

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 10, 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 – July 27, 2016
3. Voucher Approval
4. Old or General Business
  - a. Information on Quality Services, Inc. Archeological Report regarding Cadillac Jacks Addition – Exhibit A
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H16038 – James Lee, 24 McKinley Street, Replace Garage Siding – Exhibit B
  - b. PA H16039 – Linda Bourgo, 99 Williams, Replace Siding – Exhibit C
  - c. PA H16040 – Toby and Pat Edstrom, 867 Main Street, Replace Windows – Exhibit D
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit E
    - i. Linda Bourgo – 99 Williams Street – Wood Windows and Doors Program
    - ii. Linda Bourgo – 99 Williams Street – Siding Program
    - iii. Bernie Reausaw – 336 Williams Street – Siding Program
    - iv. Toby and Pat Edstrom, 867 Main Street - Wood Windows and Doors Programs
    - v. Toby and Pat Edstrom, 867 Main Street - Elderly Program
  - b. Revolving Loan Program – Exhibit F
    - i. Lance Bobolz – 84 Van Buren – Retaining Wall Loan
    - ii. Lance Bobolz – 84 Van Buren – Life Safety Loan
    - iii. Bernie Reausaw – 336 Williams Street – Siding Program
    - iv. Travis Floyd – 81 Stewart- Request to Refinance
  - 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**

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1. Call meeting to Order
2. Minutes
  - a. Approval of HPC Meeting Minutes – July 13, 2016
  - b. Approval of HPC Budget Meeting Minutes – July 21, 2016
3. Voucher Approval
4. Old or General Business
  - a. Approval of 2017 Historic Preservation Budget – Exhibit A
  - b. Program Committee Report on Advertising Mural Project – No Exhibit
  - c. Trestle Sign Design -- Continued from July 13, 2016 Meeting – No Exhibit
  - d. Request to Extend Siding Grant – G. Mathew Pike – Exhibit B
  - e. Thank You from South Dakota State Historical Society Board of Trustees – Exhibit C
5. New Matters before the Deadwood Historic District Commission
  - a. COA – H16034 – Add Garage Doors – 531 Main – Blue Sky Gaming – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – H16033 – Replace Windows – 56 Taylor Avenue – Debra Kahler – Exhibit E
  - b. PA – H16035 – Replace Doors and Windows – 14 Van Buren – Thomas McNary – Exhibit F
  - c. PA – H16036 – Repair/Replace Porch – 890 Main – Charles Roche and Valerie Tomlin – Exhibit G
  - d. PA – H16037 – Replace Windows/Doors/Porch/Repair Foundation/Masonry–124 Charles –James & Susan Trucano – Exhi H
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit I  
Debra Kahler – 56 Taylor – Wood Windows and Doors  
Charles Roche and Valerie Tomlin – 890 Main Street – Elderly Resident Program  
Tom McNary – 14 Van Buren – Wood Windows and Doors Program
  - b. Revolving Loan Program
  - c. Retaining Wall Program Disbursements
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## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

**Wednesday, July 27, 2016**

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

**Absent:** Dale Berg, Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:** Dave Ruth and Jim Van Den Eykel

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken of NeighborWorks-Dakota Home Services and Bonny Anfinson, Recording Secretary, were all present.

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, July 27, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of July 13, 2016 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, June 22, 2016 as presented. Aye – All. Motion carried.***

**Approval of July 21, 2016 Budget Meeting Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Namminga to approve the 2016 Budget Meeting minutes of Thursday, July 21, 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 \$198,048.53. Aye – All. Motion carried.***

**Old or General Business:**

**Approval of 2017 Historic Preservation Budget – Exhibit A**

Mr. Kuchenbecker presented the 2017 Historic Preservation Budget. The balanced budgeted if approved will be \$8,925,000.00. After approval the budget will be sent to the State Historical Society Board of Directors for review at their September 9, 2016 meeting. The City Commission will be reviewing the budget at their budget meeting in the middle of August.

