

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, November 9, 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
  - a. Regular HPC Meeting – October 26, 2016
  - b. On-site Meeting – November 3, 2016
3. Voucher Approval
4. Old or General Business
  - a. PA H16054 – Mike Gustafson – 270 Main Street – Cut Hill -- Exhibit A
  - b. PA H16053 – Mike Gustafson – 270 Main Street – Grading -- Exhibit B
  - c. Rodeo Grounds Maintenance and Grandstands – Historic Preservation Office
  - d. Location of Recycling Dumpsters – Tom Blair
5. New Matters before the Deadwood Historic District Commission
  - a. COA H16058 – Deadwood Gulch Saloon – Rich Harr – Reside/Roof/Awnings/Windows/Doors/Rock Work – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H16055 – William Walsh – 36 Lincoln Avenue – Repair Garage Door – Exhibit D
  - b. PA H16056 – James Haupt – 37 Washington Street – Install Metal Carport – Exhibit E
  - c. PA H16057 – Destiny & Brady Maynard – 4 Harrison Street – Windows – Exhibit F
  - d. PA H16059 – Roger & Ann Ochse – 35 Madison Street – Windows & Doors – Exhibit G
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit H
    - i. Destiny & Brady Maynard – 4 Harrison – Wood Windows and Doors Program
    - ii. Steve Olson – 53 Lincoln – Retaining Wall Program
    - iii. Joe & Marcia Mack – 143 Charles – Wood Windows and Doors Program
    - iv. Roger & Ann Ochse – 35 Madison Street – Wood Windows and Doors Program
    - v. Marlin Maynard – 875 Main Street – Elderly Resident Program
  - b. Revolving Loan Program – Exhibit I
    - i. Bonnie Fosso – 170 Pleasant – Life Safety Loan Extension Request
    - ii. David Swaney – 37 Lee Street – Retaining Wall Loan Extension Request
    - iii. Larry Shama – 147 Charles Street – Windows Loan Request
    - iv. Melody & James Lawson – 23 Emery – Request to Forgive Early
  - 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>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, October 26, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order

*Recess meeting for program*

***2016 Deadwood Wall of Fame Program***

*Reconvene meeting*

2. Approval of HPC Meeting Regular Meeting Minutes – October 12, 2016
3. Voucher Approval
4. Old or General Business
  - a. Report on “The Experience LAB” workshop on October 17-19, 2016
  - b. Update on Deadwood Revitalization efforts
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H16052 – Lita & Lester Westbrook – 69 Lincoln Avenue – Wood Windows/Doors – Exhibit A
  - b. PA H16054 – Mike Gustafson – 270 Main Street – Cut Hill – Exhibit B
  - c. PA H16053 – Mike Gustafson – 270 Main Street – Grading – Exhibit C
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit D
    - i. Lita & Lester Westbrook – 69 Lincoln Avenue – Windows/Doors Program
    - ii. Isabelle Messmer – 54 Burnham Avenue – Elderly Resident Program
    - iii. Lynn and George Milos – Windows/Doors Program
  - b. HP Program Extension – Exhibit E
    - i. Ken and Nancy Matzko – 51 Pleasant – Windows/Doors Program Extension
    - ii. Jean Mackley – 8 Adams Avenue – Elderly Resident Program Extension
    - iii. Bonnie Fosso – 170 Pleasant – Windows/Doors Program Extension
    - iv. Bonnie Fosso – 170 Pleasant – Siding Program Extension
    - v. Bonnie Fosso – 170 Pleasant – Elderly Resident Program Extension
  - c. Revolving Loan Program – Exhibit F
    - i. “Peggy” Fierro-Bailey – 36 Jackson – Retaining Wall Loan Extension Request
    - ii. Thomas and Dorrene Julius – 33 ½ Jackson – Siding Loan Extension Request
    - iii. Thomas and Dorrene Julius – 33 ½ Jackson – Windows Loan Extension Request
  - d. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

**Wednesday, October 13, 2016**

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

**Absent:** Ms. Terri Williams, City Attorney, were absent.

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

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker and Crystal Murray, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Attorney, and Jerity Krambeck, 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 Wednesday, October 26, 2016 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Mr. Kuchenbecker presented the Wall of Fame recipients; Dr. John Clinton Smiley and George Vincent Ayres.

Dr. John Smiley and family accepted the award on behalf of Dr. John Clinton Smiley. Mike Rodman, Grand Lodge of South Dakota Masons and Bill Collister, great-grandson of Mr. Ayres, accepted the award on behalf of George Vincent Ayres.

Chair Floyd recessed the meeting for the Deadwood Historic Preservation Commission 2016 Wall of Fame reception.

Chair Floyd reconvened the meeting for business.

#### **Approval of October 12, 2016 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Williams to approve the HPC minutes of Wednesday, October 12, 2016 as presented. Aye – All. Motion carried.***

#### **Voucher Approval:**

***It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$153,966.87. Aye – All. Motion carried.***

#### **Old or General Business:**

##### **Report on "The Experience LAB" workshop on October 17-19, 2016**

Mr. Kuchenbecker discussed "The Experience LAB" workshop. Mr. Kuchenbecker stated it was an amazing experience and he came back with great ideas for Deadwood. Mr. Kuchenbecker thanked the Commission for allowing him and Chamber staff to attend.

Mr. Lee Harstad, Deadwood Chamber of Commerce, thanked the Commission. Mr. Harstad stated there was a lot of takeaway from the conference, but highlighted the critical eye of improving a great experience.

##### **Update on Deadwood Revitalization efforts**

Ms. Susan Johnson spoke on behalf of the Deadwood Revitalization committee regarding the CenturyLink building update. Ms. Johnson discussed CenturyLink turning Deadwood into a Smart City. Ms. Johnson stated CenturyLink has agreed to donate the building. Ms. Johnson stated CenturyLink is asking for a verbal commitment from Historic Preservation/City of Deadwood.

Mr. Mike Rodman thanked Historic Preservation for working with Deadwood Revitalization and the best thing to do is to collaborate with Historic Preservation and continue to plan and develop where we are going with Main Street projects and work on these projects together for the betterment of Deadwood. Mr. Rodman stated the discussion needs to be had whether these plazas are an intrusion on Main Street. Mr. Rodman asked if we could put together a working group.

Ms. Louie Lelonde stated our most valuable asset is our history and this can give us the opportunity to enrich our history and keep our Main Street as vibrant as possible.

Ms. Johnson stated Revitalization has raised money and has hired Dan Senfner with Destination Rapid City to enlighten everyone on what has happened in Rapid City since they built their plaza.

Mr. Senfner introduced himself and discussed Rapid City's revival with the addition of Main Street Square and how it has transformed the way the community lives. Mr. Senfner discussed the comparisons to Deadwood and stated a downtown plaza is the heart of the community.

Chair Floyd stated there is value and potential in exploring it and there is a lot of opportunity in partnership. Chair Floyd stated we need to sit down and discuss exactly what that means; when it is appropriate for Historic Preservation to be a financial partner and an input partner. Chair Floyd asked if it would be appropriate for a committee to be formed or if members of Historic Preservation Commission should join an already formed committee. Ms. Johnson stated she would like to see a meeting with Historic Preservation Commission, Deadwood Revitalization and CenturyLink and to hear about the Smart City. Ms. Johnson stated a review of the initial plaza concepts need to be reviewed to ensure they reflect Deadwood.

Mr. Kuchenbecker stated he has been involved with Revitalization and there is great opportunity as their committee structured after the Main Street Program, which was started by the National Trust of Historic Preservation. There is opportunity for all to serve in the sub-committees.

Mrs. Sharon Martinesko stated she would like to encourage the Commission and Revitalization to bring in more residents for input so there is residential buy-in and communication.

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

No matters considered.

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

PA H16052 – Lita & Lester Westbrook – 69 Lincoln Avenue – Wood Windows/Doors – Exhibit A

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 69 Lincoln Avenue, a contributing structure located in the Ingleside Planning Unit, constructed circa 1890. The applicant is requesting permission to replace six (6) casement windows with new wooden-double-hung windows. 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. The applicant also is entering into the windows program. ***It was moved by Mr. Blair and seconded by Mr. Johnson 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 69 Lincoln Avenue. Aye- All. Motion carried.***

PA H16054 – Mike Gustafson – 270 Main Street – Cut Hill – Exhibit B and PA H16053 – Mike Gustafson – 270 Main Street – Grading – Exhibit C

***It was moved by Mr. Blair and seconded by Mr. Johnson to continue Project Approval for PA H16054 and H16053 to the Historic Preservation Commission Meeting scheduled for November 9, 2016, pending a site visit scheduled for Thursday November 3, 2016 at 4:00 p.m. Aye- All. Motion carried.***

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

Grant Program – Exhibit D

Lita & Lester Westbrook – 69 Lincoln Avenue – Windows/Doors Program

Isabelle Messmer – 54 Burnham Avenue – Elderly Resident Program

Lynn and George Milos – 872 Main Street – Windows/Doors Program

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

HP Program Extension – Exhibit E

Ken and Nancy Matzko – 51 Pleasant – Windows/Doors Program Extension

Jean Mackley – 8 Adams Avenue – Elderly Resident Program Extension

Bonnie Fosso – 170 Pleasant – Windows/Doors Program Extension

Bonnie Fosso – 170 Pleasant – Siding Program Extension

Bonnie Fosso – 170 Pleasant – Elderly Resident Program Extension

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

#### **Retaining Wall Program Disbursements**



***It was moved by Mr. Toews and seconded by Mr. Johnson to approve Retaining Wall Program Disbursements in amount of \$111,318.61, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Berg and seconded by Mr. Toews to approve HP Grant Fund disbursement in the amount of \$83,426.11, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Namminga abstained. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$9,513.92, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg and Mr. Blair abstained. Aye - All. Motion carried.***

#### **Revolving Loan Program/Disbursements**

##### **Revolving Loan Program – Exhibit F**

"Peggy" Fierro-Bailey – 36 Jackson – Retaining Wall Loan Extension Request

Thomas and Dorrene Julius – 33 ½ Jackson – Siding Loan Extension Request

Thomas and Dorrene Julius – 33 ½ Jackson – Windows Loan Extension Request

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

The delinquency report was presented by Mr. Walker.

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

##### **Retaining Wall Applications**

No applications were addressed at this meeting.

#### **Items from Citizens not on Agenda**

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

Mr. Kuchenbecker reported on the following items:

- Our HP Programs are kicking and doing well; putting it in the newsletter has been working well;
- Guy Street retaining wall is under construction and we have six retaining walls in engineering stage for next year;
- The Residential Rehabilitation applications are out and we will accept up to two rehabilitations; applications are due mid-November.
- St. Ambrose continues;
- We are seeing work on our façade program; both Mr. Berg and Mr. Tim Conrad's properties have begun the project;
- 360 Williams Street windows are coming along with windows being delivered this week and a competitive bid for siding has been awarded;
- The roof at the Rodeo Grounds needs quite a bit of considerable maintenance that needs addressed and there will probably be additional projects forthcoming; the crow's nest is in a deteriorating condition and we will probably need to declare it as an emergency and bring it to the City Commission to supplement the budget and the walkways out in the weather are deteriorating and there are a few spots that are falling through; although it is not budgeted, this project cannot be deferred because it is a safety hazard.

#### **Committee Reports:**

Mr. Berg stated the Deadwood Alive meeting today went well and the direction Deadwood Alive is heading is very encouraging.

Chair Floyd read a letter from the Fall River Historical Society thanking for the contribution to their 12<sup>th</sup> Annual Fall River Conference.

Chair Floyd read a letter from Tam Zwingelberg stating how happy she is with her new windows and she would recommend this program to everyone.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:25 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Jerity Krambeck, Historic Preservation Office/Recording Secretary*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Thursday, November 3, 2016 ~ 4:00 p.m.**

270 Main Street, Deadwood, South Dakota

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There will be a meeting of the  
Deadwood Historic Preservation Commission  
to be held on Thursday, November 3, 2016 at 4:00 p.m.  
at 270 Main Street (First Gold Hotel parking lot).

This meeting is a site visit regarding Project Approval  
Case No. H16053 and H16054, Grading and Cut Hill, at  
270 Main Street.

No Action to be Taken.

## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

**Thursday, November 3, 2016**

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

**Absent:** Chair Laura Floyd was absent.

**Present City Commission:** Dave Ruth and Chuck Turbiville were present.

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer and Quentin Riggins, City Attorney, were present.

Others Present: Sharon Martinesko, Keri Ruth, Donna Watson, Lenessa Keehn, Jerry Anderson, First Gold, Contractor Kenny Gardner, Civil Engineer Mike Towey, and Architect Gene Fennell.

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

A quorum present, Vice Chair Blair called the Deadwood Historic Preservation Commission meeting to order Thursday, November 3, 2016 at 4:22 p.m. at First Gold, 270 Main Street in Deadwood, SD.

A site visit was conducted at the location of 270 Main Street to discuss Project Approvals H16053 and H16054. No action was taken.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 4:47 p.m.

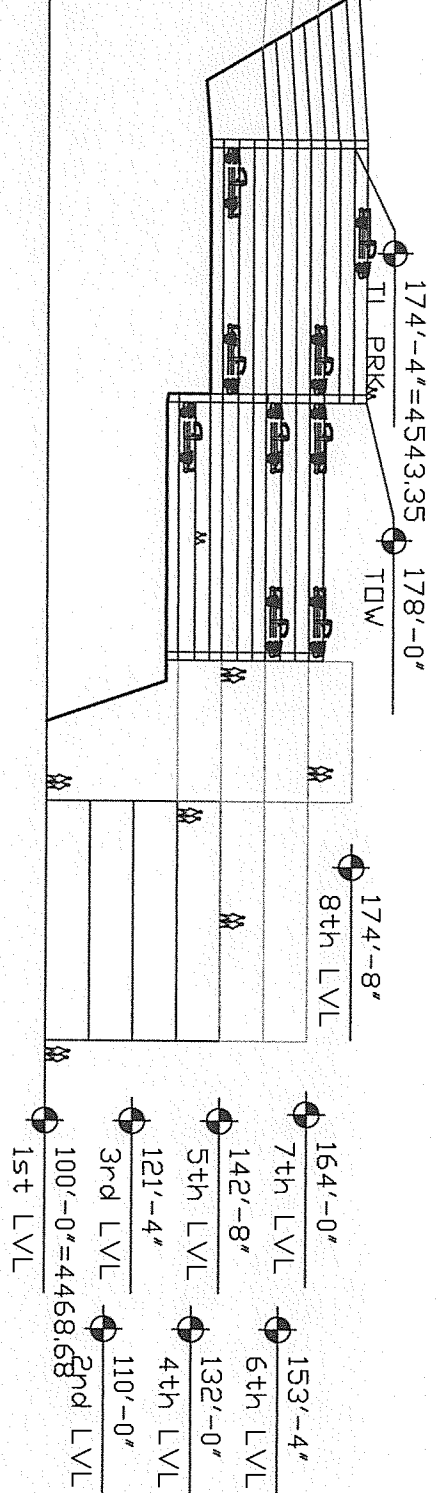
ATTEST:

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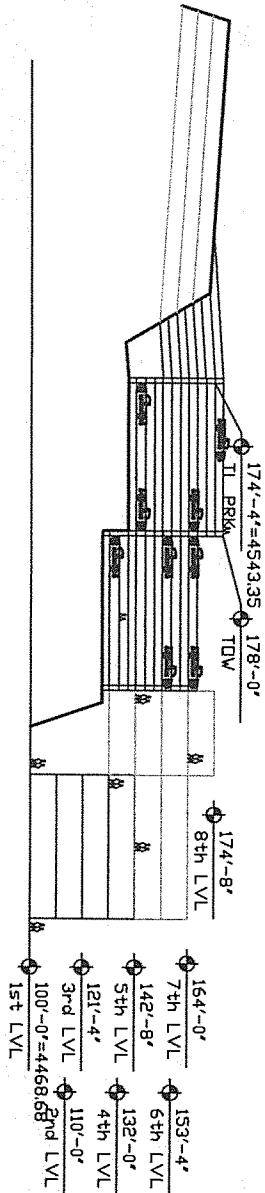
Chairman, Historic Preservation Commission

*Jerity Krambeck, Historic Preservation Office/Recording Secretary*

# EXHIBIT A: B



1 BLOCK SECTION  
A2.0 SCALE: 1" = 30'



1 BLOCK SECTION  
A2.0 SCALE: 1" = 50'

FIRST GOLD - BRIDGE CONCEPT  
DEADWOOD, SD

SHEET TITLE: SECTION

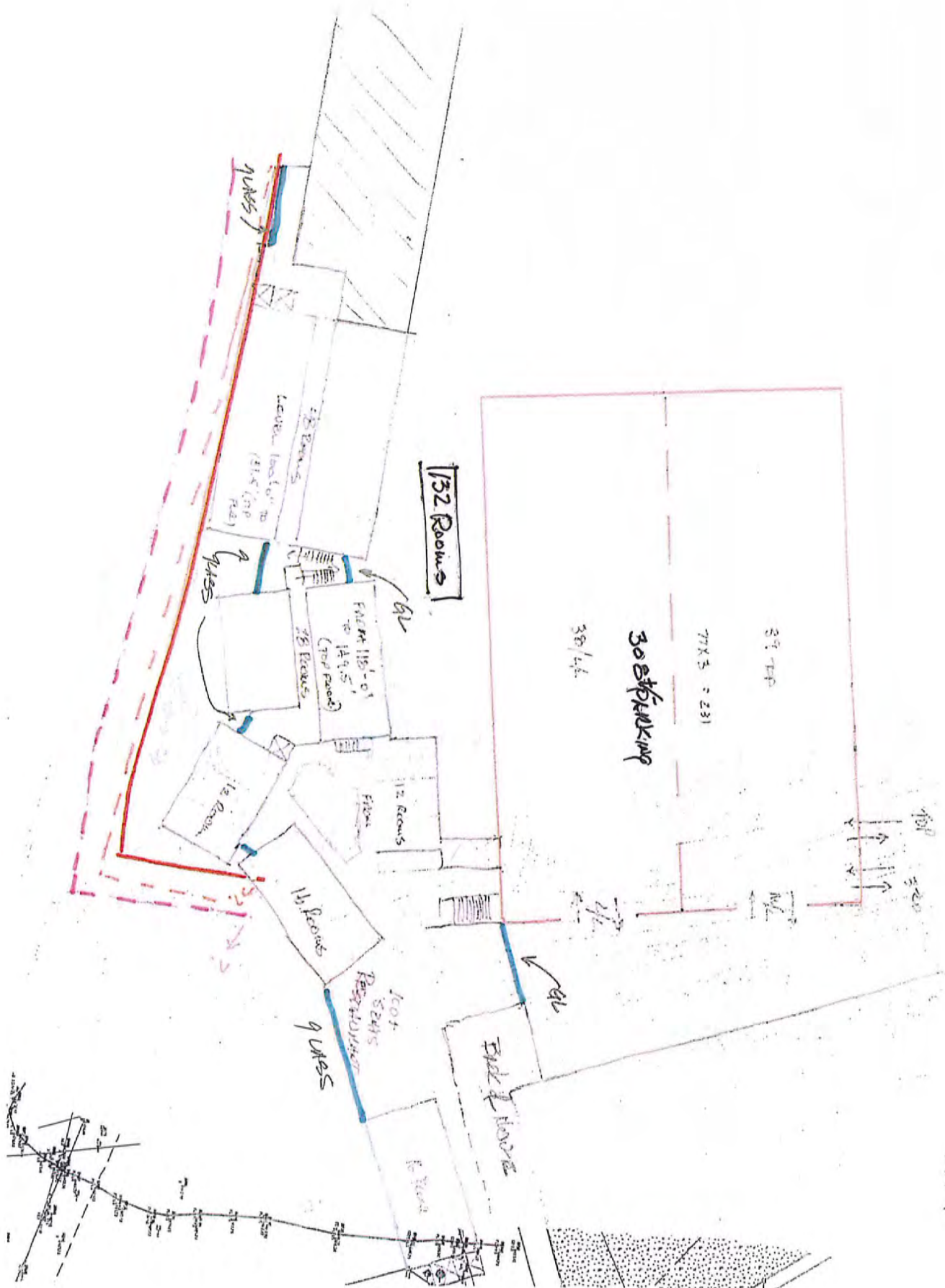
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DATE: 11/3/16  
DRAWN BY: INT

