Commission has determined 4 Lincoln Ave meets the criteria for acceptance into the Historic Preservation Wood Window Program, therefore granted your application into the Window Grant Program. Please sign and return the enclosed original Grant Agreement to our office as your acceptance of this grant along with a check to the Lawrence County Register of Deeds for \$30. The funded amount for the program is up to \$10,000 for Windows per the policy guidelines. The project period will be 180 days from execution of the Grant Agreement.

If you are considering applying for the State Property Tax Moratorium or the Federal Rehabilitation Tax Credit programs for this work, I recommend contacting the South Dakota State Historic Preservation Office at (605) 773-3458 prior to beginning work as this approval does not extend to those programs.

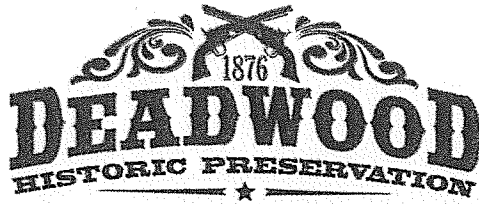
A building permit must be issued prior to commencement of work on the resource. To request a building permit and pay the fees due regarding this project, please contact the City Building Inspector, Trent Mohr, at the Public Works Dept. at (605) 578-3082. Any changes to the scope of work must be approved by the Historic Preservation Commission.

Thank you for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community. If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

Kevin Kuchenbecker  
Historic Preservation Officer

cc: Trent Mohr, City Building Inspector  
File



## Wood Windows and Doors Application

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

1. Address of Property:

4 LINCOLN DR

2. Applicant's name & mailing address:

LAURENCE KRACHT  
4 LINCOLN

Telephone: (605) 578-1852

E-mail                     

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

KRACHT FAMILY TRUST

Telephone: ( ) -

E-mail                     

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/2/15

Initials: AK

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: Laurence Kracht

Date submitted: July 11, 15

Owner's signature: Laurence Kracht

Date submitted: July 11, 15

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



# Wood Windows and Doors Worksheet

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

Elevations	Repair of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Existing Window(s)	Repair Existing Primary Door	Other Exterior Wood Door(s)	Replacement of Existing Wood Door(s)
Front View			1			
Right Side View			1			
Left Side View						
Rear View			1			
Total Windows			3			
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <b>OR</b> qualified for restoration are eligible for a forgivable loan or grant of \$250 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant of \$100 per window if existing window is beyond repair. For the removal of inappropriate window(s) and installing an appropriate qualified window(s) are eligible for a forgivable loan or grant of \$400 per window.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <b>OR</b> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <b>OR</b> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$10,000.00 maximum.

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

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