***It was moved by Mr. Blair and seconded by Mr. Johnson to adopt the 2017 Historic Preservation Budget in the amount of \$8,925,000.00. Aye – All. Motion carried.***

**Program Committee Report on Advertising Mural Project – No Exhibit**

Mr. Kuchenbecker stated the committee met and looked at existing programs across the nation and will conduct an inventory of the advertising murals in Deadwood. Jerity Krambeck has been doing research and prepared an example of Ft Collins murals and restoration program which was passed around during the Historic Preservation Commission. Mr. Kuchenbecker stated the Celebrity Hotel had received a quote to take the Champion Spark Plug mural back to 70% of restoration. The Celebrity Hotel did receive a quote a few years back for their mural restoration; however, have not proceeded with the project at this time. While doing research it was discovered a full restoration may damage the authenticity of the original character and a partial restoration should be done. Mr. Kuchenbecker stated he believes the mural restoration costs will be more reasonable than expected. The committee will prepare an inventory and history of the Deadwood murals.

**Trestle Sign Design – continued from July 13, 2016 meeting – No Exhibit**

Mr. Kuchenbecker stated there is no Trestle Sign Design update to show the Historic Preservation Commission at this time.

***It was moved by Mr. Blair and seconded by Mr. Williams to continue the Trestle Sign Design to the August 24, 2016 meeting. Aye – All. Motion carried.***



Request to Extend Siding Grant – G. Mathew Pike – Exhibit B

Mr. Kuchenbecker stated the applicant received a \$10,000 siding grant last fall and the contractor was unable to complete the work before winter. The applicant is requesting an extension of the remaining \$3,567.49 for 120 days so the contractor can finish the siding.

***It was moved by Mr. Blair and seconded by Mr. Johnson to extend the siding grant at 35 Lincoln Avenue for G Mathew Pike for 120 days in the amount of \$3,567.49. Aye – All. Motion carried.***

Thank You from South Dakota State Historical Society Board of Trustees – Exhibit C

Mr. Kuchenbecker stated a thank you letter was sent from the South Dakota State Historical Society Board of Trustees thanking the City of Deadwood and Historic Preservation Office for inviting them to Deadwood for their summer board meeting and they appreciated the time given to provide the tours and activities in Deadwood as well as making the necessary arrangements to complete the schedule that coincided with the state board meeting on July 8, 2016.

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

COA – H16034 – Add Garage Doors – 531 Main – Blue Sky Gaming – Exhibit D

Mr. Kuchenbecker stated this is a non-contributing structure located in the Chinatown Planning Unit, Circa 1993, the applicant is requesting permission to install new glass overhead garage doors at the east end of the Tin Lizzie Gaming Resort. They would like to remove four large arch-top windows and replace with overhead style glass garage doors. The four doors would be open on the north facing side of the building. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Mr. Johnson and seconded by Mr. Toews based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye- All. Motion carried.***

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

PA – H16033 – Replace Windows – 56 Taylor Avenue – Debra Kahler - Exhibit E

Mr. Kuchenbecker stated this is a non-contributing structure located in Ingleside Planning Unit. The applicant is requesting permission to replace the windows on the structure. Under the 1993 Architectural Survey this is a non-contributing resource due to its age; however, the 2008 Architectural Survey lists the house as a contributing structure if the period of significance was changed for the National Register Historic District as well as for its modern architectural style. The proposed new windows in the resource will assist the homeowner with the noise caused by the HVAC units installed on the new addition of the Deadwood Recreation Center. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Mr. Johnson and seconded by Mr. Blair this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for windows at 56 Taylor Avenue. Aye- All. Motion carried.***

PA – H16035 – Replace Doors and Windows – 14 Van Buren – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit. The applicant requests permission to install new wood windows and doors. The applicant was previously approved for this project under an earlier project approval but did not proceed. He is coming under the new program and his project approval has technically expired. 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 District or the Deadwood National Historic Landmark District.