REVISIONS  
NO. DATE DESCRIPTION

Fennell Design  
Architecture & Project Management

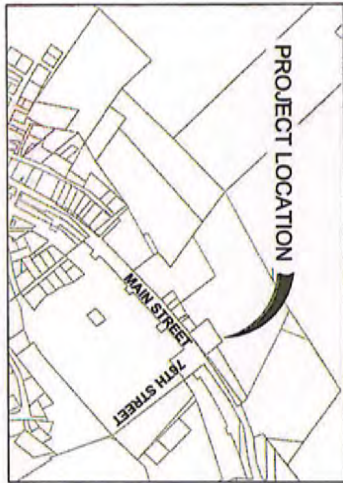
1133 ST. JOSEPH ST.  
RAPID CITY, SD 57701  
(605) 746-0332  
237 N 6TH ST  
CLUSTER, SD 57730  
(605) 746-0620

FNL





# FIRST GOLD HOTEL AND GAMING EROSION CONTROL PLAN 270 MAIN STREET DEADWOOD, SOUTH DAKOTA KTM JOB NO 16-0818

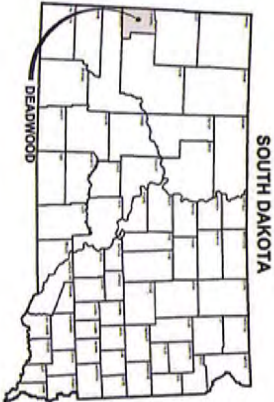


DEADWOOD, SOUTH DAKOTA  
NOT TO SCALE

- INDEX OF SHEETS**
- 1- COVER
  - 2- STORM WATER POLLUTION PREVENTION PLAN SHEET 1 OF 3
  - 3- STORM WATER POLLUTION PREVENTION PLAN SHEET 2 OF 3
  - 4- STORM WATER POLLUTION PREVENTION PLAN SHEET 3 OF 3
  - 5- EROSION CONTROL PLAN
  - 6- EROSION CONTROL DETAILS



PROJECT LOCATION MAP  
NOT TO SCALE



11' X 17' PLAN SET

ONE CALL  
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FIRST GOLD HOTEL AND GAMING  
EROSION CONTROL PLANS

Sheet Name: COVER

Project Name: FIRST GOLD HOTEL AND GAMING  
Project Location: 270 MAIN STREET  
Project Number: KTM JOB NO 16-0818  
Project Date: OCT 2015



**STORM WATER POLLUTION PREVENTION PLAN CHECKLIST**  
(The numbers right of the title headings are reference numbers to the GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES)

**SITE DESCRIPTION (4.2.1)**

- > Project Limits: See Title Sheet (4.2.1.b)
- > Project Description: See Title Sheet (4.2.1.a.)
- > Site Map(s): See Title Sheet and Plans (4.2.1.f, (1)-(6))
- > Major Soil Disturbing Activities (check all that apply)
  - ☒ Clearing and grubbing
  - ☒ Excavation/borrow
  - ☒ Grading and shaping
  - ☒ Filling
  - ☒ Cutting and filling
  - ☐ Other (describe):
- > Total Project Area 5 acres (4.2.1.b.)
- > Total Area To Be Disturbed 3.6 acres (4.2.1.b.)
- > Existing Vegetative Cover (%) 35
- > Soil Properties: AASHTO Soil Classification A-1-a, A-1-b, A-6 Very gravelly loam, very gravelly coarse sand (4.2.1. d)
- > Name of Receiving Water Body/Bodies Whitewood Creek (4.2.1.a.)

**ORDER OF CONSTRUCTION ACTIVITIES (4.2.1.c.)**

- > (Stabilization measures shall be initiated as soon as possible, but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Initiation of final or temporary stabilization may exceed the 14-day limit if earth disturbing activities will be resumed within 21 days.)
- > Install stabilized construction entrance(s).
- > Install perimeter protection where runoff sheets from the site.
- > Clearing and grubbing.
- > Stabilize disturbed areas.
- > Install inlet and culvert protection after completing storm drainage and other utility installations.
- > Complete final grading.
- > Reseed areas or surface disturbed by removal activities.

**EROSION AND SEDIMENT CONTROLS (4.2.2.a.(1)(b)-(d))**

(Check all that apply)

- > Stabilization Practices (See Detail Plan Sheets)
  - ☒ Temporary or Permanent Seeding
  - ☐ Planting (Woody Vegetation for Soil Stabilization)
  - ☐ Mulching (Grass Hay or Straw)
  - ☐ Erosion Control Blankets or Mats
  - ☐ Roughened Surface (e.g., tracking)
  - ☒ Dust Control
  - ☐ Other:
- > Structural Temporary Erosion and Sediment Controls
  - ☐ Silt Fence
  - ☐ Straw Bale Check
  - ☒ Temporary Berm
  - ☐ Temporary Slope Drain

- ☒ Straw Wattles or Rolls
- ☐ Turf Reinforcement Mat
- ☐ Rip Rap
- ☒ Rock Check Dams
- ☐ Sediment Traps/Basins
- ☒ Inlet Protection
- ☐ Surface Inlet Protection (Area Drain)
- ☐ Curb Inlet Protection
- ☒ Stabilized Construction Entrances
- ☐ Entrance/Exit Equipment Tire Wash
- ☐ Interceptor Ditch
- ☐ Work Platform
- ☐ Temporary Water Barrier
- ☐ Temporary Water Crossing
- ☐ Other:

**Wetland Avoidance**

Will construction and/or erosion and sediment controls impinge on regulated wetlands? Yes ☐ No ☒ If yes, the structural and erosion and sediment controls have been included in the total project wetland impacts and have been included in the 404 permit process with the USACE.

**Storm Water Management (4.2.2.b., (1) and (2))**

Storm water management will be handled by temporary controls outlined in "EROSION AND SEDIMENT CONTROLS" above, and any permanent controls needed to meet permanent storm water management needs in the post construction period. Permanent controls will be shown on the plans and noted as permanent.

**Other Storm Water Controls (4.2.2.c., (1) and (2))**

**Waste Disposal**

All liquid waste materials will be collected and stored in sealed metal containers approved by the project engineer. All trash and construction debris from the site will be deposited in the approved containers. Containers will be serviced as necessary, and the trash will be hauled to an approved disposal site or licensed landfill. All onsite personnel will be instructed in the proper procedures for waste disposal, and notices stating proper practices will be posted in the field office. The general Contractor's representative responsible for the conduct of work on the site will be responsible for seeing waste disposal procedures are followed.

**Hazardous Waste**

All hazardous waste materials will be disposed of in a manner specified by local or state regulations or by the manufacturer. Site personnel will be instructed in these practices, and the individual designated as the Contractor's on-site representative will be responsible for seeing that these practices are followed.

**Sanitary Waste**

Portable sanitary facilities will be provided on all construction sites. Sanitary waste will be collected from the portable units in a timely manner by a licensed waste management Contractor or as required by any local regulations.

**MAINTENANCE AND INSPECTION (4.2.3. and 4.2.4)**

**Maintenance and Inspection Practices**

- Inspections will be conducted at least one time per week and after a storm event of 0.50 inches or greater.
- All controls will be maintained in good working order. Necessary repairs will be initiated within 24 hours of the site inspection report.
- Silt fence will be inspected for depth of sediment and for tears in order to ensure the fabric is securely attached to the posts and that the posts are well anchored. Sediment buildup will be removed from the silt fence when it reaches 1/3 of the height of the silt fence.
- Sediment basins and traps will be checked. Sediment will be removed when depth reaches approximately 50 percent of the structure's capacity, and at the conclusion of the construction.
- Check dams will be inspected for stability. Sediment will be removed when depth reaches 1/2 the height of the dam.
- All seeded areas will be checked for bare spots, washouts, and vigorous growth free of significant weed infestations.
- Inspection and maintenance reports will be prepared on form DOT 298 for each site inspection, this form will also be used to document changes to the SWPPP. A copy of the completed inspection form will be filed with the SWPPP documents.
- The SDDOT Project Engineer and Contractor's Erosion Control Supervisor are responsible for inspections. Maintenance, repair activities are the responsibility of the Contractor. The SDDOT Project Engineer will complete the inspection and maintenance reports and distribute copies per the distribution instructions on DOT 298.

**NON-STORM WATER DISCHARGES (3.0)**

The following non-storm water discharges are anticipated during the course of this project (check all that apply).

- ☐ Discharges from water line flushing.
- ☐ Pavement wash-water, where no spills or leaks of toxic or hazardous materials have occurred.
- ☐ Uncontaminated ground water associated with dewatering activities.

**MATERIALS INVENTORY (4.2.2.c.(2))**

The following materials or substances are expected to be present on the site during the construction period. These materials will be handled as noted under the headings "EROSION AND SEDIMENT CONTROLS" and "SPILL PREVENTION" (check all that apply).

- ☐ Delinquent
- ☐ Paints
- ☐ Metals
- ☐ Bituminous Materials
- ☐ Petroleum Based Products
- ☐ Cleaning Solvents
- ☐ Wood
- ☐ Chemical Fertilizers
- ☐ Other:



FIRST GOLD HOTEL AND GAMING  
EROSION CONTROL PLANS

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Drawn by: KTM

STORM WATER  
POLLUTION  
PREVENTION  
PLAN



#### SPILL PREVENTION (4.2.2 c.(2))

##### > Material Management

###### Housekeeping

- Only needed products will be stored on-site by the Contractor.
- Except for bulk materials the contractor will store all materials under cover and in appropriate containers.
- Products must be stored in original containers and labeled.
- Material mixing will be conducted in accordance with the manufacturer's recommendations.
- When possible, all products will be completely used before properly disposing of the container off-site.
- The manufacturer's directions for disposal of materials and containers will be followed.
- The Contractor's site superintendent will inspect materials storage areas regularly to ensure proper use and disposal.
- Dust generated will be controlled in an environmentally safe manner.
- Vegetation areas not essential to the construction project will be preserved and maintained as noted on the plans.

###### Hazardous Materials

- Products will be kept in original containers unless the container is not resealable.
- Original labels and material safety data sheets will be retained in a safe place to relay important product information.
- If surplus product must be disposed of, manufacturer's label directions for disposal will be followed.
- Maintenance and repair of all equipment and vehicles involving oil changes, hydraulic system drain down, de-greasing operations, fuel tank drain down and removal, and other activities which may result in the accidental release of contaminants will be conducted on an impervious surface and under cover during wet weather to prevent the release of contaminants onto the ground.
- Wheel wash water will be collected and allowed to settle out suspended solids prior to discharge. Wheel wash water will not be discharged directly into any storm water system or storm water treatment system.
- Potential pH-modifying materials such as: bulk cement, cement kiln dust, fly ash, new concrete washings, concrete pumping, residuals from concrete saw cutting (either wet or dry), and mixer washout waters will be collected on site and managed to prevent contamination of storm water runoff.

#### Product Specific Practices (6.8)

##### Petroleum Products

- All on-site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.
- Petroleum products will be stored in tightly sealed containers which are clearly labeled.

##### Fertilizers

- Fertilizers will be applied only in the amounts specified by the SDDOT. Once applied, fertilizers will be worked into the soil to limit the exposure to storm water. Fertilizers will be stored in an enclosed area. The contents of partially used fertilizer bags will be transferred to sealable containers to avoid spills.

##### Concrete Trucks

- Contractors will provide designated truck washout facilities on the site. These areas must be self-contained and not connected to any storm water outlet of the site. Upon completion of construction, the area at the washout facility will be properly stabilized.

#### Spill Control Practices (4.2.2 c.(2))

In addition to the previous housekeeping and management practices, the following practices will be followed for spill prevention and cleanup if needed.

- For all hazardous materials stored on site, the manufacturer's recommended methods for spill cleanup will be clearly posted. Site personnel will be made aware of the procedures and the locations of the information and cleanup supplies.
- Appropriate cleanup materials and equipment will be maintained by the Contractor in the materials storage area on-site. As appropriate, equipment and materials may include items such as brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for cleanup purposes.
- All spills will be cleaned immediately after discovery and the materials disposed of properly.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- After a spill a report will be prepared describing the spill, what caused it, and the cleanup measures taken. The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring, as well as clean up instructions in the event of reoccurrences.
- The Contractor's site superintendent, responsible for day-to-day operations, will be the spill prevention and cleanup coordinator. The Contractor is responsible for ensuring that the site superintendent has had appropriate training for hazardous materials handling, spill management, and cleanup.

#### Spill Response (4.2.2 c.(2))

The primary objective in responding to a spill is to quickly contain the material(s) and prevent or minimize migration into storm water runoff and conveyance systems. If the release has impacted on-site storm water, it is critical to contain the released materials on-site and prevent their release into receiving waters. If a spill of pollutants threatens storm water or surface water at the site, the spill response procedures outlined below must be implemented in a timely manner to prevent the release of pollutants.

- The Contractor's site superintendent will be notified immediately when a spill or the threat of a spill is observed. The superintendent will assess the situation and determine the appropriate response.
- If spills represent an imminent threat of escaping erosion and sediment controls and entering receiving waters, personnel will be directed to respond immediately to contain the release and notify the superintendent after the situation has been stabilized.
- Spill kits containing appropriate materials and equipment for spill response and cleanup will be maintained by the Contractor at the site.
- If oil sheen is observed on surface water (e.g., settling ponds, detention ponds, swales), action will be taken immediately to remove the material causing the sheen. The Contractor will use appropriate materials to contain and absorb the spill. The source of the oil sheen will also be identified and removed or repaired as necessary to prevent further releases.
- If a spill occurs the superintendent or the superintendent's designee will be responsible for completing the spill reporting form and for reporting the spill to SD DENR.
- Personnel with primary responsibility for spill response and clean-up will receive training by the Contractor's site superintendent or designee. The training must include

identifying the location of the spill kits and other spill response equipment and the use of spill response materials.

- Spill response equipment will be inspected and maintained as necessary to replace any materials used in spill response activities.

#### SPILL NOTIFICATION

In the event of a spill, the Contractor's site superintendent will make the appropriate notification(s), consistent with the following procedures:

- A release or spill of a regulated substance (includes petroleum and petroleum products) must be reported to DENR immediately if any one of the following conditions exists:
  - The discharge threatens or is in a position to threaten the waters of the state (surface water or ground water).
  - The discharge causes an immediate danger to human health or safety.
  - The discharge exceeds 25 gallons.
  - The discharge causes a sheen on surface water.
  - The discharge of any substance that exceeds the ground water quality standards of ARSD (Administrative Rules of South Dakota) chapter 74:51-01.
  - The discharge of any substance that exceeds the surface water quality standards of ARSD chapter 74:51-01.
  - The discharge of any substance that harms or threatens to harm wildlife or aquatic life.
  - The discharge of crude oil in field activities under SDCL (South Dakota Codified Laws) chapter 45-9 is greater than 1 barrel (42 gallons).

To report a release or spill, call DENR at 605-773-3296 during regular office hours (8 a.m. to 5 p.m. Central time). To report the release after hours, on weekends or holidays, call State Radio Communications at 605-773-3231. Reporting the release to DENR does not meet any obligation for reporting to other state, local, or federal agencies. Therefore, the responsible person must also contact local authorities to determine the local reporting requirements for releases. DENR recommends that spills also be reported to the National Response Center at (800) 424-8902.

#### CONSTRUCTION CHANGES (4.4)

When changes are made to the construction project that will require alterations in the temporary erosion controls of the site, the Storm Water Pollution Prevention Plan (SWPPP) will be amended to provide appropriate protection to disturbed areas, all storm water structures, and adjacent waters. The SDDOT Project Engineer will modify the SWPPP plan (DOT 298) and drawings to reflect the needed changes. Copies of changes will be routed per DOT 298. Copies of forms and the SWPPP will be retained in a designated place for review over the course of the project.



FIRST GOLD HOTEL AND GAMING  
EROSION CONTROL PLANS

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www.ktmdesignsolutions.com  
CIVIL ENGINEERING | LAND PLANNING  
CONSTRUCTION ADMINISTRATION

STORM WATER  
POLLUTION  
PREVENTION  
PLAN



**CERTIFICATIONS**

**> Certification of Compliance with Federal, State, and Local Regulations**

The Storm Water Pollution Prevention Plan (SWPPP) for this project reflects the requirements of all local municipal jurisdictions for storm water management and erosion control as established by ordinance, as well as other state and federal requirements for sediment and erosion control plans, permits, notices or documentation as appropriate.

**> KTM DESIGN SOLUTIONS, INC.**

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Signature (See the General Permit, Section 6.3.1.C.)

**> Prime Contractor**

This section is to be executed by the General Contractor after the award of the contract. This section may be executed any time there is a change in the Prime Contractor of the project.

I certify under penalty of law that this document and all attachments will be revised or maintained under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Signature

**CONTACT INFORMATION**

**> Contractor Information:**

- Prime Contractor Name:
- Contractor Contact Name:
- Address:

- Address:

- City:
- State:
- Zip:

- Office Phone:
- Field:

- Cell Phone:
- Fax:

**> Erosion Control Supervisor**

- Name:

- Address:

- Address:

- City:
- State:
- Zip:

- Office Phone:
- Field:

- Cell Phone:
- Fax:

**> SDDOT Project Engineer**

- Name: KTM DESIGN SOLUTIONS, INC.