***It was moved by Mr. Namminga and seconded by Mr. Blair this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval to install new wood windows and doors of the structure at 14 Van Buren. Aye- All. Motion carried.***



PA – H16036 – Repair/Replace Porch – 890 Main – Charles Roche and Valerie Tomlin – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Street Planning Unit. The applicant requests permission to repair or replace the front porch on the structure. Staff has met with the applicant and the stairs and railing need to be repaired or replaced on the front porch. Staff will continue to work with the applicant to ensure the project meets the guidelines of the program. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Mr. Blair and seconded by Mr. Namminga 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 to repair or replace front porch on the structure located at 890 Main street. Aye- All. Motion carried.***

PA – H16037 – Replace Windows/Doors/Porch/Repair Foundation/Masonry—124 Charles – James & Susan Trucano – Exhibit H

Mr. Kuchenbecker stated this is a non-contributing structure, circa 1895, located in the Cleveland Historic Overlay Zone Planning Unit. The front of this house has been altered with modern windows and an enclosed vestibule. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time. However, the 1993 survey indicates the structure could be eligible in the future. The applicant requests permission to replace existing siding on front corner of house and rear addition with Smart Side siding, with 4 ½ inch reveal; replace two existing front entry doors with ReliaBilt metal pre-hung doors and add front entry porch to specifications; repair rear deck foundation where damage necessitated a temporary support post and replace existing railing with new; replace existing, non-original windows with pre-hung, double hung wood windows from Jenn Weld to fit original window opening of an acceptable style and make; repair masonry as needed to original specifications. Staff has met with the applicant and desires to reverse inappropriate alterations which have changed the architectural features of this resource. The proposed work and changes does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood national historic Landmark District.

***It was moved by Mr. Blair and seconded by Mr. Namminga 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 to replace siding, replace doors and windows, repair rear deck, front entry porch and repair masonry on the structure located at 124 Charles Street. Aye- All. Motion carried.***

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

Grant Program – Exhibit I

Debra Kahler – 56 Taylor – Wood Windows and Doors

Charles Roche and Valerie Tomlin – 890 Main Street -- Elderly Resident Program

Tom McNary – 14 Van Buren – Wood Windows and Doors Program

***It was moved by Ms. Floyd and seconded by Mr. Blair to move the Debra Kahler, 56 Taylor, request from the consent agenda to vote and discuss separately. Aye- All. Motion carried.***

Mr. Kuchenbecker stated the project at 56 Taylor does not meet the criteria for the Wood Windows and Doors Program under the 1993 Architectural Survey due to its age and being a non-contributing structure; however, the 2008 Architectural Survey lists the house as a contributing structure if the period of significance was changed for the National Register Historic District as well as its architectural style. Furthermore, new windows in this resource would assist the homeowner with the noise caused by the HVAC units installed on the new addition of the Deadwood Recreation Center. Staff recommends acceptance into the program due to these justifiable reasons. Staff will continue to coordinate with the applicant and contractor during the proposed project. Mr. Williams asked how long the owner has lived there. Mr. Kuchenbecker stated he believes 13 years and the addition to the Recreation Center was done in 2010. Mr. Williams stated the owner has put up with the noise for six years. Mr. Kuchenbecker stated staff has tried to adjust the units to lessen the noise. Chair Floyd asked what the current guidelines say regarding contributing structures. Does it specify contributing to the National Historic Landmark? Mr. Kuchenbecker stated the survey was for the National Historic Landmark. We have allowed the 2008 Architectural Survey if improvements to the structure would make it a contributing structure. Chair Floyd asked how many properties this might be true for. Mr. Kuchenbecker stated there are possibly 12 to 15 properties. Chair

08/05/16 9:06 AM



Floyd asked if we need to change the period of significance for the National Register Historic District. Are we setting precedence in accepting this structure into the program? Mr. Blair asked if we can make a motion without setting precedence. Mr. Ruth stated a lawyer would tell you this is a case by case basis. Mr. Kuchenbecker stated there are justifiable reasons to approve this case.

***It was moved by Mr. Toews and seconded by Mr. Blair to accept Debra Kahler, 56 Taylor, into the Wood Windows and Doors program as an exception due to its architectural style associated with mid-century architecture and the structure would be a contributing structure should the period of significance be amended. Aye- All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Blair to accept Charles Roche and Valerie Tomlin, 890 Main Street into the Elderly Resident Program and accept Tom McNary, 14 Van Buren, into the Wood Windows and Doors Program.***

Chair Floyd asked if the ordinance and programs we follow allow us to do this. Mr. Kuchenbecker stated there are no ordinances that addresses this program just our guidelines. Chair Floyd asked within our guidelines are there any difficulties making this kind of acception. Mr. Ruth stated to consider doing non-contributing structures to encourage residents to reverse alterations to bring the structure back to a contributing structure.

#### Revolving Loan Program

The delinquency report was presented by Joy McCracken.

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

##### Retaining Wall Applications

No applications were addressed at this meeting.

##### Revolving Loan Program/Disbursements

***It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in the amount of \$23,049.96, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Namminga and seconded by Mr. Williams to approve HP Grant Fund disbursement in amount of \$32,933.26, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

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

***It was moved by Mr. Blair and seconded by Mr. Namminga to approve HP Retaining Wall Grant disbursement for 84 Van Buren in the amount of \$33,133.50, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

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

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

Mr. Kuchenbecker reported on the following items:

- 360 Williams project has been going very well. The roof and insulation is complete; foundation repairs completed; bay window foundation repairs complete using historic brick; framing of the bay window has begun; next will be painting the exterior; the exterior of the structure should be completed in the next 30 to 60 days. Keith Umenthum as the project manager has made this project go smoothly.
- We have received the archeological report for Cadillac Jacks, the wagon trail qualifies as eligible for the National Register of Historic Places and therefore is considered a contributing feature within the National Historic Landmark;
- Deadwood Mountain Grand wants to construct a series of Chalets. They are in the process of completing the archeological survey;
- The statewide Certified Local Government Conference is being held in Brookings, SD August 11 and 12;
- Bid opening on St. Ambrose Phase VI is July 28, 2016, this will be the final phase;
- The Chuckwagon will be in the Days of 76 Parade Friday and Saturday;
- The Retaining Wall Project has been awarded for the project at 3 Shine Street;
- The ownership of 227 Williams currently owned by Blue Sky Gaming will be transferred to Neighborworks and a buyer has expressed interest.

**Committee Reports:**

Mr. Blair stated the Revitalization Committee wants a Business Plan done to help with their credibility. Mr. Blair stated the committee would like to use \$5,000 from Historic Preservation funds to help with the cost of a business plan. Mr. Kuchenbecker suggested the Revitalization Committee put together a formal request and come before the Commission.

Mr. Blair suggested canceling the first meeting in August and move HP Commission meeting to 3<sup>rd</sup> and 5<sup>th</sup> Wednesday in August.

Chair Floyd suggested the Cemetery Committee research issues regarding correct historic information being presented on the tour busses and what is being charged per year for each bus. The Cemetery Committee will determine if any information needs to be brought back before the commission for formal discussion.

Chair Floyd would like to have the Program Committee review the period of significance for the National Register Historic District.

Chair Floyd read a thank you letter from Connie Basset thanking the Historic Preservation Office for the wonderful services Mike Runge provided.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:10 p.m.  
ATTEST:

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





August 2, 2016

Optima, LLC  
Mr. Paul Bradsky  
927 West Main Street  
Rapid City, SD 57701

RE: Quality Services, Inc. Archeological Report - Cadillac Jacks Addition

Dear Mr. Bradsky;

This office has received the archaeological report for the proposed Cadillac Jacks Addition (Tru Hotel). In July 2016, Quality Services, Inc. conducted the required archeological investigation for the proposed construction of a four-story structure addition to Cadillac Jacks.

The report indicates Site No. 39LA3000.2006.04, Pleasant Street Wagon Road, is **eligible** for the National Register of Historic Places and therefore is a contributing feature to the Deadwood National Historic Landmark. We are pleased of your desire to pursue this historic resource as a potential donation to the City of Deadwood's Historic Preservation Commission. We are willing to explore the best method of accomplishing the protection through either as a "conservation easement" or as a "recreational deed" of surface rights.