- Business Address: 528 KANSAS CITY STREET, SUITE 1

- Job Office Location: N/A

- City: RAPID CITY, SD
- State: SD
- Zip: 57701

- Office Phone: 605.791.5866
- Field: N/A

- Cell Phone: N/A
- Fax: 605.791.5863

**> SD DENR Contact Spill Reporting**

- Business Hours Monday-Friday (605) 773-3296
- Nights and Weekends (605) 773-3231

**> SD DENR Contact for Hazardous Materials.**

- (605) 773-3153
- National Response Center Hotline (800) 424-8802



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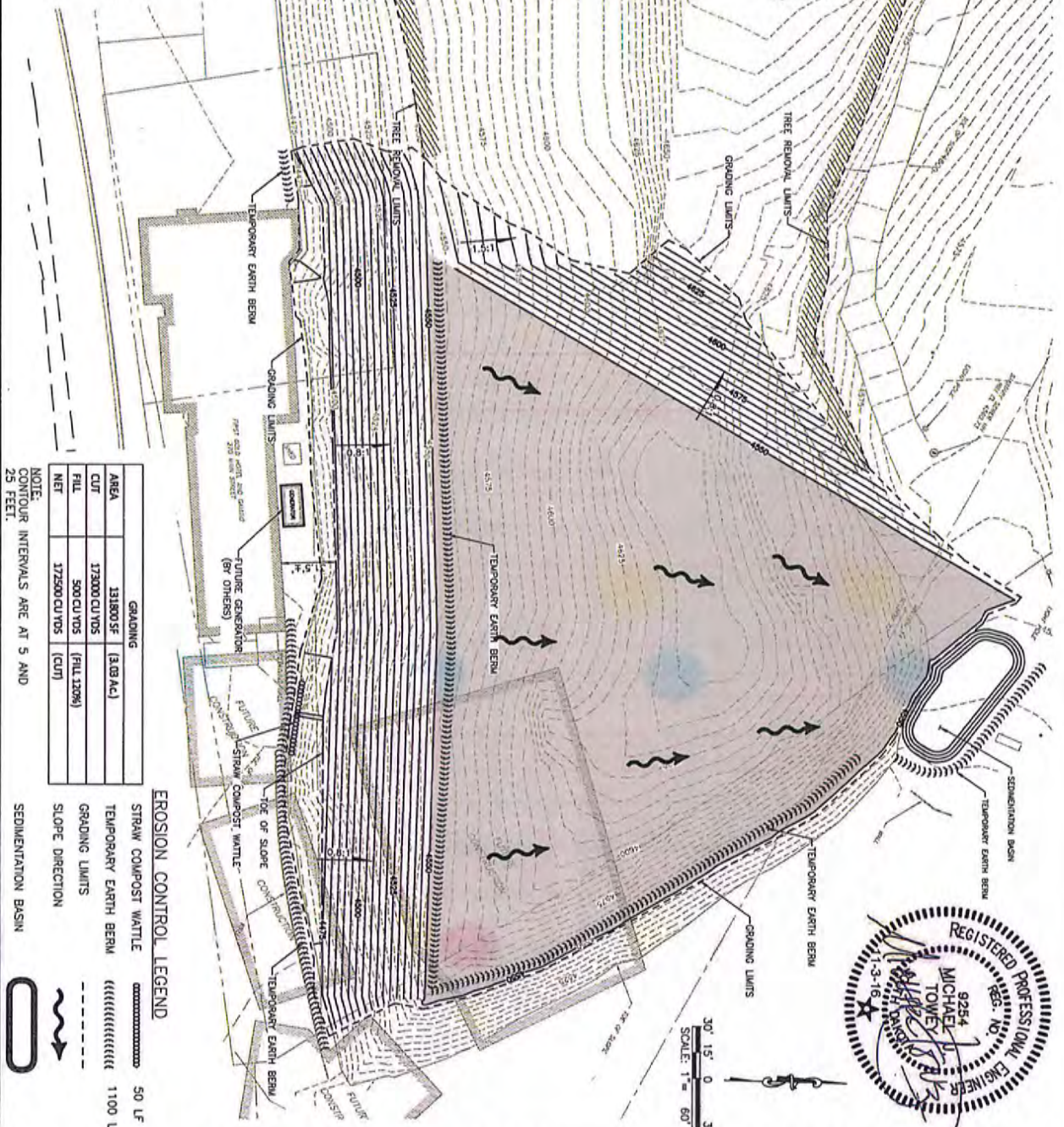
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POLLUTION  
PREVENTION  
PLAN



# NOTES:

1. IT IS ANTICIPATED THAT THIS PROJECT WILL BE GRADED IN VARIOUS STEPS STARTING AT THE UPPER LIMITS WORKING THEIR WAY DOWNWARD IN ELEVATION. AS A RESULT THE CONTRACTOR WILL NEED TO MAINTAIN THE CONTOUR LINE PRICES (RATES) DURING THE CONSTRUCTION PHASE TO INCLUDE VARIOUS ELEVATION CHANGES WITHIN THE PROJECT.
2. RUNOFF SHOULD BE DIRECTED TO THE NORTH TOWARD BOTH THE ACCESS POINT AND SEDIMENTATION BASIN FOR SETTLING AND STABILIZATION OF SEDIMENT LADEN RUNOFF.
3. THE ANTICIPATED SIZE OF THE SEDIMENTATION BASIN IS APPROXIMATELY 6,000 CUBIC FEET OF STORAGE AT FULL EXCAVATION.
4. CONTRACTOR SHALL CONSTRUCT TEMPORARY DIRT BERM ADJACENT TO STEEP SLOPES ON NORTH, SOUTH AND EAST SIDES TO PREVENT RUNOFF FROM FLOWING DOWN SIDE HILLS AND CAUSING ADDITIONAL EROSION.
5. THIS PROJECT INVOLVES THE REMOVAL OF TREES ALONG THE WESTERN LIMITS. REMOVAL OF TREES SHALL REQUIRE TEMPORARY SEEDING WITHIN THE DISTURBED AREA AS NECESSARY TO PREVENT EROSION CONTROL CONCERNS.
6. STRAW OR COMPOST MATS SHALL BE USED AS NECESSARY TO PREVENT RUNOFF WITHIN OR ADJACENT TO THE SITE.



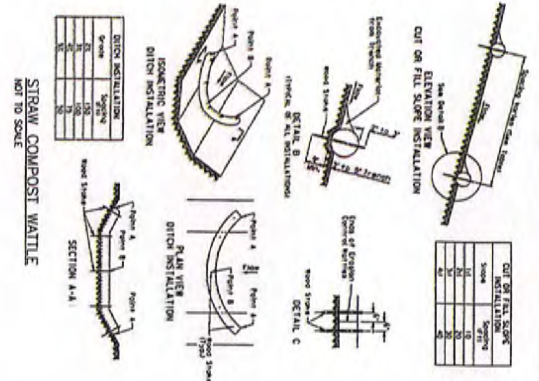
## EROSION CONTROL LEGEND

AREA	GRADING
CUT	131800 SF (3.03 AC.)
FILL	173000 CU YDS (FILL 120%)
NET	172500 CU YDS (CUT)

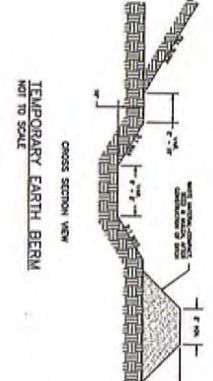
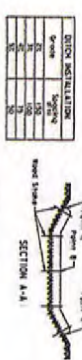
  

STRAW COMPOST MATTE	50 LF
TEMPORARY EARTH BERM	1100 LF
GRADING LIMITS	
SLOPE DIRECTION	
SEDIMENTATION BASIN	





**STRAW COMPOST MATTE**  
NOT TO SCALE



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**FIRST GOLD HOTEL AND GAMING**  
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EROSION  
CONTROL  
DETAILS

Project Name	First Gold Hotel and Gaming
Project Number	600-848-618
Revision	1
Revised By	KTMD
Revised Date	10/27/2016
Drawn By	KTMD
Drawn Date	10/27/2016
Checked By	KTMD
Checked Date	10/27/2016
Approved By	KTMD
Approved Date	10/27/2016

Date: 10/20/2016

Case No. H16053

Address: 270 MAIN STREET

## Staff Report

The applicant has submitted an application for Project Approval for work at 270 Main Street a non-contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: MIKE GUSTAFSON

Owner: MIKE GUSTAFSON

Constructed: 1990

## 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 area of the historic district has been dramatically altered over the past 25 years. While in the historic districts, there is no visible historic resources remaining in the immediate area and the proposed location of the new construction is out of the site of the general public.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to cut hill to enlarge for generator and parking.

Attachments: No

Plans: Yes

Photos: Yes

**Staff Opinion:** The proposed work and changes does damage and destroy a historic property included in the national register of historic places and the state register of historic places. Furthermore, it is staff's opinion that the proposed work and changes does have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Staff's review of this project uses the standards, guidelines and criteria authorized by Deadwood Codified Ordinance 17.68 and SDCL 1-19B.

### General Factors:

The City of Deadwood, South Dakota Code of Ordinances (DCO) 17.68.020 authorizes the City to establish a historic preservation commission to preserve, promote and develop the historical resources of the city.

Under DCO 17.68.020(C)(11) the Historic Preservation Commission is to review and to issue or deny a permit for any undertaking or project which will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places, which decision to approve or deny shall be based on the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A-29 which include the United States Department of the Interior Standards for Rehabilitation and Historic Preservation. This section shall not apply to any project or undertaking which the historic preservation commission or its staff determines will not encroach

upon, damage or destroy any historic property. Such determination shall be based upon the guidelines adopted by the Deadwood Historic Preservation and District Commission(s).

***Historic significance of the area and historic property involved:***

Deadwood was originally designated as a National Historic Landmark (NHL) in 1961 under the Historic Sites Act. In 1966, with the passage of the National Historic Preservation Act (NHPA), and the addition of the NHL program under that law, all previous NHL's were legally recognized as keeping their status as landmarks.

In 1985, the boundaries were formally established for the National Register District and thus the National Historic Landmark District as being the 1981 city limits of the City of Deadwood through the National Park Service. During this process and in accordance with the National Historic Landmark regulations, the National Park Service notified owners, public officials and other interested parties.

In 1989, there was an attempt to change the period of significance for the Deadwood NHL. Since an NHL cannot be amended to change the time period for a NHL's historic significance (an entire new NHL nomination would have to be completed), the NPS instead accepted the new data as a National Register nomination.

According to the National Park Service, Deadwood, technically, has two historic districts - the NHL district and a National Register District, both with the same boundary. The City of Deadwood provided input throughout the process.

Furthermore, under South Dakota Administrative Rule 24:52:06:13, listing of a property on the national register constitutes listing of that property on the state register. Therefore, the proposed project is also located in the Deadwood State Registered Historic District.

Under SDCL 1-19B-1.1 a historic property is defined as follows:

*A "historic property" is any building, structure, object, district, area, or site that is significant in the history, architecture, archaeology, paleontology, or culture of the state, its communities or the nation.*

Under this definition, the National Historic Landmark District as well as the National Register District and State Register District are collectively defined as a historic property by definition of the term district. Staff's review of this project uses the district as the historic property in the determination of whether the proposed work and changes will encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places. This project lies within the State and National Register Historic Districts and the Deadwood National Historic Landmark District.

The decision to approve or deny the project approval shall be based on the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated through the Deadwood Codified Ordinances which also include rules pursuant to SDCL 1-19A-29 and through the Secretary of Interior as adopted by the Deadwood City Commission.

The proposed project clearly is located in the Deadwood National Historic Landmark District, the Deadwood National Register District, and the Deadwood State Historic Register District.



Thus, all the above historic districts are historic properties listed in both the National and State Registers of Historic Places.

***Guidelines for the Deadwood HPC to consider***

DCO 17.68.010 was enacted for the purpose of the protection of the historical resources of the city. The historic preservation commission may use review guidelines which may be consistent with local, state and federal guidelines and regulations, including, but not limited to, building safety and fire codes and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

The following is staff's opinion of the project based on the Secretary of Interior Standards for Rehabilitation (The standard is in *italics* and staff's review of the project based on the standard follows):

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed excavation into the hillside will expand on the already significant cut and will further alter the landscape features of the historic districts in which it is related. The proposed project furthermore alters the spaces and spatial relationships of the gulch in which Deadwood is situated. While Deadwood was developed with numerous cuts and fills since the original mining camps were formed in the area, which later became Deadwood, the proposed cut will expand on already one of the largest cuts in the area. This continues to alter the space which makes up Deadwood gulch and changes the spatial relationships in a dramatic fashion, thus having an adverse effect to the district and damages the historic districts.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed expansion of the existing cut into the hillside does not retain nor preserve the historic character of the district even though this portion of the district has been altered dramatically with the cuts already existing. The cumulative removal of the natural materials which are distinctive to the gulch in the form of trees, rocks and soils continue to disappear from this area of the district as a result of the proposed project. The remaining natural hillside in itself is a feature and part of the spatial relationship of the district. Removal of the hillside within the district should be avoided or mitigated through a revegetation method of the hillside to cover the scars left from the excavation.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The previous excavation exceeded what was proposed to have occurred along the toe of the existing hillside. Furthermore, the previous excavation was to have benches which were to be vegetated to remove the elements of a scarred hillside. Since this area of the hillside now has not been dramatically altered and the hillside has not been

revegetated, the extent of the proposed project will continue to erode the physical record of once was a naturally vegetated hillside. The previous project approval for excavation did include plans for revegetation; however, no effort was been made to minimize the scar of the hillside which included the removal of vegetation, soils and rock as agreed upon in the previous project approval.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The environs which make up the hillside have obviously contributed to and acquired historic significance on their own right and should be retained and preserved. While the hillsides originally may have contained a lesser amount of vegetation, the growth of the ponderosa pines and other vegetation along this hillside provided "greenery" which acquired a feel and atmosphere relating to the spatial relationship to the district. The proposed project will expand the scar and continue to alter the overall environment of the district through the large cuts and removal of vegetation along the hillsides.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The distinctive materials and features in the project site were the natural environment of the hillside including the vegetation, trees and rocks. The proposed project does not preserve or re-introduce these materials or features which have an impact on the district.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

While the proposed project does not necessarily have deteriorated historic features, the applicant had in the previous excavation indicated a willingness to re-vegetate the hillside with trees and vines but did not follow through on the plans to do so. While the time for the vegetation to mature will be several decades, there is no guarantee the project site will mature to a state which will replace the missing features or materials. And without follow-through on a proposed plan, the vegetation to naturally occur could take more than a century.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The shear physical treatment of the excavation would not be considered as the gentlest means possible. Avoidance appears to be the gentlest means possible. The treatment of the excavation damages the district.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The applicant has completed an archaeological investigation of the area surrounding the project which has been submitted to this office. At this time, there appears to be no archaeological features which will be impacted by the project.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The newly proposed excavation does continue to destroy the features and spatial relationships that characterize the district. While the proposed project differentiates itself from the old, it would not be considered compatible with the size, scale and proportions of the district when it comes to the historical cuts and fills which characterize the district and its environment. This large scale excavation will provide a large cut which is not in proportion to other parts of the district.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Should the excavation be undertaken, it does not appear to be a reasonable or prudent alternative which would allow the project to reverse the adverse affect and restore the integrity of the district and environment. While this area has had projects which have altered the environment, the compounded effects of the proposed project further damages and destroys the character of the State and National Historic Register Districts and the Deadwood National Historic Landmark District.

The following is staff's opinion of the project based on the Guidelines for Rehabilitating Historic Buildings (reprinted 1997) which address new construction in historic districts. (The criteria is in *italics* and staff's review of the project based on the standard follows):

- (1) *Design new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape (page 74).*

The proposed project is within the historic districts referenced above. Furthermore, the project would be considered new construction in the district and shall require a city permit if approved. The project is not compatible to the historic character of the site and does not preserve the historic relationship between the traditional buildings and the landscape because of the expansion of the existing cut through the proposed excavation; therefore, the proposed project further damages the historic character of the district. Additional design alternatives or parking solutions should be explored to make the project compatible with the historic character of the district and preserve the relationship of the landscape and the environment.

- (2) *The setting is the area or environment in which a historic property is found. It may be an urban or suburban neighborhood or a natural landscape in which a building has been constructed. The elements of setting, such as the relationship of buildings to each other, setbacks, fence patterns, views, driveways and sidewalks, and street trees together create the character of a district or neighborhood. In some instances, many individual building sites may form a neighborhood or setting. In rural environments, agricultural or natural landscapes may for the setting for an individual property (page 76).*

The setting of the district (the immediate area of the district as well as the overall environment of the district in this case) is destroyed by the expansion of the existing excavation in that such setting becomes an even more enormous cut in the hillside, rather than the traditional smaller cuts and fills which define the district. The character of the district is damaged by the size of the proposed new excavation creating a severe alteration of the views from the main thoroughfares within the district. In addition, the overall setting of the national and state register districts is continued to be altered dramatically and damaged with the intrusion of the proposed new construction in the same way.

- (3) Identify, retain, and preserve building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights and benches, vegetation, gardens and yards, adjacent open spaces such as fields, parks, commons or woodlands, and important views or visual relationships (page 77).*

The hillsides are a significant landscape feature which dominates the northern edge of Deadwood Gulch and helps define the characteristic setting of the district. The proposed excavation damages the hillside by altering the view from different vantage points within the district. Furthermore, due to the size of the proposed excavation, the view from the highway will at least be further damaged, if not destroyed, as visitors enter the historic district.

- (4) Retain the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between historic houses and landscape features (page 77).*

The relationship between the buildings within the district and the hillsides are a key landscape feature and defining element of the setting in the historic district. This relationship is further damaged by size of the proposed excavation.

- (5) Try not to introduce new construction into historic districts that visually incompatible or destroys the historic relationships within the setting. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture (page 80).*

The proposed excavation is not compatible with the historic character of the setting of the district. While over the past two decades, there have been some larger cuts; the cuts are generally screened by buildings. This expansion of the existing cut at First Gold through the proposed excavation will continue to be highly visible and will be one of the largest cuts in the district. It continues to damage, if not destroy, the relationship of the district with the landscape because of the size and scale of the undertaking dominating the area rather than complimenting the setting.

The following is staff's opinion of the project based upon DCO 17.68.050(B) in which the Historic Preservation Commission shall use the criteria and established design review guidelines in granting or denying project approvals: (The criteria is in *italics* and staff's review of the project based on the standard follows):

- (1) In advance of new construction, steps shall be taken to insure evaluation of possible archaeological resources, as set forth in SDCL 1-20.*

As stated earlier, the applicant has taken the necessary steps to insure evaluation of possible archaeological resources.

- (2) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportion between width and height of the facade(s), the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the facade, the materials, the textures, the colors, the patterns, the trims and the design of the roof.*

Due to the size of the proposed excavation, the project will not be visually compatible with the overall environment of the district, and therefore encroaches upon the historic districts. The proposed project will continue to dominate and draw attention away from the surrounding historic landscape and completely changes the setting of this area of the historic districts.

The relationship between the height and width of the undertaking is not similar in proportion to other cuts within the district due to its openness and will continue to damage the setting of the district. While the plans submitted have finished topography lines, the proposed excavation and cut into the hillside which will be highly visible. The overall excavation is not proportionate to other excavations within the district which is visible.

- (3) Existing rhythm created by existing building masses and spaces between them shall be preserved.*

The proposed project does nothing to preserve the existing rhythm created by the landscape of the district.

- (4) The landscape plan shall be compatible with the resource, and it shall be visually compatible with the environment with which it is visually related. Landscaping shall also not prove detrimental to the fabric of a resource, or adjacent public or private improvements like sidewalks and walls.*

A formal landscaping plan was not submitted with the application. The resulting excavation alters the existing landscape thus damaging and destroying the character and the setting of the historic districts.

- (5) No specific architectural style shall be required.*

It is staff's opinion that this criteria does not fit with the review of this project.

- (6) With respect to these new construction criteria, the commission shall also consider the zoning classification and historic integrity of visually related buildings.*

The proposed excavation area is zoned Commercial Highway. The intent of commercial highway is intended to provide locations for commercial uses, which require access to roads and highways, along with substantial amounts of parking; however, it does not define how much parking or the creation of the need for additional parking.

The *Downtown Design Guidelines*, adopted by the Deadwood Historic Preservation Commission in 1991, provide a broad view of what elements may be evaluated during the City's Review process. They are to be used for guidance in determining appropriate alterations.

The design guidelines state "Hillsides should not be cut away to provide more parking. Retaining of slopes should be limited and it should be recognized that the natural topography is an important character-giving element."

It is staff's opinion the proposed cut into the hillside to allow for additional parking is substantial and will further alter the natural topography in a dramatic manner in this area. Over a period of time, the total work at this site has compounded into an adverse effect on this area of the State and National Historic Register Districts and the Deadwood National Historic Landmark District. This continues to have an adverse effect on the area without any regard to mitigation efforts.

Projects which are not in conformance with the Deadwood Historic Preservation Commission's guidelines as discussed above, encroach upon, damage or destroy the various historic properties – in this case the historic districts.

Based upon all the guidelines discussed, my opinion is that the project as proposed by the applicant will encroach upon, damage or destroy the historic properties listed in both the national register of historic places and the state register of historic places as follows:

(1) The proposed new excavation encroaches upon the various historic districts in these ways:

- a. It is not compatible with the size and scale of the proposed excavation and the resulting cut continues to adversely alter the landscape features which define the historic character of the districts.
- b. It does not preserve the historic relationship between the buildings and the landscape and there is no plans to mitigate the adverse affect..
- c. It continues to be inconsistent with size and scale of other cuts in the district which are visible.

(2) The proposed project damages the various historic districts in these ways:

- a. The project is not in scale with the environment and the historic district due to the size and proportion of the proposed new excavation.
- b. The project dramatically alters the landscape and environs of the district.
- c. It is not compatible to the historic character of the site and does not preserve the historic relationship between the buildings and the landscape.

(3) The proposed project destroys the various historic districts in these ways:

- a. Due to the resulting height of the cut and overall impact on the hillside and the environs of the district, the site and setting from the highway will continue to be destroyed for visitors as they enter the historic district through this corridor.
- b. It is not comparable to the historic character of the site and does not preserve the historic relationship between the buildings and the landscape
- c. The setting of the district and the adjacent structures continues to be destroyed by the proposed cut and excavation.

It is further my determination that the proposed new construction will have an adverse effect on the character of the districts listed above for the same reasons listed for whether or not the project encroaches upon, damages or destroys the historic properties discussed above.

My opinion is based solely on the criteria, guidelines and standards outlined above through the Deadwood Codified Ordinances and enabling South Dakota Codified Laws set forth. The intent

of the criteria, guidelines and standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features including related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The project is not consistent with the historic character of the districts in which it is located, as discussed above.

Also, the applicant has not explained why alternative designs are not economically and technically feasible pursuant criteria, guidelines and standards.