This office concurs with your recognition of the importance of having public recreational trails in the Deadwood and providing another reason for visitors to experience our historic community. While it appears the trail ends behind Cadillac Jack's property it may be an option to reconstruct a path to First Gold and possibly even to The Lodge.

Further archeological investigation and monitoring will be required for Site No. 39LA3000.2016.03, Cadillac Jacks Parking, as this has also been deemed **eligible** for the National Register of Historic Places and therefore also contributes to the Deadwood National Historic Landmark. This includes the planned construction work between Main and Williams Streets and between Main Street and the Cadillac Jacks building to ensure cultural resources are identified and recovered.

No further archaeological work is necessary for the structures located at 52 and 54 Williams Street as the South Dakota State Historic Preservation Office has determined these resources to be **not eligible** for the National Register of Historic Places and therefore are considered non-contributing to the Deadwood National Historic Landmark.

It should be noted Site No. 39LA3000.2006.05, Lot 5 Tract A, was **not evaluated** for the National Register and if any work is to be performed on this property additional archaeological investigations will be required.



Please be sure to continue to coordinate with this office in preparation for this project. We look forward to further discussion on the wagon trail and to better understand the resources that may be under the existing parking lot on Site No. 39LA3000.2016.03.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Kuchenbecker', with a stylized, flowing script.

Kevin Kuchenbecker  
Historic Preservation Officer

cc: Deadwood Historic Preservation Commission  
Trent Mohr, City Building Inspector  
Brad Burns, Chamberlin Architects  
Lance Rom, Quality Services, Inc.  
File



Date: 8/04/2016

Case No. H16038

Address: 24 MCKINLEY ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 24 MCKINLEY ST, a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood.

Applicant: JAMES LEE

Owner: JAMES LEE

Constructed: C. 1935

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** This address is listed in the 1935 telephone directory, indicating its construction by that date. However, the house has sustained several alterations during the modern era, including installation of T-1-11-siding and a new casement window in the front and construction of a very large, shed-roofed carport to the left. Because of these changes, the building cannot currently contribute to the Deadwood National Historic Landmark District.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting to replace the siding on the garage from chipboard to metal siding.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The siding will match garage behind resource and will be same color as house. The siding is not readily visible from the right-of-way and due to neighbor's driveway, the siding must be resilient to moisture.

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.



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



FOR OFFICE USE ONLY

Case No. H16038  
☒ Project Approval  
☐ Certificate of Appropriateness  
Date Received 7/26/16  
Date of Hearing 8/10/16

## 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: 24 McKinley St

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: James O'Lee  
Address: 24 McKinley  
City: Deadwood State: SD Zip: 57732  
Telephone: 722-6577 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

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

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

### TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input 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.

Siding on Garage is chip Board & I would  
like to put up meat siding. this side  
is where the snow build up & meat siding  
will not Rot out



## 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.

<u>James Lee</u>	<u>7-26-16</u>	_____	_____
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: 8/04/2016

Case No. H16039

Address: 99 WILLIAMS ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 99 WILLIAMS ST, a CONTRIBUTING structure located in Highland Park Historic Overlay Zone Planning Unit in the City of Deadwood.

Applicant: KEN & LINDA BOURGO

Owner: KEN & LINDA BOURGO

Constructed: C. 1890

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

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

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to repair and replace siding where necessary and repair windows and doors and install wood storm windows on the structure.

**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.

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>H16039</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>8/4/16</u>
Date of Hearing	<u>8/10/16</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: 99 Williams St. Deadwood  
Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Linda Bourgo  
Address: 99 Williams St.  
City: Deadwood State: SD Zip: 57732  
Telephone: 971-219-1554 Fax: \_\_\_\_\_  
E-mail: lsbourgo@hotmail.com

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

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

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

### TYPE OF IMPROVEMENT

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



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

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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

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## MEMORANDUM

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**Date:** August 5, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Project Approval and Program Applications for 867 Main Street

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The Historic Preservation Office received an application for 867 Main Street from Toby and Pat Edstrom along with applications for the Window and Doors Program and Elderly Resident.

The resource is a ranch-style house built in 1955 and listed as a non-contributing resource in the 1993 Architectural Survey due to its age at the time of the survey it does not currently contribute to the Deadwood National Historic Landmark District. However, according to the 2008 Architectural Survey, the structure is listed as a contributing structure if the period of significance is amended for the National Register Historic District.

This is very similar to the application at the July 27, 2016 Historic Preservation Commission meeting with regards to the recent Project Approval and program approval for 56 Taylor Avenue.

Because of the similarities, this office has looked closer at the criteria for eligibility for our programs. Included in the criteria is language that allows properties not listed in the 1993 Architectural Survey to be eligible for the programs if the property is listed as eligible for the National Register of Historic Places. (See below)

### ***Elderly Residents:***

#### **Eligibility:**

To be eligible for the Elderly Residents Program, the applicant and project must meet the following criteria:

- a. Applicant must be 65 years of age or older.
- b. The project must exist as part of a residential property within the Deadwood City Limits. Mobile homes and manufactured structures are not eligible for this program.

A project must also meet one of the following:

- The project must affect a property listed on the City of Deadwood's 1993 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service's National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation; or

- The project must affect individual life safety and structural deficiencies as determined by the City of Deadwood's Building Inspector and applicable life safety codes. Determination of individual life safety issues and structural deficiencies is based upon the codes adopted by the City of Deadwood under Chapter 15.01.010 and by additional verification obtained through other means available to the City.

The City of Deadwood's Historic Preservation Officer and Building Inspector determine a project's eligibility. All eligible applications are subject to the review of the Deadwood Historic Preservation Commission. s were received by this office. Staff's recommendation follows each of the program requests.

### ***Wood Window and Door Program:***

#### **Eligibility:**

To be eligible for the Wood Windows and Doors Program, a project must meet the following criteria:

- a. The project must affect a property listed on the City of Deadwood's 1993 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service's National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation; and
- b. The building must be a residential property of not more than four dwelling units as defined by Deadwood Planning and Zoning Department.

The City of Deadwood's Historic Preservation Officer determines a project's eligibility. All eligible applications are subject to the review by the Deadwood Historic Preservation Commission.

It is therefore staff's opinion, based on the above highlighted eligibility requirement, properties listed in the 2008 Architectural Survey as contributing are eligible for the National Register of Historic Places and therefore eligible for historic preservation programs. These properties (30 in total – see attached) would be contributing to Deadwood's National Register District if the period of significance was ever amended; however, they would not be contributing to Deadwood's National Landmark District because the period of significance cannot be amended.

At 3:45 p.m. on Friday, August 5, 2016, this office engaged conversation with Mr. Ted Spencer, Director of the State Historic Preservation Office regarding this matter. Mr. Spencer concurs with staff's opinion that the 30 properties listed as contributing resources outside the period of significance for the Deadwood National Historic Register District would be considered as eligible for the National Register of Historic Places.

This office will prepare appropriate staff report for Project Approval and recommendation for programs after further conversation with Toby and Pat Edstrom early next week.