For all of the above, as Historic Preservation Officer for the City of Deadwood, it is my opinion the project does encroach upon, damage, or destroy a historic property included in the national register of historic places or the state register of historic places.

**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

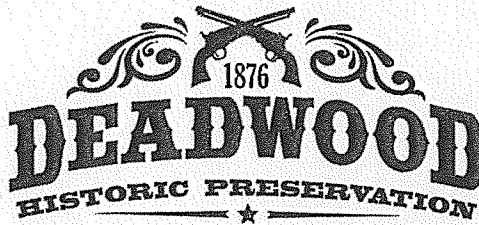
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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



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

## MEMORANDUM

## EXHIBIT A & B

---

**Date:** October 21, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** First Gold Hotel & Gaming applications for Project Approval

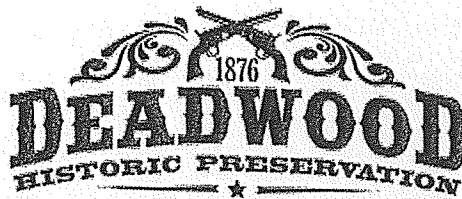
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Mike Gustafson, owner of First Gold Hotel and Gaming, has submitted two Project Approvals for the Deadwood Historic Preservation Commission meeting at 270 Main Street. These applications are included in this packet. It appears one is for hillside grading and the second application is for hillside grading and flattening of the mountainside behind the existing building.

I was out all this week in Minneapolis, Minnesota for Experience Lab 2016. Due to this trip, a staff report for the two applications will be forwarded to you for consideration early next week when the staff report is completed. Staff needs to fully review the attached plans to understand the scope of this major undertaking.

Thank you for your understanding.

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>H16053</u>
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/13/16</u>
Date of Hearing	<u>10/26/16</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:	<u>270 Main St. 57732</u>
Historic Name of Property (if known):	

APPLICANT INFORMATION	
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>Mike Gustafson</u>
Address:	<u>270 Main St.</u>
City:	<u>Deadwood</u> State: <u>S.D.</u> Zip: <u>57732</u>
Telephone:	<u>605-578-9707</u> Fax: _____
E-mail:	_____

Architect's Name:	<u>Mike Towey</u>
Address:	<u>528 Kansas City St.</u>
City:	<u>Rapid City</u> State: <u>S.D.</u> Zip: <u>57702</u>
Telephone:	<u>791-5866</u> 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 checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input checked="" type="checkbox"/> Other <u>Enlarge For Generator &amp; Parking</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10-20-16</u>		Project Completion Date (anticipated): <u>Summer</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" 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.

To Place Generator Behind Building  
+ Have access to it for service

## 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.

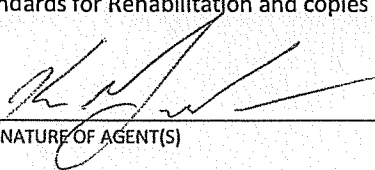
I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

 10-21-16

\_\_\_\_\_  
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.

# DEADWOOD

"The Historic City of the Black Hills"  
67 Dunlop Avenue  
Deadwood, South Dakota  
(605) 578-3082 FAX (605) 578-3101

Grading

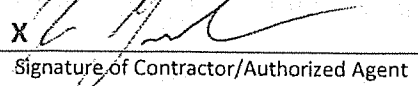
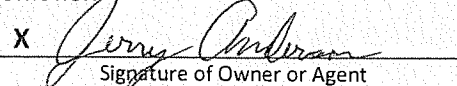
## BUILDING PERMIT APPLICATION

Property Owner: <u>Mik &amp; Gustafson</u>	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial/Industrial
Mailing Address: <u>270 Main St.</u>	<input checked="" type="checkbox"/> New Construction
City/State/Zip: <u>Deadwood, S.D. 57732</u>	<input type="checkbox"/> Addition to Existing Structure
Owner Phone: <u>578-9777</u>	<input type="checkbox"/> Accessory Structure
E-Mail: _____	<input type="checkbox"/> Remodel Existing Structure
Job Address: <u>270 Main St.</u>	<input type="checkbox"/> Repair Existing Structure
OFFICE USE ONLY	
Lot #: _____	What type of work will be done? (Check all that apply):
Block: _____	<input type="checkbox"/> Building/Construction/Repair
Tract: _____	<input type="checkbox"/> Electrical <input type="checkbox"/> Concrete/Foundation
Do you intend on hiring a Contractor, or perform the work yourself? <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Self	<input type="checkbox"/> Mechanical/HVAC <input checked="" type="checkbox"/> Other (describe below)
(If you checked contractor, please complete below)	<input type="checkbox"/> Plumbing/Gas
Contractor Name: <u>Ken Gardner</u>	Description of Work: <u>Cut Hill</u>
Mailing Address: <u>127 Irwin</u>	
City/State/Zip: <u>Lead SD 57754</u>	
Contact Phone: <u>920-8719</u>	
E-Mail: _____	
Is City License Current? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
OFFICE USE ONLY	
Are Plans Required? (Please check one of the following):	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If you checked yes, please complete below)	
Draftsman/Designer Information:	
Name: <u>Michael Towey</u>	
Mailing Address: <u>528 Hanson City St.</u>	
City/State/Zip: <u>Rapid City SD 57902</u>	
Phone: <u>605-791-5866</u>	
E-Mail: _____	
	Valuation of Work: <u>?</u>
	(Valuation includes materials and labor)
	Square Footage: _____

### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZATION IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

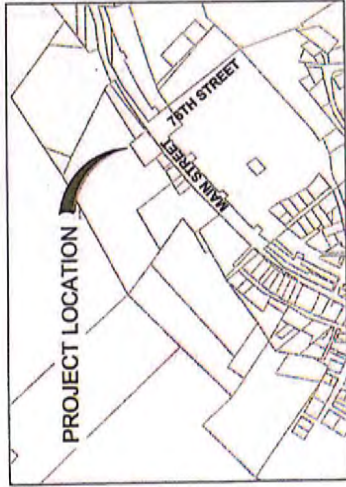
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCER THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW OR ORDINANCE REGULATING CONSTRUCTION OR THE PERFORMANCE OR CONSTRUCTION

<u>X</u> 	<u>10-11-16</u>	<u>X</u> 	<u>10-11-16</u>
Signature of Contractor/Authorized Agent	Date	Signature of Owner or Agent	Date
_____ Building Official Approval		_____ Printed Name of Applicant	

FOR OFFICE USE ONLY			
Planning & Zoning Official		HP Official	
<input type="checkbox"/> SFHA <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning	Date	<input type="checkbox"/> Contributing Case #	Date
		<input type="checkbox"/> Project Approval <input type="checkbox"/> Certificate of Appropriateness	
Type of Construction: <input type="checkbox"/> IA <input type="checkbox"/> IB <input type="checkbox"/> IIA <input type="checkbox"/> IIB <input type="checkbox"/> IIIA <input type="checkbox"/> IIIB <input type="checkbox"/> IV <input type="checkbox"/> VA <input type="checkbox"/> VB			



# FIRST GOLD HOTEL AND GAMING PRELIMINARY GRADING PLAN 270 MAIN STREET DEADWOOD, SOUTH DAKOTA KTM JOB NO 16-818



DEADWOOD, SOUTH DAKOTA  
NOT TO SCALE



PROJECT LOCATION MAP  
NOT TO SCALE



11" X 17" PLAN SET

ONE CALL  
BEFORE DIGGING  
1-800-781-7474

## INDEX OF SHEETS

- 1 COVER
- 2 GENERAL NOTES
- 3 GRADING PLAN
- 4 SECTION A-A
- 5 SECTION B-B

528 Kansas City St., Rapid City, SD 57701  
www.ktmdesignsolutions.com  
Civil Engineering & Land Planning  
Construction Administration  
KTM DESIGN SOLUTIONS, INC.  
FIRST GOLD HOTEL AND GAMING  
EXPANSION PLANS

COVER



## SPECIFICATIONS

Construction Specifications: South Dakota Standard Specifications for Roads and Bridges, 2004 Edition and Required Provisions, Supplemental Specifications and/or Special Provisions as included in the Proposal.

The Contractor shall notify the Engineer of conflicts between the drawings, Standard Specifications and the Supplemental Specifications.

## PROJECT NOTE

The project involves grading of the existing hillside adjacent to and behind the First Gold Hotel and Gaming. It is anticipated that approximately 18,000 cy of material will be removed from this area. It is anticipated that pedestrian travel and parking patterns will be disrupted during construction activities. The Contractor shall be warned that construction activities will require additional care and responsibility concerning both movement of pedestrian traffic and parking allowances.

Similarly, this work is also directly behind the existing hotel and casino building and will require additional care and protection to prevent damage to the existing buildings and associated appurtenances.

The Contractor shall coordinate with the Owner and Engineer to develop a plan that incorporates the safety of pedestrian movement, parking adjustments necessary, and protection of existing building prior to the start of construction.

## CONSTRUCTION LIMITS

In general, the construction limits for this project shall be confined to the Owners property. It is the Contractor's responsibility to restore any damaged areas outside the construction limits to a condition better than equal to the existing condition.

## PERMITS

The Contractor shall be responsible for obtaining all necessary permits for this project prior to beginning work.

## UTILITIES

All existing utilities may not be shown or the locations may vary from that shown. The Contractor is responsible to have all utilities located prior to beginning work.

The Contractor shall contact the involved utility companies through South Dakota One Call (1-800-781-7474) prior to starting work. It shall be the responsibility of the Contractor to coordinate work with the utility owners to avoid damage to existing facilities.

## WASTE DISPOSAL

The Contractor will be responsible for all waste disposal on the project. No waste disposal is allowed within Right-of-Way or easements.

## CONSTRUCTION STAKING

Construction staking, as necessary to complete the project, will be coordinated through the Contractor.

## EROSION AND SEDIMENT CONTROL

The Contractor is responsible to establish and maintain erosion and sediment control measures in accordance with SDDENR rules and regulations for the duration of this project.

## TRAFFIC CONTROL

Construction signing and traffic control shall conform to Section 984 of the Standard Specifications, the Manual of Uniform Traffic Control Devices (MUTCD) and as directed by the Engineer.

All fixed location signs and applicable traffic control devices shall be installed prior to the start of work or mobilizations of equipment within the traveled way.

All equipment and vehicles entering and exiting closed lanes of traffic shall display a flashing amber light visible from all directions a minimum distance of 1/4 mile.

Construction signs that are to be installed shall not block the view of existing applicable traffic signs.

The Contractor is required to maintain traffic control in accordance with the Standard Specifications. All traffic control shall conform to the latest version of the MUTCD.

## REMOVALS

Existing features, including trees, landscaping, pavements, structures, etc. not called out for removals; or remove and reset shall be protected by the Contractor

## REMOVAL QUANTITIES

Estimated removal quantities are provided on the following plan sheets. Quantities provided have been calculated based on the measurement of the removal area. Coordinates are provided for general project location only. The Contractor shall field verify removal quantities if they believe the tabulated information is incorrect.

## PROTECTION OF PEDESTRIANS

Orange safety fence shall be used to protect pedestrian traffic from open excavations, construction activity, or as directed by the Engineer. Open excavations shall be loose lift backfilled for weekends or anytime work will not resume the following morning after PM work shut down. All costs to furnish, install maintain, and remove the orange plastic safety fence shall be incidental to the associated contract items.



528 Kansas City St., Rapid City, SD 57201  
www.ktmdesignsolutions.com  
CIVIL ENGINEERING | LAND PLANNING  
CONSTRUCTION ADMINISTRATION  
[p] 605.791.8866 | [f] 605.791.5843



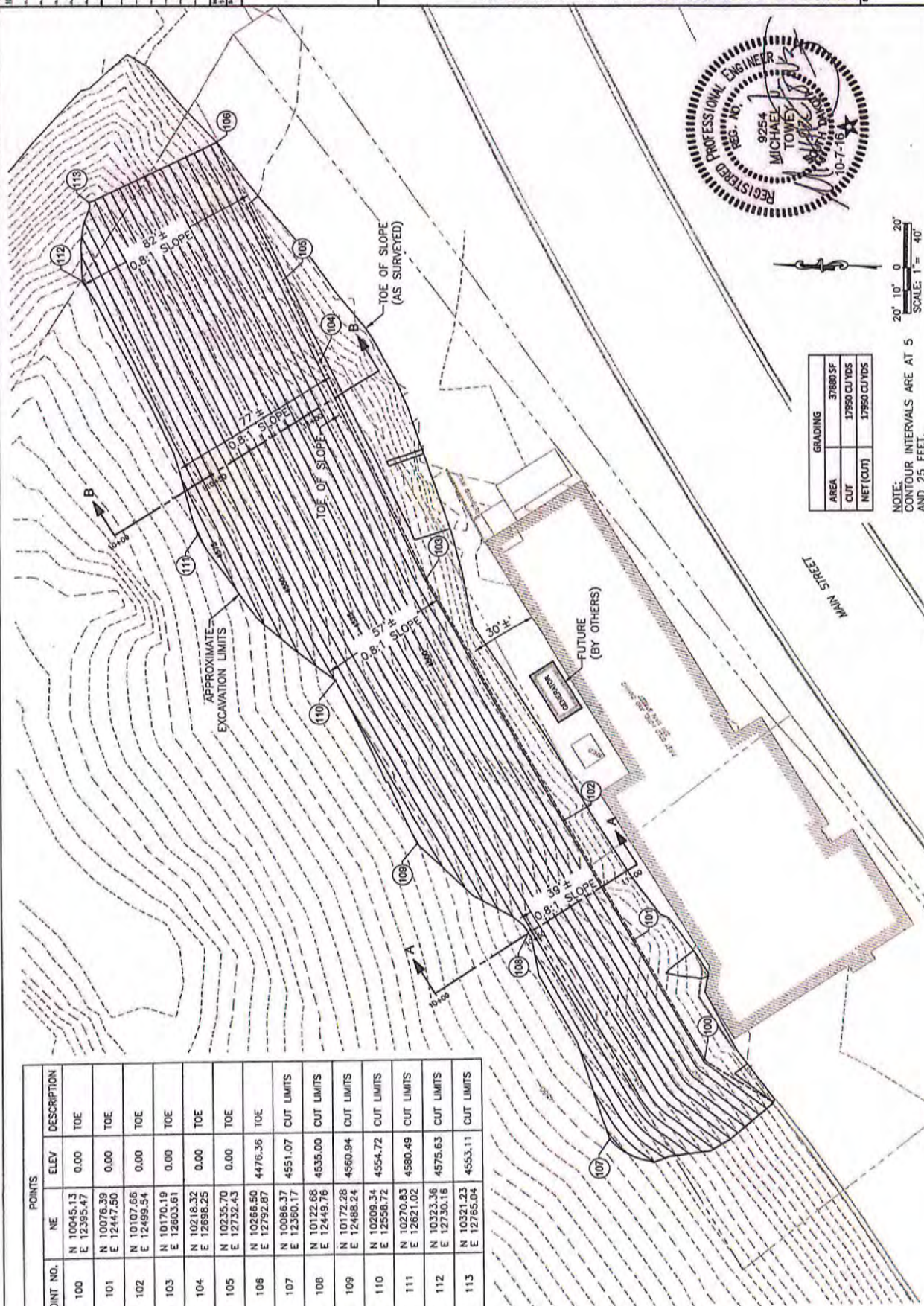
GENERAL NOTES

2

10/27/2016 10:14am



POINT NO.	POINTS		DESCRIPTION
	NE	ELEV	
100	N 10045.13 E 12395.47	0.00	TOE
101	N 10076.39 E 12447.50	0.00	TOE
102	N 10107.66 E 12499.54	0.00	TOE
103	N 10170.19 E 12603.61	0.00	TOE
104	N 10218.32 E 12698.25	0.00	TOE
105	N 10235.70 E 12732.43	0.00	TOE
106	N 10266.50 E 12792.87	4476.36	TOE
107	N 10066.37 E 12360.17	4551.07	CUT LIMITS
108	N 10122.68 E 12449.78	4635.00	CUT LIMITS
109	N 10172.68 E 12488.24	4560.94	CUT LIMITS
110	N 10209.34 E 12506.72	4554.72	CUT LIMITS
111	N 10270.83 E 12621.02	4580.49	CUT LIMITS
112	N 10323.36 E 12750.16	4575.63	CUT LIMITS
113	N 10321.23 E 12765.04	4553.11	CUT LIMITS



GRADING	
AREA	37880 SF
CUT	17950 CU YDS
NET (CU YD)	17950 CU YDS

NOTE: CONTOUR INTERVALS ARE AT 5 AND 25 FEET.



**TM SOLUTIONS, INC.**  
534 E. 900 S., SUITE 200  
(801) 605-7911, 5866 | (1) 605-7911.5863  
www.kimdesigntmsolutions.com  
CIVIL ENGINEERING | LAND PLANNING  
CONSTRUCTION ADMINISTRATION

**FIRST GOLD HOTEL AND GAMING**  
**EXPANSION PLANS**



**KTM**  
DESIGN SOLUTIONS, INC.

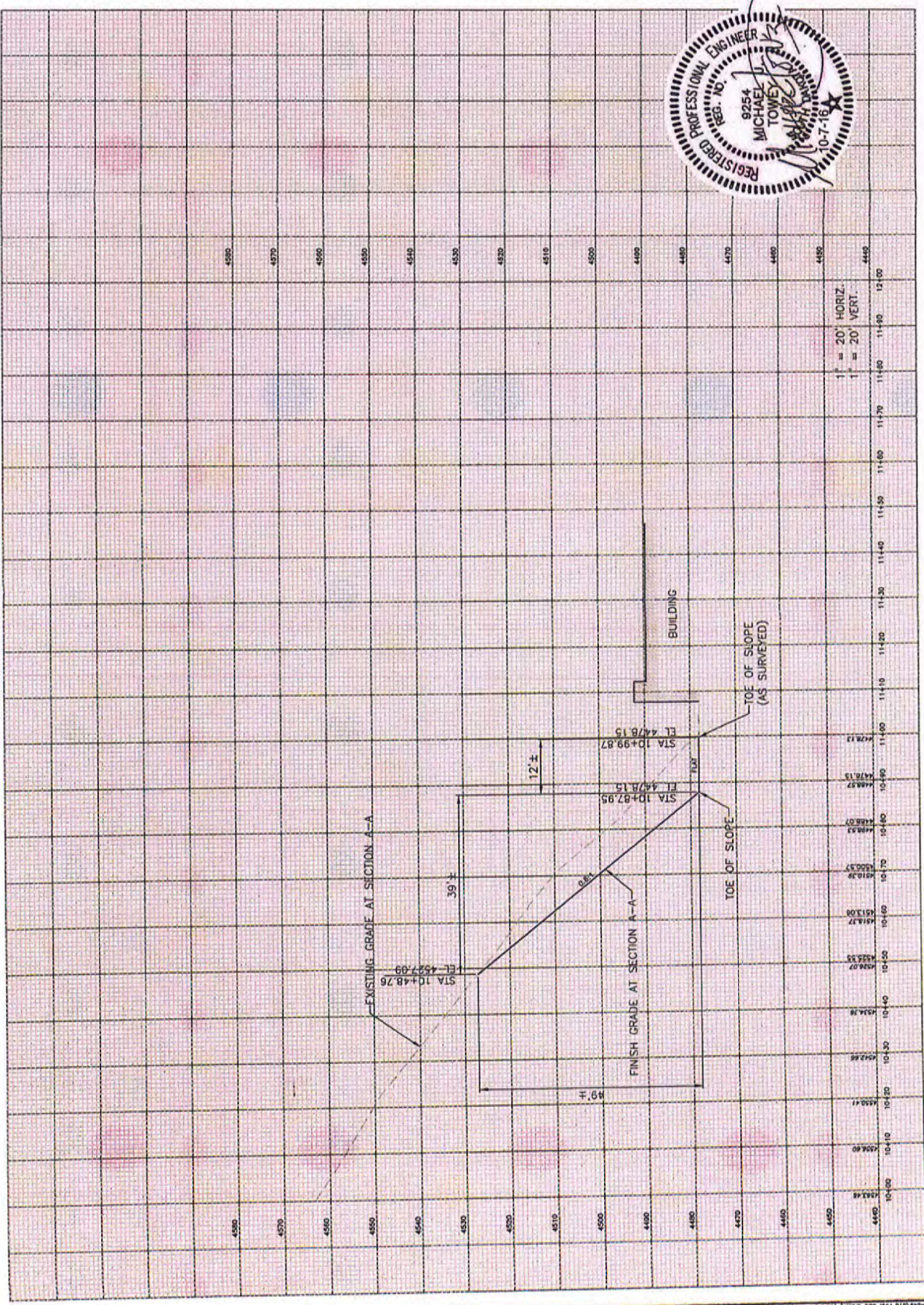
## GRADING PLAN



Project Name	First Gold Hotel and Gaming Expansion Plans
Client	First Gold Hotel and Gaming
Location	First Gold Hotel and Gaming
Scale	1" = 20' HORIZ. 1" = 20' VERT.
Drawn By	Michael Towey
Checked By	Michael Towey
Approved By	Michael Towey
Date	10-7-16

**KTM**  
DESIGN SOLUTIONS, INC.  
CIVIL ENGINEERING & LAND PLANNING  
CONSTRUCTION ADMINISTRATION  
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[P] 603.791.3866 | [F] 603.791.3863  
528 Kansas City St., Rapid City, SD 57701

SECTION A-A



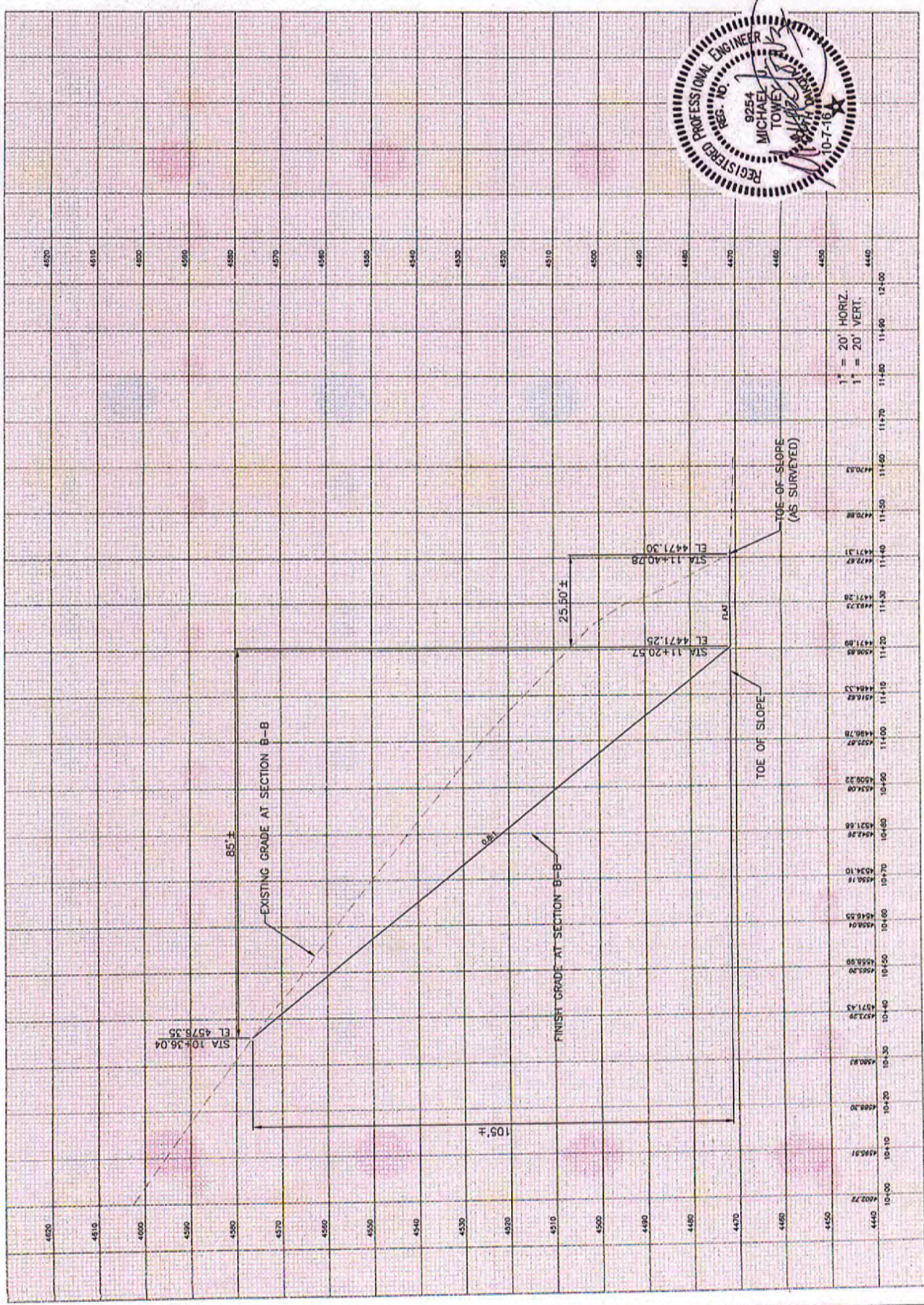




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[P] 605.791.5866 | [F] 605.791.5863  
528 Kansas City St., Rapid City, SD 57701

EXPANSION PLANS  
FIRST GOLD HOTEL AND GAMING

SECTION B-B  
Date: \_\_\_\_\_





Date: 10/21/2016

Case No. H16054  
Address: 270 MAIN ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 270 Main Street a non-contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: MIKE GUSTAFSON  
Owner: MIKE GUSTAFSON  
Constructed: 1990

## 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 area of the historic district has been dramatically altered over the past 25 years. While in the historic districts, there is no visible historic resources remaining in the immediate area and the proposed location of the new construction is out of the site of the general public.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting to cut the hill for access to slope and future development.

**Attachments:** No

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** The proposed work and changes does damage and destroy a historic property included in the national register of historic places and the state register of historic places. Furthermore, it is staff's opinion that the proposed work and changes does have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Staff's review of this project uses the standards, guidelines and criteria authorized by Deadwood Codified Ordinance 17.68 and SDCL 1-19B.

### General Factors:

The City of Deadwood, South Dakota Code of Ordinances (DCO) 17.68.020 authorizes the City to establish a historic preservation commission to preserve, promote and develop the historical resources of the city.

Under DCO 17.68.020(C)(11) the Historic Preservation Commission is to review and to issue or deny a permit for any undertaking or project which will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places, which decision to approve or deny shall be based on the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A-29 which include the United States Department of the Interior Standards for Rehabilitation and Historic Preservation. This section shall not apply to any project or



undertaking which the historic preservation commission or its staff determines will not encroach upon, damage or destroy any historic property. Such determination shall be based upon the guidelines adopted by the Deadwood Historic Preservation and District Commission(s).

***Historic significance of the area and historic property involved:***

Deadwood was originally designated as a National Historic Landmark (NHL) in 1961 under the Historic Sites Act. In 1966, with the passage of the National Historic Preservation Act (NHPA), and the addition of the NHL program under that law, all previous NHL's were legally recognized as keeping their status as landmarks.

In 1985, the boundaries were formally established for the National Register District and thus the National Historic Landmark District as being the 1981 city limits of the City of Deadwood through the National Park Service. During this process and in accordance with the National Historic Landmark regulations, the National Park Service notified owners, public officials and other interested parties.

In 1989, there was an attempt to change the period of significance for the Deadwood NHL. Since an NHL cannot be amended to change the time period for a NHL's historic significance (an entire new NHL nomination would have to be completed), the NPS instead accepted the new data as a National Register nomination.

According to the National Park Service, Deadwood, technically, has two historic districts - the NHL district and a National Register District, both with the same boundary. The City of Deadwood provided input throughout the process.

Furthermore, under South Dakota Administrative Rule 24:52:06:13, listing of a property on the national register constitutes listing of that property on the state register. Therefore, the proposed project is also located in the Deadwood State Registered Historic District.

Under SDCL 1-19B-1.1 a historic property is defined as follows:

*A "historic property" is any building, structure, object, district, area, or site that is significant in the history, architecture, archaeology, paleontology, or culture of the state, its communities or the nation.*

Under this definition, the National Historic Landmark District as well as the National Register District and State Register District are collectively defined as a historic property by definition of the term district. Staff's review of this project uses the district as the historic property in the determination of whether the proposed work and changes will encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places. This project lies within the State and National Register Historic Districts and the Deadwood National Historic Landmark District.

The decision to approve or deny the project approval shall be based on the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated through the Deadwood Codified Ordinances which also include rules pursuant to SDCL 1-19A-29 and through the Secretary of Interior as adopted by the Deadwood City Commission.

The proposed project clearly is located in the Deadwood National Historic Landmark District, the Deadwood National Register District, and the Deadwood State Historic Register District.

Thus, all the above historic districts are historic properties listed in both the National and State Registers of Historic Places.

***Guidelines for the Deadwood HPC to consider***

DCO 17.68.010 was enacted for the purpose of the protection of the historical resources of the city. The historic preservation commission may use review guidelines which may be consistent with local, state and federal guidelines and regulations, including, but not limited to, building safety and fire codes and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

The following is staff's opinion of the project based on the Secretary of Interior Standards for Rehabilitation (The standard is in *italics* and staff's review of the project based on the standard follows):

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed excavation of the hill will expand on the already significant cuts and will further alter the landscape features of the historic districts in which it is related. The proposed project furthermore alters the spaces and spatial relationships of the gulch in which Deadwood is situated. While Deadwood was developed with numerous cuts and fills since the original mining camps were formed in the area, the proposed flattening of the hill will exacerbate already one of the largest cuts in the area. This continues to alter the space which makes up Deadwood gulch and radically changes the spatial relationships in a dramatic fashion, thus having an adverse effect to the district and damages the historic districts.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed expansion of the existing cut along with flattening the hill does not retain nor preserve the historic character of the district even though this portion of the district has been altered dramatically with the cuts already existing. This would become one of the largest excavations in Deadwood's history or at the very least recent history. The cumulative removal of the natural materials which are distinctive to the gulch in the form of trees, rocks and soils would disappear from this area of the district as a result of the proposed project. The remaining natural hillside in itself is a feature and part of the spatial relationship of the district. Removal of the hillside as well as hill within the district should be avoided or mitigated through a revegetation method of the hillside to cover the scars left from the excavation.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The previous excavation exceeded what was proposed to have occurred along the toe of the existing hillside. Furthermore, the previous excavation was to have benches which were to be vegetated to remove the elements of a scarred hillside. Since this area of the

hillside now has not been dramatically altered and the hillside has not been revegetated, the extent of the proposed project will continue to erode the physical record of once was a naturally vegetated hillside. The removal of the hill through this project also dramatically alters the natural elements of the district. The previous project approval for excavation did include plans for revegetation; however, no effort was been made to minimize the scar of the hillside which included the removal of vegetation, soils and rock as agreed upon in the previous project approval.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The environs which make up the gulch and hillside have obviously contributed to and acquired historic significance on their own right and should be retained and preserved. While the hillsides originally may have contained a lesser amount of vegetation, the growth of the ponderosa pines and other vegetation along this hillside provided "greenery" which acquired a feel and atmosphere relating to the spatial relationship to the district. The proposed project will expand the scar and the flattening of the hill with alter the overall environment of the district through the large cuts and removal of vegetation along the hillsides.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The distinctive materials and features in the project site were the natural environment of the hillside including the vegetation, trees and rocks. The proposed project does not preserve or re-introduce these materials or features which have an impact on the district.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

While the proposed project does not necessarily have deteriorated historic features, the applicant had in the previous excavation indicated a willingness to re-vegetate the hillside with trees and vines but did not follow through on the plans to do so. While the time for the vegetation to mature will be several decades, there is no guarantee the project site will mature to a state which will replace the missing features or materials. And without follow-through on a proposed plan, the vegetation to naturally occur could take more than a century.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The sheer physical treatment of the excavation and flattening of the hill would not be considered as the gentlest means possible. Avoidance appears to be the gentlest means possible. The treatment of the excavation damages the district.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The applicant has completed an archaeological investigation of the area surrounding the project which has been submitted to this office. At this time, there appears to be no archaeological features which will be impacted by the project.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The newly proposed excavation does continue to destroy the features and spatial relationships that characterize the district. While the proposed project differentiates itself from the old, it would not be considered compatible with the size, scale and proportions of the district when it comes to the historical cuts and fills which characterize the district and its environment. This large scale excavation will provide a large cut which is not in proportion to other parts of the district.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Should the excavation be undertaken, it does not appear to be a reasonable or prudent alternative which would allow the project to reverse the adverse affect and restore the integrity of the district and environment. While this area has had projects which have altered the environment, the compounded effects of the proposed project further damages and destroys the character of the State and National Historic Register Districts and the Deadwood National Historic Landmark District.

The following is staff's opinion of the project based on the Guidelines for Rehabilitating Historic Buildings (reprinted 1997) which address new construction in historic districts. (The criteria is in *italics* and staff's review of the project based on the standard follows):

- (1) *Design new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape (page 74).*

The proposed project is within the historic districts referenced above. Furthermore, the project would be considered new construction in the district and shall require a city permit if approved. The project is not compatible to the historic character of the site and does not preserve the historic relationship between the traditional buildings and the landscape because of the expansion of the existing cut along with the flattening of the hill through the proposed excavation; therefore, the proposed project further damages the historic character of the district. Additional design alternatives or parking solutions should be explored to make the project compatible with the historic character of the district and preserve the relationship of the landscape and the environment.

- (2) *The setting is the area or environment in which a historic property is found. It may be an urban or suburban neighborhood or a natural landscape in which a building has been constructed. The elements of setting, such as the relationship of buildings to each other, setbacks, fence patterns, views, driveways and sidewalks, and street*



*trees together create the character of a district or neighborhood. In some instances, many individual building sites may form a neighborhood or setting. In rural environments, agricultural or natural landscapes may for the setting for an individual property (page 76).*

The setting of the district (the immediate area of the district as well as the overall environment of the district in this case) is destroyed by the expansion of the existing excavation and flattening of the hill which will create an additional cut in that such setting becomes an even more enormous cut in the hillside, rather than the traditional smaller cuts and fills which define the district. The character of the district is damaged by the size of the proposed new excavation creating a severe alteration of the views from the main thoroughfares within the district. In addition, the overall setting of the national and state register districts is continued to be altered dramatically and damaged with the intrusion of the proposed new construction in the same way.

- (3) Identify, retain, and preserve building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights and benches, vegetation, gardens and yards, adjacent open spaces such as fields, parks, commons or woodlands, and important views or visual relationships (page 77).*

The hillsides are a significant landscape feature which dominates the northern edge of Deadwood Gulch and helps define the characteristic setting of the district. The proposed excavation and removal of the hill damages the hillside by altering the view from different vantage points within the district. Furthermore, due to the size of the proposed excavation, the view from the highway will at least be further damaged, if not destroyed, as visitors enter the historic district.

- (4) Retain the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between historic houses and landscape features (page 77).*

The relationship between the buildings within the district and the hillsides are a key landscape feature and defining element of the setting in the historic district. This relationship is further damaged by size of the proposed excavation.

- (5) Try not to introduce new construction into historic districts that visually incompatible or destroys the historic relationships within the setting. New work should be compatible with the historic character of the setting in terms of size, scale, design, material, color, and texture (page 80).*

The proposed excavation is not compatible with the historic character of the setting of the district. While over the past two decades, there have been some larger cuts; the cuts are generally screened by buildings. This expansion of the existing cut at First Gold through the proposed excavation will continue to be highly visible and will be one of the largest cuts in the district. It continues to damage, if not destroy, the relationship of the district with the landscape because of the size and scale of the undertaking dominating the area rather than complimenting the setting.

The following is staff's opinion of the project based upon DCO 17.68.050(B) in which the Historic Preservation Commission shall use the criteria and established design review guidelines in granting or denying project approvals: (The criteria is in *italics* and staff's review of the project based on the standard follows):

- (1) *In advance of new construction, steps shall be taken to insure evaluation of possible archaeological resources, as set forth in SDCL 1-20.*

As stated earlier, the applicant has taken the necessary steps to insure evaluation of possible archaeological resources.

- (2) *The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportion between width and height of the facade(s), the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the facade, the materials, the textures, the colors, the patterns, the trims and the design of the roof.*

Due to the size of the proposed excavation, the project will not be visually compatible with the overall environment of the district, and therefore encroaches upon the historic districts. The proposed project will continue to dominate and draw attention away from the surrounding historic landscape and completely changes the setting of this area of the historic districts.

The relationship between the height and width of the undertaking is not similar in proportion to other cuts within the district due to its openness and will continue to damage the setting of the district. While the plans submitted have finished topography lines, the proposed excavation and cut into the hillside which will be highly visible. The overall excavation is not proportionate to other excavations within the district which is visible.

- (3) *Existing rhythm created by existing building masses and spaces between them shall be preserved.*

The proposed project does nothing to preserve the existing rhythm created by the landscape of the district.

- (4) *The landscape plan shall be compatible with the resource, and it shall be visually compatible with the environment with which it is visually related. Landscaping shall also not prove detrimental to the fabric of a resource, or adjacent public or private improvements like sidewalks and walls.*

A formal landscaping plan was not submitted with the application. The resulting excavation alters the existing landscape thus damaging and destroying the character and the setting of the historic districts.

- (5) *No specific architectural style shall be required.*

It is staff's opinion that this criteria does not fit with the review of this project.

- (6) *With respect to these new construction criteria, the commission shall also consider the zoning classification and historic integrity of visually related buildings.*

The proposed excavation area is zoned Commercial Highway. The intent of commercial highway is intended to provide locations for commercial uses, which require access to roads and highways, along with substantial amounts of parking; however, it does not define how much parking or the creation of the need for additional parking.

The *Downtown Design Guidelines*, adopted by the Deadwood Historic Preservation Commission in 1991, provide a broad view of what elements may be evaluated during the City's Review process. They are to be used for guidance in determining appropriate alterations.

The design guidelines state "Hillsides should not be cut away to provide more parking. Retaining of slopes should be limited and it should be recognized that the natural topography is an important character-giving element."

It is staff's opinion the proposed cut into the hillside to allow for additional parking is substantial and will further alter the natural topography in a dramatic manner in this area. Over a period of time, the total work at this site has compounded into an adverse effect on this area of the State and National Historic Register Districts and the Deadwood National Historic Landmark District. This continues to have an adverse effect on the area without any regard to mitigation efforts.

Projects which are not in conformance with the Deadwood Historic Preservation Commission's guidelines as discussed above, encroach upon, damage or destroy the various historic properties – in this case the historic districts.

Based upon all the guidelines discussed, my opinion is that the project as proposed by the applicant will encroach upon, damage or destroy the historic properties listed in both the national register of historic places and the state register of historic places as follows:

(1) The proposed new excavation encroaches upon the various historic districts in these ways:

- a. It is not compatible with the size and scale of the proposed excavation and the resulting cut continues to adversely alter the landscape features which define the historic character of the districts.
- b. It does not preserve the historic relationship between the buildings and the landscape and there are no plans to mitigate the adverse effect. It continues to be inconsistent with size and scale of other cuts in the district which are visible.

(2) The proposed project damages the various historic districts in these ways:

- a. The project is not in scale with the environment and the historic district due to the size and proportion of the proposed new excavation.
- b. The project dramatically alters the landscape and environs of the district.
- c. It is not compatible to the historic character of the site and does not preserve the historic relationship between the buildings and the landscape.

(3) The proposed project destroys the various historic districts in these ways:

- a. Due to the resulting height of the cut and overall impact on the hillside and the environs of the district, the site and setting from the highway will continue to be destroyed for visitors as they enter the historic district through this corridor.
- b. It is not comparable to the historic character of the site and does not preserve the historic relationship between the buildings and the landscape

- c. The setting of the district and the adjacent structures continues to be destroyed by the proposed cut and excavation.

It is further my determination that the proposed new construction will have an adverse effect on the character of the districts listed above for the same reasons listed for whether or not the project encroaches upon, damages or destroys the historic properties discussed above.

My opinion is based solely on the criteria, guidelines and standards outlined above through the Deadwood Codified Ordinances and enabling South Dakota Codified Laws set forth. The intent of the criteria, guidelines and standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features including related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The project is not consistent with the historic character of the districts in which it is located, as discussed above.

Also, the applicant has not explained why alternative designs are not economically and technically feasible pursuant criteria, guidelines and standards.

For all of the above, as Historic Preservation Officer for the City of Deadwood, it is my opinion the project does encroach upon, damage, or destroy a historic property included in the national register of historic places or the state register of historic places.

**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.

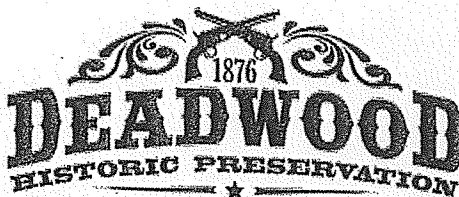
OR

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.	H16054
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/21/16
Date of Hearing	10/26/16

## 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:	270 Main St Deadwood SD 57732
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:	Mike Gustafson
Address:	270 Main St
City:	Deadwood
State:	SD
Zip:	57732
Telephone:	605-578-9778
Fax:	
E-mail:	

Architect's Name:	Michael Toney
Address:	528 Kansas City St.
City:	Rapid City
State:	SD
Zip:	57702
Telephone:	605-341-2198
Fax:	
E-mail:	

Contractor's Name:	Gardner Const.
Address:	Box 742
City:	Lead
State:	SD
Zip:	57754
Telephone:	920-8719
Fax:	
E-mail:	

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input checked="" type="checkbox"/> Other	C4 + H11	<input type="checkbox"/> Sign	
	<input type="checkbox"/> Awning		

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10-21-16</u>		Project Completion Date (anticipated): <u>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 type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

Cut Hill for Access to Slope  
+ Future Development

### 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.

*Mike Gustafson*  
By *Jersey Anderson* 10-19-16  
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.

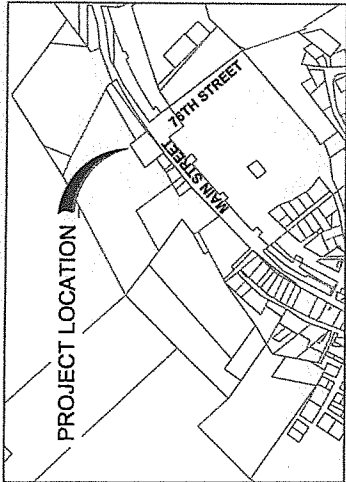
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



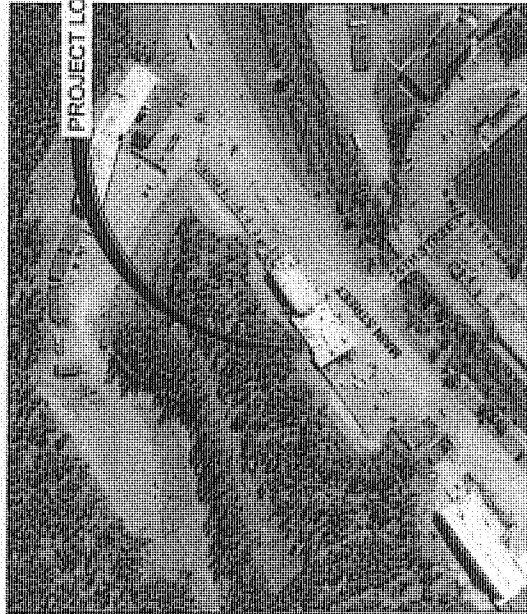


# FIRST GOLD HOTEL AND GAMING PRELIMINARY GRADING PLAN 270 MAIN STREET DEADWOOD, SOUTH DAKOTA KTM JOB NO 16-0818

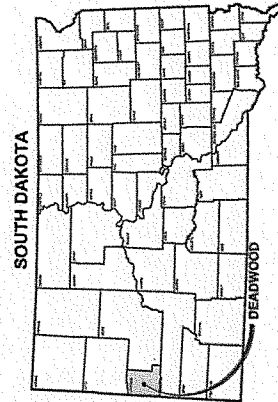
- INDEX OF SHEETS**
- 1 - COVER
  - 2 - GENERAL NOTES
  - 3 - GRADING PLAN
  - 4 - GRADING REFERENCE LINE SECTION AND SECTION A-A
  - 5 - SECTION B-B



**DEADWOOD, SOUTH DAKOTA**  
NOT TO SCALE



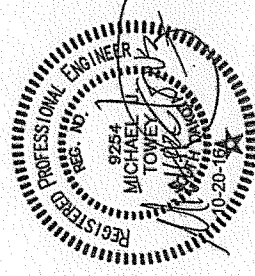
**PROJECT LOCATION MAP**  
NOT TO SCALE



**SOUTH DAKOTA**

11" X 17" PLAN SET

ONE CALL  
BEFORE DIGGING  
1-800-781-7474



**KTM**  
DESIGN SOLUTIONS, INC.  
CIVIL ENGINEERING | LAND PLANNING  
CONSTRUCTION ADMINISTRATION  
www.ktmdesignsolutions.com  
[P] 605.791.5866 | [F] 605.791.5803  
528 Kansas City St., Rapid City, SD 57701

FIRST GOLD HOTEL AND GAMING  
EXPANSION PLANS

COVER

1

10/20/2016 10:00:01

## SPECIFICATIONS

Construction Specifications: South Dakota Standard Specifications for Roads and Bridges, 2004 Edition and Required Provisions, Supplemental Specifications and/or Special Provisions as included in the Proposal.

The Contractor shall notify the Engineer of conflicts between the drawings, Standard Specifications and the Supplemental Specifications.

## PROJECT NOTE

The project involves grading of the existing hillside adjacent to and behind the First Gold Hotel and Gaming. It is anticipated that approximately 18,000 cy of material will be removed from this area. It is anticipated that pedestrian travel and parking patterns will be disrupted during construction activities. The Contractor shall be warned that construction activities will require additional care and responsibility concerning both movement of pedestrian traffic and parking allowances.

Similarly, this work is also directly behind the existing hotel and casino building and will require additional care and protection to prevent damage to the existing buildings and associated appurtenances.

The Contractor shall coordinate with the Owner and Engineer to develop a plan that incorporates the safety of pedestrian movement, parking adjustments necessary, and protection of existing building prior to the start of construction.

## CONSTRUCTION LIMITS

In general, the construction limits for this project shall be confined to the Owners property. It is the Contractor's responsibility to restore any damaged areas outside the construction limits to a condition better than equal to the existing condition.

## PERMITS

The Contractor shall be responsible for obtaining all necessary permits for this project prior to beginning work.

## UTILITIES

All existing utilities may not be shown or the locations may vary from that shown. The Contractor is responsible to have all utilities located prior to beginning work.

The Contractor shall contact the involved utility companies through South Dakota One Call (1-800-781-7474) prior to starting work. It shall be the responsibility of the Contractor to coordinate work with the utility owners to avoid damage to existing facilities.

## WASTE DISPOSAL

The Contractor will be responsible for all waste disposal on the project. No waste disposal is allowed within Right-of-Way or easements.

## CONSTRUCTION STAKING

Construction staking, as necessary to complete the project, will be coordinated through the Contractor.

## EROSION AND SEDIMENT CONTROL

The Contractor is responsible to establish and maintain erosion and sediment control measures in accordance with SDDENR rules and regulations for the duration of this project.

## TRAFFIC CONTROL

Construction signing and traffic control shall conform to Section 984 of the Standard Specifications, the Manual of Uniform Traffic Control Devices (MUTCD) and as directed by the Engineer.

All fixed location signs and applicable traffic control devices shall be installed prior to the start of work or mobilizations of equipment within the traveled way.

All equipment and vehicles entering and exiting closed lanes of traffic shall display a flashing amber light visible from all directions a minimum distance of 1/4 mile.

Construction signs that are to be installed shall not block the view of existing applicable traffic signs.

The Contractor is required to maintain traffic control in accordance with the Standard Specifications. All traffic control shall conform to the latest version of the MUTCD.

## REMOVALS

Existing features, including trees, landscaping, pavements, structures, etc. not called out for removals; or remove and reset shall be protected by the Contractor

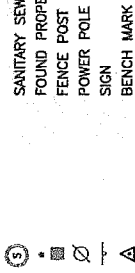
## REMOVAL QUANTITIES

Estimated removal quantities are provided on the following plan sheets. Quantities provided have been calculated based on the measurement of the removal area. Coordinates are provided for general project location only. The Contractor shall field verify removal quantities if they believe the tabulated information is incorrect.

## PROTECTION OF PEDESTRIANS

Orange safety fence shall be used to protect pedestrian traffic from open excavations, construction activity, or as directed by the Engineer. Open excavations shall be loose lift backfilled for weekends or anytime work will not resume the following morning after PM work shut down. All costs to furnish, install maintain, and remove the orange plastic safety fence shall be incidental to the associated contract items.

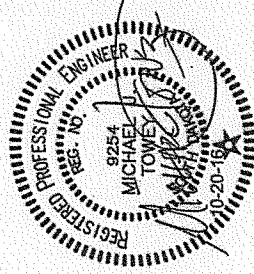
## EXISTING LEGEND



BUILDING LINE	9'-5"
SANITARY SEWER LINE	12'-0"
WATER LINE	7'-0"
TELEPHONE LINE	6'-0"
OVERHEAD LINES (POWER, CABLE, ETC)	2'-0"
POWER LINE	6'-0"
GAS LINE	17'-0"
FIBEROPTIC LINE	17'-0"
CABLE TV LINE	17'-0"
RAIL FENCE	17'-0"
PROPERTY LINE	17'-0"
SECTION LINE	17'-0"
QUARTER LINE	17'-0"
SIXTEENTH LINE	17'-0"
EASEMENT LINE	17'-0"
RIGHT-OF-WAY LINE	17'-0"
MAJOR CONTOUR - 25FT INTERVAL	1000
MINOR CONTOUR - 5FT INTERVAL	1000

## GRADING LEGEND

MAJOR CONTOUR 25FT INTERVAL	1000
MINOR CONTOUR 5 FT INTERVAL	1000
FLAT GRADING TO ELEV 4550	1000
GRADING SLOPE	0.8:1

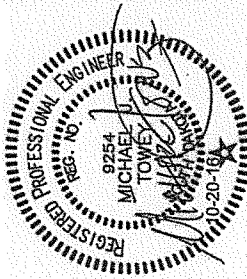


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528 Kansas City St., Rapid City, SD 57701

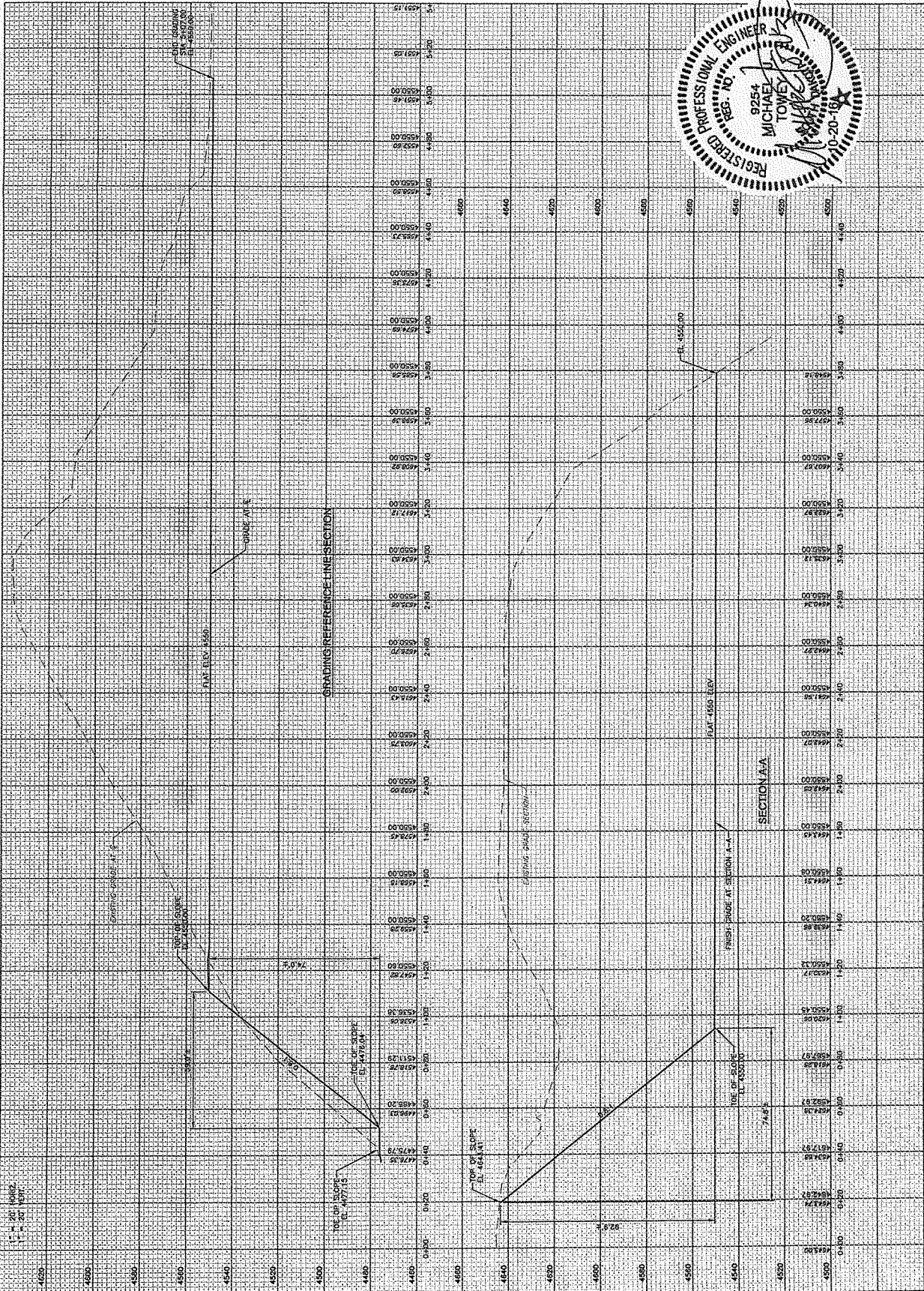
GENERAL NOTES

GRAVING		(L.G. AC.)
AREA	131000 SF	
CUT	175000 CU YDS	
FILL	500 CU YDS	(FILL 120%)
TOT	175500 CU YDS	(CUT)

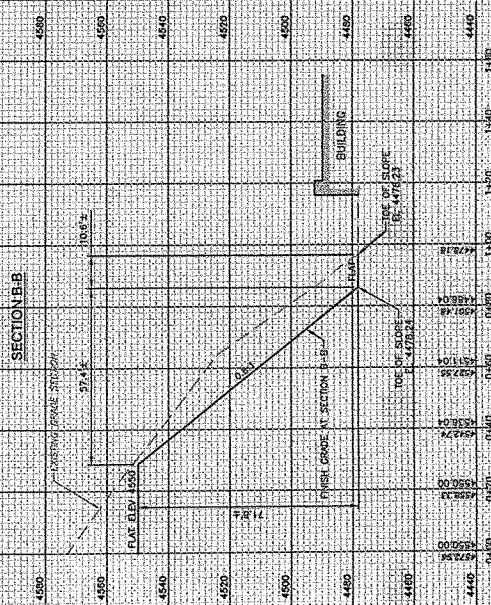
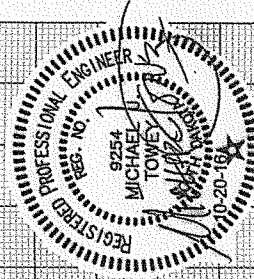
NOTE: CONTOUR INTERVALS ARE AT 5 AND 25 FEET.



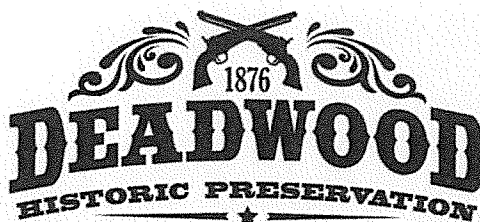




Professional Engineer Seal for Michael J. Towey, No. 9254, State of New York, expires 12-31-16.



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

## MEMORANDUM

# EXHIBIT C

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**Date:** November 4, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Deadwood Gulch Saloon application for Project Approval - H16058

---

Mr. Rich Harr with Deadwood Gulch Saloon has submitted a Certificate of Appropriateness for 560 Main Street for consideration by the Deadwood Historic District Commission. The application is included in this packet. The application is for exterior work on the contributing building historically known as the Hi Kee Building, one of the last remaining buildings in Deadwood's Chinatown.

Staff is conducting additional research to the original construction materials and façade treatment of this historic resource before finalizing the staff report for the application. This will be forwarded to you for consideration early next week when the staff report is completed. Staff needs to fully review the attached plans to understand the scope of this project and how it effects the historic character of the building and the historic districts.

Thank you for your understanding.



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	11/9/16

## 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: Rich Harr  
Address: P.O. Box 1058  
City: Spanish State: SD Zip: 57783  
Telephone: 605-645-2869 Fax: \_\_\_\_\_  
E-mail: rich@rushmore.com

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

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

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"/> 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 checked="" type="checkbox"/> <b>ALTERATION</b>	<input checked="" type="checkbox"/> Front	<input checked="" 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 checked="" type="checkbox"/> <b>ROOF</b>	<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"/> <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 checked="" type="checkbox"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOWS</b>	<input checked="" type="checkbox"/> <b>DOORS</b>	<input type="checkbox"/> <b>STORM DOORS</b>
	<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"/> <b>SIGN/AWNING</b>	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" 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.

Re-side building with mountain timber products.  
ie: Doug Fir, Batt-n-Basal. Roof + Awning to  
Couraged Steel "Rusted". Windows and Doors to  
be sized as close to existing as possible. Rack  
work on blog approx 3' up.

### 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

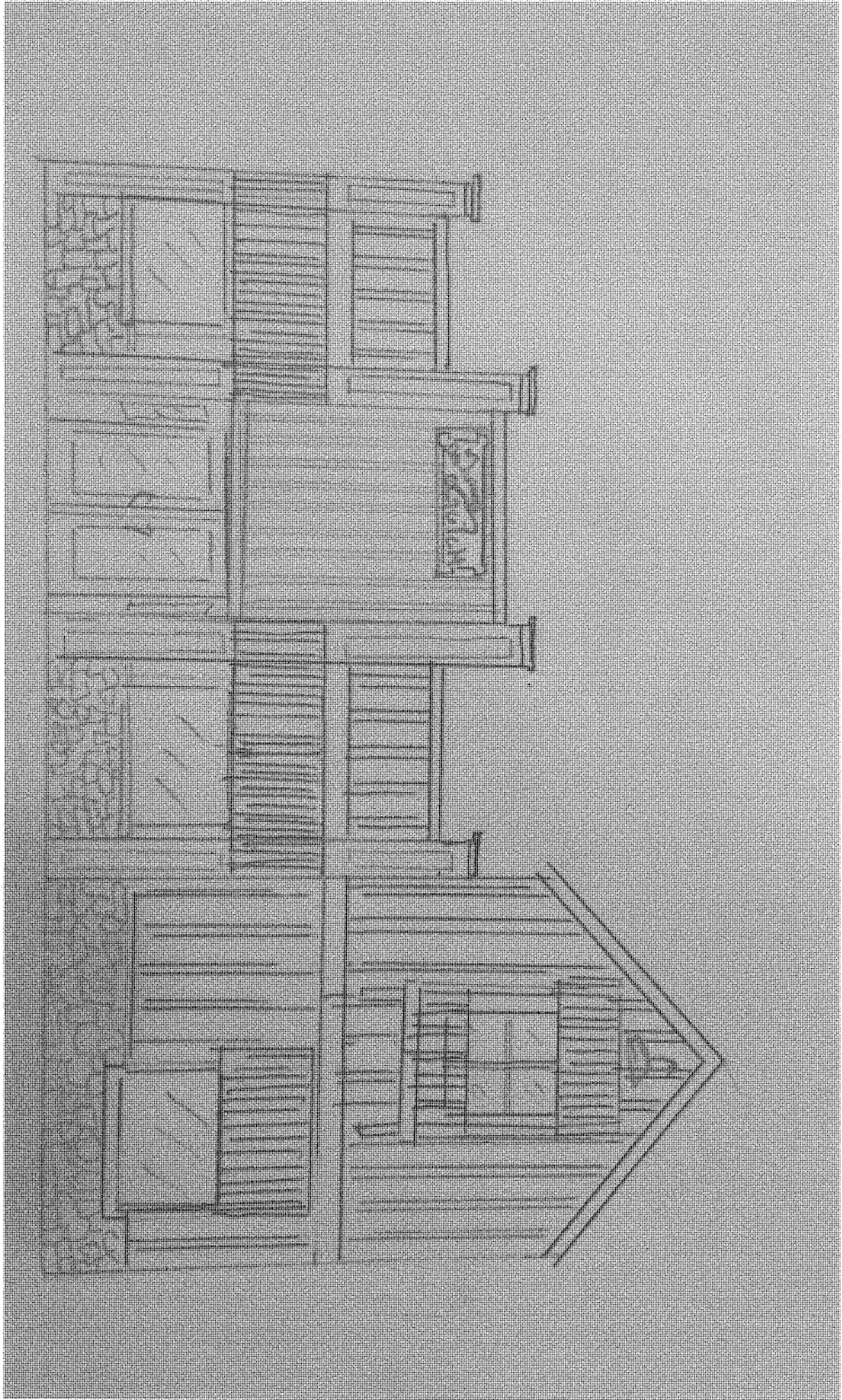
### APPLICATION DEADLINE

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.

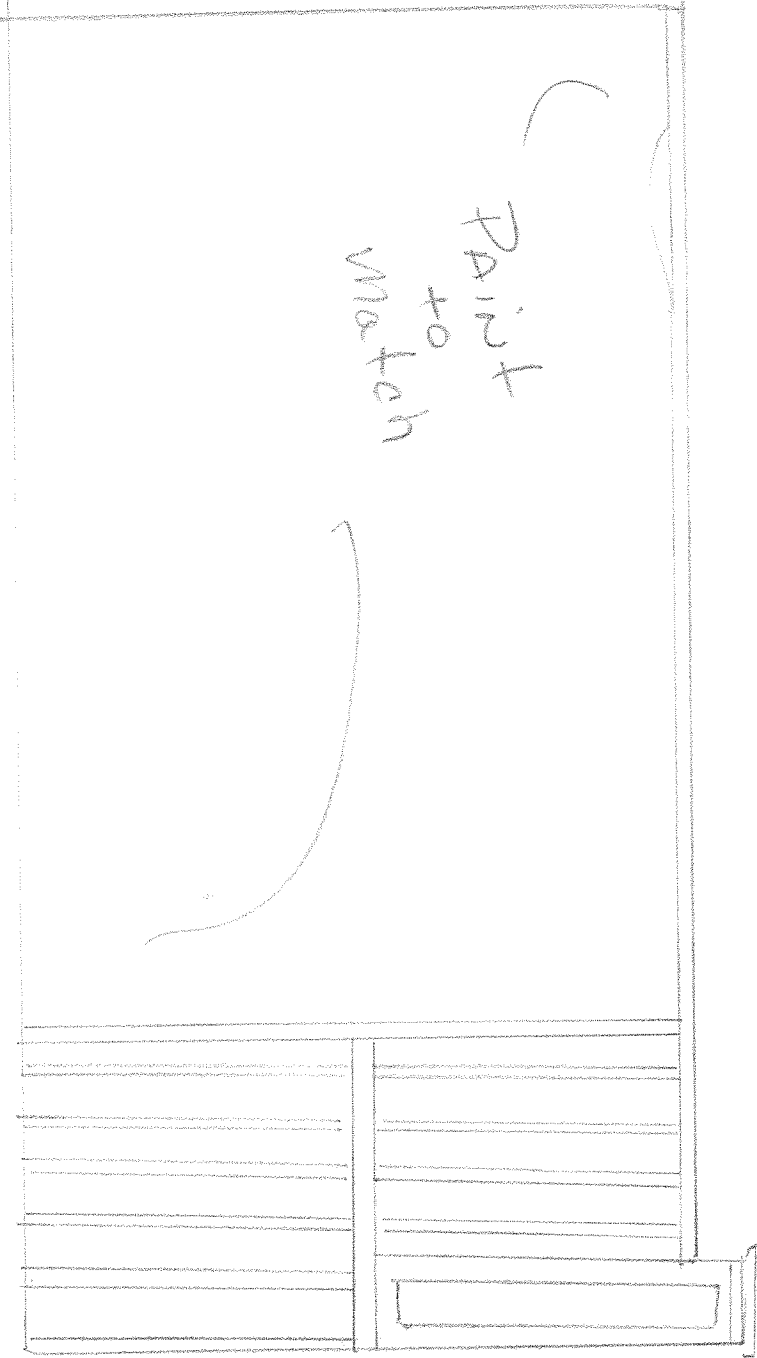
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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





SIDE VIEW





montana timber products

MAT.

Douglas Fir Raugh  
14.1m Dried, Rainwood  
Circle Saw, Trackroom.

7/8" corrugated weathering  
steel

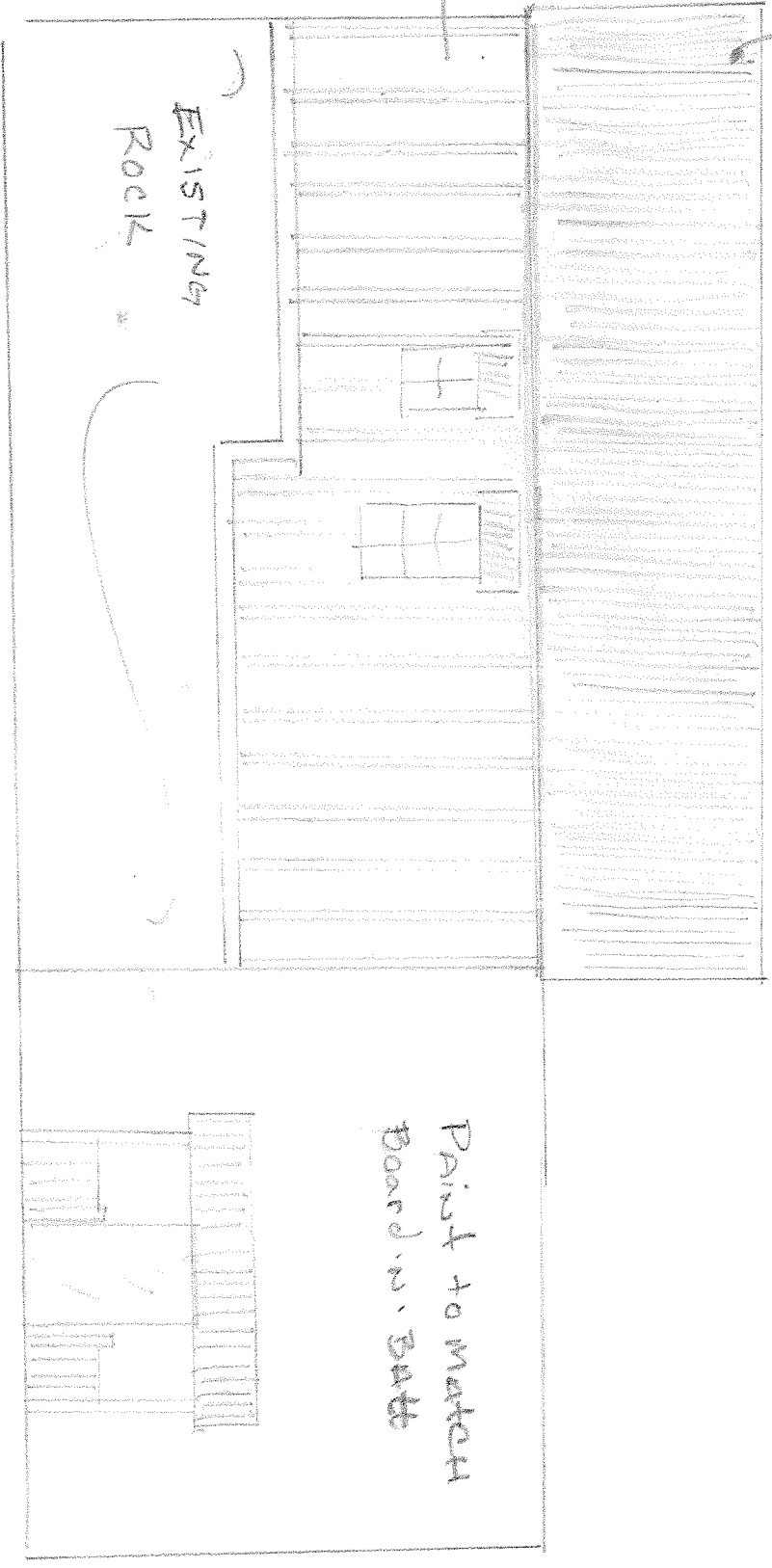
Roof trussings

X 1/2"  
board  
Batt

EXISTING  
ROCK

SIDE VIEW

Paint to match  
Board n. Batt



Date: 11/02/2016

Case No. H16055  
Address: 36 LINCOLN AVE

## Staff Report

The applicant has submitted an application for Project Approval for work at 36 LINCOLN AVE, a CONTRIBUTING structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: BILL WALSH  
Owner: BILL WALSH  
Constructed: 1903

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

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

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the bottom panel on the garage overhead doors and will replace wood panels and not order whole new doors made of metal.

**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>H16055</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/27/16</u>
Date of Hearing	<u>11/9/16</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: <u>36 Lincoln Deadwood</u>
Historic Name of Property (if known):

APPLICANT INFORMATION
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>William E. Halsey</u>
Address: <u>36 Lincoln</u>
City: <u>Deadwood</u> State: <u>S.D.</u> Zip: <u>57732</u>
Telephone: <u>605-128-3</u>
E-mail: <u>Bill.Halsey@deadwoodsd.gov</u>

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

Contractor's Name: <u>Overland Doors</u>
Address: <u>3110 S Hwy 79</u>
City: <u>R-C</u> State: <u>S.D.</u> Zip: _____
Telephone: <u>343-8300</u> 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 Construction <input type="checkbox"/> General Maintenance <input type="checkbox"/> Other _____	<input type="checkbox"/> New Building <input type="checkbox"/> Re-Roofing <input type="checkbox"/> Siding <input type="checkbox"/> Awning	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> Wood Repair <input type="checkbox"/> Windows <input type="checkbox"/> Sign	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Exterior Painting <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 checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Rehabilitation	
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

Replace bottom panel on garage overhead doors. Will replace wood panels & not order whole new doors made of metal

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 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 \_\_\_\_\_

**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.

Page 3 of 3

Bill Walsh <billwalsh.dakota@gmail.com>

## Garage

1 message

**mackenzie.roebuckwalsh@gmail.com**

<mackenzie.roebuckwalsh@gmail.com>

To: "Bill Walshbillwalsh. dakota@gmail. com" <billwalsh.dakota@gmail.com>

Thu, Sep 22, 2016 at 4:38

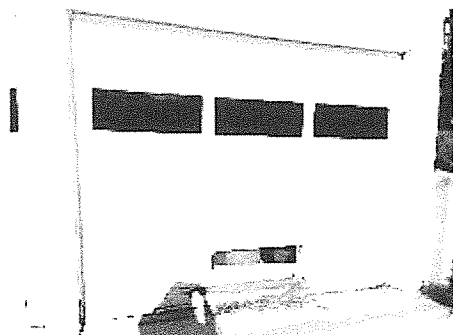
PM

Sent from my iPhone

### 2 attachments



IMG\_3845.JPG  
82K



IMG\_3844.JPG  
83K



Date: 11/02/2016

Case No. H16056

Address: 37 WASHINGTON ST

## Staff Report

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

Applicant: JAMES HAUPT

Owner: JIM HAUPT

Constructed: circa 1939

## 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 a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood--as elsewhere in the United States--residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to install a metal carport on the front existing driveway; 12' wide x 21' long.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Based on the application as submitted, while a reversible alteration to the resource, it is staff's opinion, the proposed work and changes do encroach upon a historic resource and therefore damages the historic resource as well as has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. This opinion is based on the construction materials and probably location of the proposed carport.

Staff will confirm location with the applicant early next week to ensure staff's opinion stands.



**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>H16056</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10 / 27 / 16</u>
Date of Hearing	<u>11 / 9 / 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: <u>37 Washington St.</u>
Historic Name of Property (if known):

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

Owner's Name: <u>James E. Haupt</u>
Address: <u>37 Washington St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605) 390-1076</u> 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 checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input checked="" 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 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"/> <del>GARAGE</del> CAN PORT	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input checked="" 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.

To install a METAL CANPORT ON FRONT EXISTING DRIVEWAY  
12' WIDE BY 21' LONG

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



### 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.

 10/11/16  
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.



# THE STRONGEST DELUXE CARPORT

PRICE ARE FOR TOP WITH OPEN SIDES ONLY



AS LOW AS  
**\$695**

STANDARD 14 GAUGE, 5' HEIGHT



REGULAR STYLE

- Frame Work Length : 20', 25', 30', 35', 40', 45', 50'
- All Building are Certified for at least 30 lb Ground Snow Load PSF

14 GAUGE

12 GAUGE

12W x 21L	\$695	18W x 21L	\$895	20W x 21L	\$1,095	22W x 21L	\$1,195	24W x 21L	\$1,395
12W x 26L	\$895	18W x 26L	\$1,145	20W x 26L	\$1,395	22W x 26L	\$1,495	24W x 26L	\$1,795
12W x 31L	\$1,145	18W x 31L	\$1,455	20W x 31L	\$1,795	22W x 31L	\$1,895	24W x 31L	\$2,295
12W x 36L	\$1,455	18W x 36L	\$1,795	20W x 36L	\$2,095	22W x 36L	\$2,395	24W x 36L	\$2,595
12W x 41L	\$1,595	18W x 41L	\$1,995	20W x 41L	\$2,395	22W x 41L	\$2,595	24W x 41L	\$2,995
12W x 46L	\$1,695	18W x 46L	\$2,145	20W x 46L	\$2,595	22W x 46L	\$2,795	24W x 46L	\$3,295
12W x 51L	\$1,895	18W x 51L	\$2,395	20W x 51L	\$2,895	22W x 51L	\$3,095	24W x 51L	\$3,695
12W x 21L	\$895	18W x 21L	\$1,095	20W x 21L	\$1,195	22W x 21L	\$1,395	24W x 21L	\$1,695
12W x 26L	\$1,095	18W x 26L	\$1,295	20W x 26L	\$1,595	22W x 26L	\$1,695	24W x 26L	\$2,095
12W x 31L	\$1,245	18W x 31L	\$1,595	20W x 31L	\$1,995	22W x 31L	\$2,195	24W x 31L	\$2,595
12W x 36L	\$1,555	18W x 36L	\$1,995	20W x 36L	\$2,295	22W x 36L	\$2,795	24W x 36L	\$2,895
12W x 41L	\$1,995	18W x 41L	\$2,295	20W x 41L	\$2,595	22W x 41L	\$2,995	24W x 41L	\$3,395
12W x 46L	\$2,195	18W x 46L	\$2,595	20W x 46L	\$2,995	22W x 46L	\$3,295	24W x 46L	\$3,995
12W x 51L	\$2,395	18W x 51L	\$2,795	20W x 51L	\$3,395	22W x 51L	\$3,595	24W x 51L	\$4,395



A-FRAME STYLE

Land must be leveled  
before installation

AS LOW AS  
**\$795**

STANDARD 14 GAUGE, 5' HEIGHT

- Frame Work Length : 20', 25', 30', 35', 40', 45', 50'
- All Building are Certified for at least 30 lb Ground Snow Load PSF

Prices are for top with open sides only  
( Prices Include Horizontal Roof )

14 GAUGE

12 GAUGE

12W x 21L	\$795	18W x 21L	\$995	20W x 21L	\$1,195	22W x 21L	\$1,295	24W x 21L	\$1,495
12W x 26L	\$1,020	18W x 26L	\$1,270	20W x 26L	\$1,520	22W x 26L	\$1,620	24W x 26L	\$1,920
12W x 31L	\$1,295	18W x 31L	\$1,605	20W x 31L	\$1,945	22W x 31L	\$2,045	24W x 31L	\$2,445
12W x 36L	\$1,630	18W x 36L	\$1,970	20W x 36L	\$2,270	22W x 36L	\$2,570	24W x 36L	\$2,770
12W x 41L	\$1,795	18W x 41L	\$2,195	20W x 41L	\$2,595	22W x 41L	\$2,795	24W x 41L	\$3,195
12W x 46L	\$2,020	18W x 46L	\$2,470	20W x 46L	\$2,920	22W x 46L	\$3,120	24W x 46L	\$3,620
12W x 51L	\$2,245	18W x 51L	\$2,745	20W x 51L	\$3,245	22W x 51L	\$3,445	24W x 51L	\$4,045
12W x 21L	\$995	18W x 21L	\$1,195	20W x 21L	\$1,295	22W x 21L	\$1,495	24W x 21L	\$1,795
12W x 26L	\$1,220	18W x 26L	\$1,420	20W x 26L	\$1,720	22W x 26L	\$1,820	24W x 26L	\$2,220
12W x 31L	\$1,395	18W x 31L	\$1,745	20W x 31L	\$2,145	22W x 31L	\$2,345	24W x 31L	\$2,745
12W x 36L	\$1,730	18W x 36L	\$2,170	20W x 36L	\$2,470	22W x 36L	\$2,970	24W x 36L	\$3,070
12W x 41L	\$2,195	18W x 41L	\$2,495	20W x 41L	\$2,795	22W x 41L	\$3,195	24W x 41L	\$3,595
12W x 46L	\$2,420	18W x 46L	\$2,820	20W x 46L	\$3,220	22W x 46L	\$3,520	24W x 46L	\$4,220
12W x 51L	\$2,645	18W x 51L	\$3,045	20W x 51L	\$3,645	22W x 51L	\$3,845	24W x 51L	\$4,645



Date: 11/02/2016

Case No. H16057  
Address: 4 HARRISON ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 4 HARRISON ST, a NON-CONTRIBUTING structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: DESTINY MAYNARD  
Owner: DESTINY MAYNARD  
Constructed: 1951

## 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:** Because this house was less than 50 years old at the time of survey, it cannot contribute to the Deadwood National Historic Landmark District at this time; however, it is future eligible for the National Register.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace/install new windows.

**Attachments:** No

**Plans:** No

**Photos:** Yes

### Staff Opinion:

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



**Motions available for commission action:**

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

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

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**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.

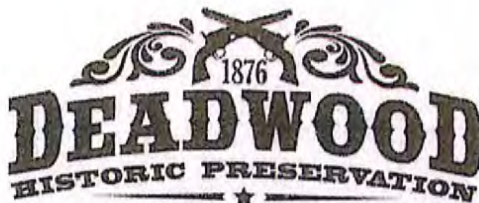
OR

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.





FOR OFFICE USE ONLY	
Case No.	H16051
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/27/16
Date of Hearing	11/9/16

## 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:	4 Harrison St
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>Destiny Maynard</u>	
Address: <u>4 Harrison St</u>	
City: <u>Deadwood</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>920-8774</u>	Fax: _____
E-mail: <u>destiny.maynard@midconetwork.com</u>	

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

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

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

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

<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 checked="" 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			

<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.

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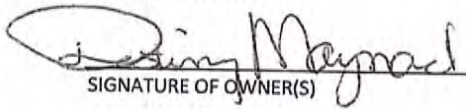


## SIGNATURES

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.

 10-24-16  
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.



Date: 11/03/2016

Case No. H16059  
Address: 35 MADISON ST

## Staff Report

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

Applicant: ROGER & ANN OCHSE  
Owner: ROGER & ANN OCHSE  
Constructed: 1900

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

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

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace aluminum storm windows, repair windows, and replace inappropriate storm doors and windows.

**Attachments:** No

**Plans:** No

**Photos:** Yes

### Staff Opinion:

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



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	<u>H116059</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/2/16</u>
Date of Hearing	<u>11/09/16</u>

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>35 Madison St</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Roger &amp; Ann Ochse</u>
Address: <u>35 Madison St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>520-678-1389</u> Fax: _____
E-mail: <u>annochse@msn.com</u>

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

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

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

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



<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 checked="" type="checkbox"/> <b>WINDOWS</b>	<input checked="" type="checkbox"/> <b>STORM WINDOWS</b>	<input checked="" type="checkbox"/> <b>DOORS</b>	<input checked="" 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.

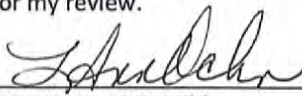
*Replace aluminum storm windows, repair windows, replace inappropriate storm doors & doors.*

### 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.

 11/3/16  
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

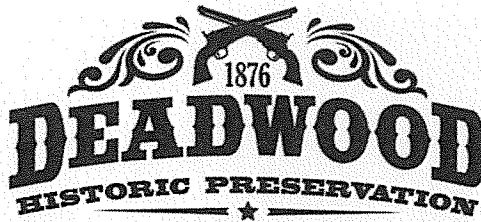
\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

### 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:** November 4, 2016  
**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.

- Destiny & Brad Maynard..... 4 Harrison.....Windows/Doors Program  
*Staff has determined the project meets the criteria for the Windows/Doors Program and will coordinate with the applicant during the proposed project.*
- Steve Olson .....53 Lincoln .....Retaining Wall Program  
*Staff has determined the project meets the criteria for the Retaining Wall Program and will coordinate with the applicant during the proposed project.*
- Roger & Ann Ochse .....35 Madison St ..... Windows/Doors Program  
*Staff has determined the project meets the criteria for the Windows/Doors Program and will coordinate with the applicant during the proposed project.*
- Joe & Marcia Mack ..... 143 Charles..... Windows/Doors Program  
*Staff has determined the project meets the criteria for the Windows/Doors Program and will coordinate with the applicant during the proposed project.*
- Marlin Maynard..... 875 Main.....Elderly Resident Program  
*Applicant received an Elderly Resident Program Grant in May 2016 for rebuilding the deck. This project has been completed. The applicant is now requesting another Elderly Resident Program Grant for electrical upgrades. Staff has determined the applicant meets the Elderly Resident Program and the proposed project would also meet the program criteria; however, there is not a policy currently in place for repeat grants under the Elderly Resident Program.*





# Wood Windows and Doors Application

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

1. Address of Property:

4 Harrison St

2. Applicant/Owner name & mailing address:

Destiny & Brady Maynard  
4 Harrison St

Telephone: (605) 920-8774

E-mail destiny.mmd@midconetwork.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: 11/2/16

Initials: \_\_\_\_\_

Assessed Valuation \$ 251,350

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

*Malcom & Barb Allen*  
*Just purchased*

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:

Destiny Maynard

Date submitted: 10/24/16

Owner's signature:

Destiny Maynard

Date submitted: 10/24/16

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



# Wood Windows and Doors Worksheet

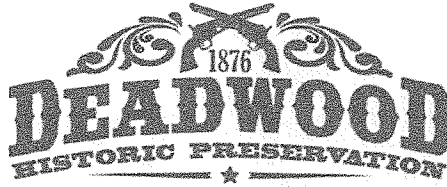
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary Door	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Existing Wood Door(s)
Front View	4			1		
Right Side View	8			1		
Left Side View	7			1		
Rear View	3					
Total Windows	22					
<p>windows 17,600</p> <p>doors 600 400 400 1,400</p> <p>19,000</p>	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <b>OR</b> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <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 \$20,000.00 maximum.**

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

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



## Retaining Wall - Residential Application

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

1. Address of Property:

53 Lincoln

2. Applicant's name & mailing address:

Steve Olson

PO Box 71

Deadwood 57732

Telephone: (605) 580-1353

E-mail sj71@rushmore.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: 11/21/16 Initials: BA

187430

4. Certification

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

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

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

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

Owner's signature: [Signature]

Date submitted: 10/24/16

Please return the completed application to:

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





# Wood Windows and Doors Application

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

1. Address of Property:

143 CHARLES ST

2. Applicant/Owner name & mailing address:

Mrs. Marcia M. Mack

635 UNIVERSITY ST.

SPEAR RISK, S.D. 57783

Telephone: (605) 722-8951

E-mail NA

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 8900.00

Estimated Total Cost for Entire Project:

\$ 8900.00

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 11/4/16

Initials: BA

Assessed Valuation \$ 82,220

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: John Mack

Date submitted: 11/3/16

Owner's signature: Mrs. Marcia M. Mack

Date submitted: 11/3/16

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 or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary Door	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Existing Wood Door(s)
Front View	4			1	1	
Right Side View	4					
Left Side View	3					
Rear View						
Total Windows	11					
8,800 windows Door 600 Add Door 300 9,700	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <b>OR</b> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <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 \$20,000.00 maximum.

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

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

If you are a Contractor, then [click here to Become an UberDoors Preferred Contractor.](#)

100%



[My Account](#) | [Cart](#)

Questions? Call now to talk to a door expert.

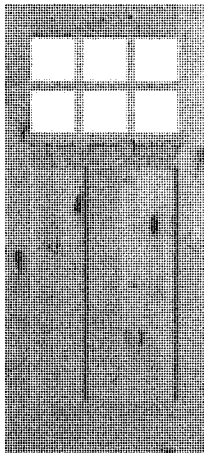
(866)  
598-3667

[Doors](#)      [Cabinets](#)      [Hardware](#)

## Krosswood Knotty Alder 6 Lite Craftsman Door with Dentil Shelf and Beveled Glass

Trust Uber Doors when it comes to your home improvement needs in Utah. We supply and install the most sought after types of wood doors today. Our Krosswood Knotty Alder craftsman door will be a perfect feature in your property. Whether you're building a new house or looking for a replacement door, this piece is sure to make a good and lasting impression.

[CLICK HERE FOR OUR GETTING STARTED WORKSHEET](#)



Door Size (WxH)	
<div>Choose an Option...</div>	
CALL FOR A QUOTE (866) 598-3667	List Price: <del>\$1,019.75</del>  Special Price:  \$765.00

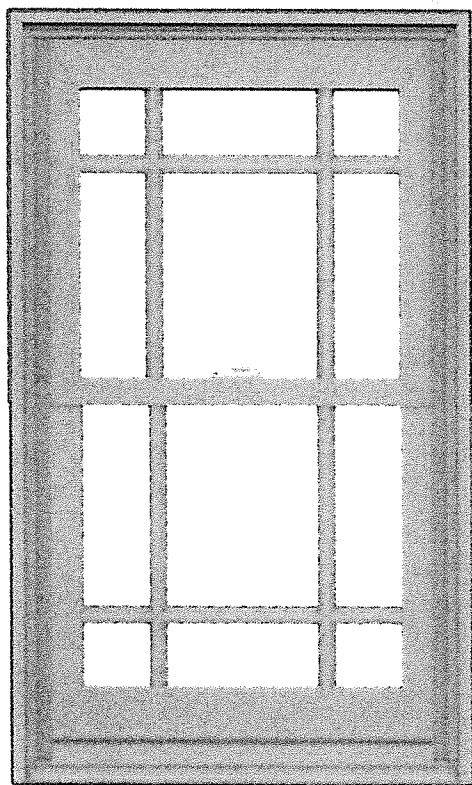


Reak 1000

Dutch



9. JELD WEN WOOD WINDOWS





## Wood Windows and Doors Application

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

1. Address of Property:

35 Madison St

2. Applicant/Owner name & mailing address:

Roger & Ann Ochse  
35 Madison St  
Deadwood 57732

Telephone: (520) 678-1380

E-mail rogerdochse@msn.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 20,000.00

Estimated Total Cost for Entire Project:

\$ 20,000.00

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 11/3/16 Initials: BA

Assessed Valuation \$ 136,280

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: Roger Ochse / Ann Ochse

Date submitted: 11/3/16

Owner's signature: Roger Ochse / Ann Ochse

Date submitted: 11/3/16

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 or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary Door	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Existing Wood Door(s)
Front View	1	5		1		
Right Side View		4		1		
Left Side View		4				
Rear View	4	11		1		
Total Windows	5	27		2		
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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



## Elderly Residents Program Application

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

1. Address of Property:

875 Main Street, Deadwood

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 8500

2. Applicant/Owner name & mailing address:

Martin Maynard

Estimated Total Cost for Entire Project:

\$ 8500

Sarah Maynard  
875 Main St  
Deadwood, SD 57732

Telephone: (605) 717-2440

E-mail mar.sarah88@yahoo.com

What year were you born? 1949, 1950

### For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 11/2/16

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: Sarah Maynard

Date submitted: 10/24/2016

Owner's signature: Martin Maynard

Date submitted: 10/24/16

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 4/13/16



**Bailey Electric, L.L.C.**  
21381 Whitetail Drive  
Lead, SD 57754

**Electrical Contractor:** John Bailey  
**Phone:** (605) 584-4656  
**Cell:** (605) 580-0032

**Client** Marlin Maynard

Upper Main St, Deadwood, SD

Date: October 21, 2016

Basic Electrical Components	Description or Number
Service change	200 amp service
Re-wiring	Kitchen circuits
Additions	Outside weather proof outlets
Thermostat	Relocate
GFCIs	As needed for code
This bid includes all of the items listed above. All electrical work will be done according to the 2014 National Electrical Code. If the client adds or changes the amounts there will be extra charges. The bid does not include outside trenching or underground wire, power company charges, venting of exhaust fans, and light fixtures, bulbs or ceiling fans.	
<b>Bid</b>	\$8,000.00
Excise Tax	\$163.28
<b>Total</b>	\$8,163.28
<b>Payment:</b>	
66% of the bid is due upon completion of the rough-in.	\$5,387.76
34% of the bid is due upon completion of the trim-out.	\$2,775.52

*Thank you for the opportunity.*

*John Bailey*

*Currently 100 Amp Service*



## August and September 2016 City Archives Monthly Report

These are the items I worked on during the months of August and September 2016.

### RESEARCH REQUESTS

I received and answered fifteen (15) requests in August and thirteen (13) requests in September that took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

### COLLECTIONS MANAGEMENT

- **Data Entry – Advertisement Collection:** In August, my student intern and I continued to work on the City's collection of advertisement posters, foam core displays and oversized paper ephemera. As part of this project, we scanned the documents, updated the catalog records in PastPerfect and assigned each object a folder and drawer number. As of August 31, 2016, we scanned and updated an additional 57 files. Several of the posters were then uploaded on the Deadwood Historic Preservation Facebook page during the month. They can be viewed at: <https://www.facebook.com/deadwoodhistoricpreservation/>
- **Mortuary Records Project, Fidler-Isenburg Funeral Chapel:** In July, independent contractor Don Toms completed nine (9) of the proposed twenty (20) mortuary ledgers from the Fidler-Isenburg Funeral Home in Spearfish, South Dakota. As part of this project, Mr. Toms is transcribing the contents of these ledgers and entering this information into a Microsoft Access database. As of September 30, 2016, Toms has entered 4,090 records covering the years 1880 to 1964. The morticians represented in this assemblage include W.W. Osborne of Deadwood (1891-1898); George A. Schulte of Deadwood (1932-1942); \_\_\_\_\_ Buehler of Deadwood, (1939-1951); and Wells Funeral Home of Deadwood (1949-1964).
- **Donations and Acquisitions:** On August 2, 2016 Deadwood Building Inspector Trent Mohr donated a copy of the 1903 Building, House Moving and Sidewalk Ordinances of the City of Deadwood, South Dakota and a newspaper clipping of "*J.P. Hymer's New Ingleside Addition to the City of Deadwood*". Also in August, Lee Thompson of Deadwood donated minutes from the Deadwood Chamber of Commerce. On September 9, 2016, Ron Robley of Deadwood, South Dakota donated one 8.0 x 10" framed photograph of the April 27, 1958 Scottish Rite Spring Union and three 8.0 x 10.0" black and white prints of the Deadwood High School float on Main Street. Also in September, Donald Toms of Lead, South Dakota donated a 1961 telephone directory for the northern Black Hills. In September, Kevin Kuchenbecker purchased from eBay a 1930s souvenir program from the Trial of Jack McCall.
- **Fountain House Archaeological Cans:** In August, city staff packaged and mailed via Federal Express three (3) solder-dot cans unearthed from the Fountain House to the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland. The three cans contained original lithographic labels that date prior to 1900. The cans will be desalinated and stabilized. The paper labels will be lightly cleaned and stabilized. Once completed, the cans will be incorporated into a display focusing on the distribution of nonperishable food once consumed in Deadwood.
- **Online Archival Training, August 25, 2016:** On August 25, 2016, my student intern, one of my volunteers and I participated in an hour long webinar on disaster preparedness sponsored by the American Association for State and Local History (AASLH). After the webinar, we had a great internal discussion about webinar and how it related to practices in the City Archives.
- **Archaeological Collection 2010.04 – Deadwood Recreational Center Collection:** In August, the City Archives began working with Quality Services, Inc. of Rapid City, South Dakota on the Deadwood Rec Center Archaeological Collection. At the beginning of this project, I developed guidelines for QSI, purchased the necessary supplies for the cataloging of the collection, developed appropriate labels for the objects, created catalog spreadsheet for the collection and met with QSI staff. To date, 1,825 objects have been cataloged and constitute approximately 30 cubic feet. I have posted some of the unique objects to the Deadwood HPC Facebook page.

- **Loan 2016.08 – Chinese Masonic Badge:** On September 8 to September 12, 2016, the Deadwood Historic Preservation Commission loaned to the Deadwood Masonic Lodge #7 artifact #02-0112 / 000123, a Chinese Masonic badge unearthed during the 2002 Deadwood Chinatown excavation. This brass badge was placed on display along with the Grand Master's Jewel, Past Grand Master's Jewel and the Grand Lodge Whitehouse Stone. This was a real honor to have one of the city's archaeological artifacts on display during this event. Before the badge went on display, I compiled a short history about the artifact (see image #1).

## PROJECTS

- **Arcadia Book – Mt. Moriah Cemetery:** In August and September, I continued to research, write, and locate images for the proposed Arcadia book on Mt. Moriah. This included several visits to the HARCC and Deadwood Public Library to review photographs. I also began to develop a narrative for the beginning of the book chapters. During the months, I visited Mt. Moriah Cemetery and began photographing many of the monuments in the cemetery. Some of these images will be included in the book. On October 17, 2016 I turned in three working chapters to Arcadia for review.
- **Outdoor Interpretive Panels:** In July, I worked on three outdoor interpretive panel projects. These projects included fifteen (15) panels for the Broken Boot Gold Mine, five (5) panels for Power House Park, and five (5) panels for the D.O.T./Pluma pocket park. As part of the Broken Boot project, my student intern and I met with Kerry Ruth and Mike Stahl at the Broken Boot Mine on July 1, 2016 and conducted a walk through to determine the placement of the signs. I again met with Ruth and Stahl during the month to review the final edits of the signs. These were then sent to Pannier Graphics. As time permitted, I helped edit and rewrite the text for both the Powerhouse Park and Pluma signs. Finally, I was asked to generate four QR codes to be incorporated into the new outdoor signage at Powerhouse Park.
- **2016 Firewise Project:** In September, Bob Nelson Jr. and I applied for a Community Protection against Wildfire (CPAW) grant. This grant would help the City of Deadwood partner with other local and county agencies to develop guidelines for wildfire prevention. During the month, I researched and compiled portions of the grant. On September 23, 2016, I submitted the grant online.
- **South Dakota Public Broadcasting – Burial Documentary:** On September 29, 2016, the Deadwood Historic Preservation Commission reinterred the unidentified human remains discovered at 66 Taylor Avenue in 2012. Prior to this event, I helped plan the funeral arrangements. This included contacting and making arrangements with South Dakota Public Broadcasting, South Dakota State Archaeological Research Center, and Dr. Angie Ambers from the Applied Genetics Laboratory in Fort Worth, Texas. I then designed and wrote the biography for the program. I also made the arrangements for the stone monument with Deadwood Granite & Marble Works, and worked with the Deadwood Parks Department for the placement of the coffin. The funeral was a success and I would like to thank everyone who was involved with this portion of the project.
- **Ghost Sign Project:** In August, I worked with Jerity Krambeck on developing a list of structures that once had advertisements painted on the sides of their buildings. This included reviewing historic photographs and compiling a list and short biography on the identified buildings.
- **Akins Site Visit:** During the week of September 26-30, 2016, Dr. Margie Akin and Kevin Akin, numismatic archaeologists from Riverside, California came to Deadwood and reviewed the City's collection of archaeological coins unearthed during the Deadwood Chinatown excavations. Prior to their arrival, I created a press release and organized an hour long presentation scheduled on Tuesday, September 27, 2016 at 12:00pm. In 2015, the Deadwood Historic Preservation Commission hired the Akins to review the 202 Asian coins from the Chinatown excavation. The information gathered from their site visit will be presented to the City Archives later this year.

#### MISCELLANEOUS ITEMS / MEETINGS

- **Photographs for the 2017 HPC Budget PowerPoint:** In August, Kevin asked me to compile a list of photographs to be used in the 2017 HPC budget presentation at the South Dakota State Historical Society in Pierre.
- **Wong Family Luncheon:** On September 9, 2016, I was invited to and attended a luncheon by the Edith and Beatrice Wong.
- **John Moore site visit:** On September 8-9, 2016, my former UWSP Anthropology professor John Moore came and visited me. During his visit, I showed him some of the projects I have been working on over the last year.
- **Tom Loomis Site Visit:** On September 23, 2016, Tom Loomis of Dakota Matrix of Rapid City came to Deadwood and we visited Mt. Moriah Cemetery. Mr. Loomis, a trained geologist, was able to identify the rocks and minerals in the Mt. Moriah gateway and Peoria plot. This information will be included in the Arcadia book: Deadwood's Mt. Moriah Cemetery.

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

Mike Runge - City Archives



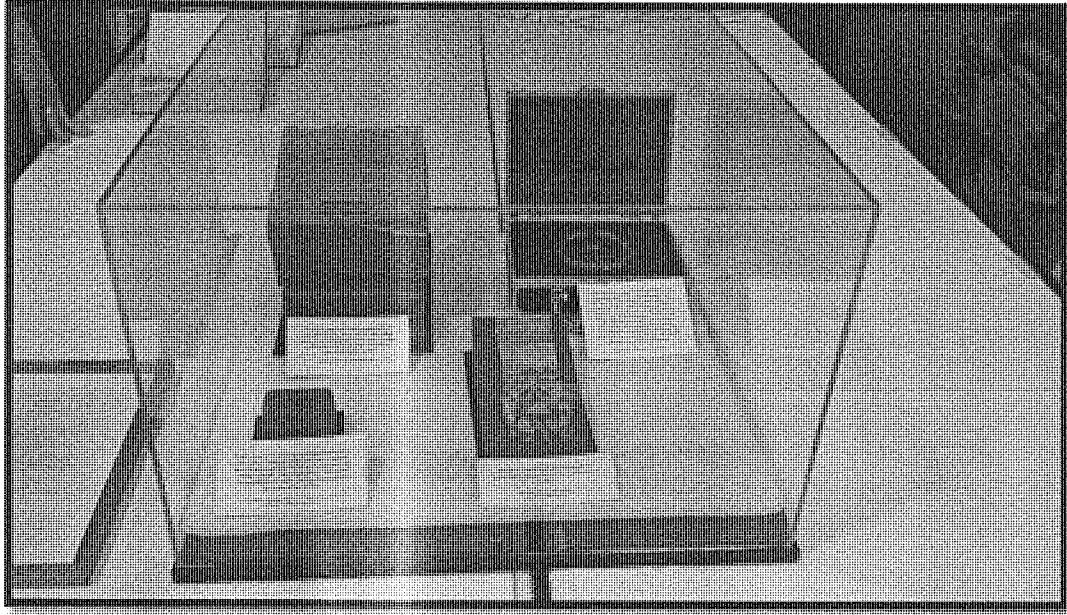


Image #1: Overview of the Deadwood Chinese masonic badge, Dakota Territory Grand Master's Jewel, the Past Grand Master's Jewel, and the Grand Lodge's White House stone on display at the 75<sup>th</sup> Anniversary of the founding of Mt. Rushmore banquet in Rapid City.



Image #2 Overview of the Deadwood Alive reenactors, Fr. Michael Johnson, and Dr. Angie Ambers at the September 29, 2016 funeral service