Address	SDHS Number	Site Number	Historic Zone	C/N/C	Eligibility	Future Eligibility	Plan Form	Architectural Style	Building Material	Building Condition	Building Height	Number of Stories	Foundation Materials	Exterior Wall Material	Roof Materials	Date of Construction
Burlington St. 2	LA00100071	LA-DW -DW-PG-00001	Peck's Garden	C	N	N	Gable Front Linear	Vernacular	wood frame	G	1.5	1.5	concrete	hardboard	complicated/asphalt shingles	1944
Burlington St. 4	LA00100114	LA-DW -DW-PG-00003	Peck's Garden	C	N	N	Side Gable Linear	Ranch	wood frame	G	1	1	concrete	brick veneer façade	gable/asphalt shingles	1956
Burlington St. 5	LA00100095	LA-DW -DW-PG-00004	Peck's Garden	C	N	Y	Mass Planned	Vernacular	wood frame	G	2	2	concrete block	brick masonry	cross gable/asphalt shingles	1950
Charles St. 32	LA00100036	LA-DW -DW-CL-00002	Cleveland	C	N	Y		Vernacular	steel and wood frame	G	1	1	not visible	vinyl siding and brick veneer	gable with parapet at façade/corrugated metal	c. 1942
Charles St. 61	LA00100038		Cleveland	C				Vernacular	masonry	G	2 and 3	2 and 3	not visible	clapboard	flat/not visible	c. 1949
Charles St. 166 1/2	LA00101851	LA-DW -DW-CL-00045	Cleveland	C	N	Y		Foursquare	wood frame	G	2	2	not visible	batten metal	hip/asphalt shingles	c. 1950
Cliff St. 183	LA00100101	LA-DW -DW-PG-00011	Peck's Garden	C	N	Y		Minimal Traditional	wood frame	G	1	1	concrete	asbestos shingles	side gable/asphalt shingles	1954
Cliff St. 199	LA00100094	LA-DW -DW-PG-00016	Peck's Garden	C	N	Y		Vernacular	wood frame	G	1	1	concrete	drop siding	complicated/asphalt shingles	1952
Cliff St. 199 1/2	LA00100105	LA-DW -DW-PG-00017	Peck's Garden	C	N	Y		Ranch	wood frame	G	1	1	not visible	concrete	side gable/asphalt shingles	c. 1950
Denver Ave. 108	LA00101825	LA-DW -DW-CC-00024	City Creek	C	N	N		Vernacular	wood frame	G	1	1	concrete block	batten metal	gable/asphalt shingles	c. 1950
Denver Ave. 110	LA00101827	LA-DW -DW-CC-00026	City Creek	C	N	N		Minimal Traditional	wood frame	G	1	1	concrete	stucco	gable/not visible	1945 (Assessor)
Denver Ave. 120	LA00101218	LA-DW -DW-CC-00028	City Creek	C	N	N		Vernacular	wood frame	G	1	1	concrete	vertical wood siding	not visible	c. 1950
Denver Ave. 124	LA00101829	LA-DW -DW-CC-00029	City Creek	C	N	N		Minimal Traditional	wood frame	G	1	1	concrete	aluminum siding	gable/asphalt shingles	c. 1955
Dunlop Ave. 51	LA00101790	LA-DW -DW-LF-00015	Large's Flat	C	N	N		Contemporary/Log	log	G	1	1	concrete block	batten metal	flat/not visible	c. 1958
Harrison St. 4-6	LA00101879	LA-DW -DW-IN-00012	Ingleside	C	N	Y		Ranch	wood frame	G	1	1	concrete	sheet asphalt	pyramidal/asphalt shingles	c. 1951
Jackson St. 34	LA00101849	LA-DW -DW-IN-00027	Ingleside	C	N	N		Split Level Ranch	wood frame	E	2	2	concrete	clay tile covered in stucco	hip/asphalt shingles	1955
John St. 2	LA00101722	LA-DW -DW-HP-00022	Highland Park Addition	C	N	N		Ranch	wood frame	E	1	1	concrete	vertical board siding	side gable/asphalt shingles	1954
Main St. 368	LA00101750	LA-DW -DW-FC-00014	Fountain City	C	N	Y		Minimal Traditional	wood frame	E	1	1	concrete	clapboard	side gable/asphalt shingles	c. 1948
Main St. 799	LA00101257	LA-DW -DW-DC-00007	Deadwood City	C	N	Y		Minimal Traditional	wood frame	G	1.5	1.5	concrete	exposed post and beam	gable/asphalt shingles	c. 1950
Main St. 817 1/2	LA00100014	LA-DW -DW-DC-00016	Deadwood City	C	N	Y	Art Moderne influence		concrete block	G	2	2	concrete block	masonite siding	flat/not visible	c. 1946
Main St. 861	LA00101242	LA-DW -DW-UM-00013	Upper Main Street	C	N	N		Ranch	wood frame	G	1	1	concrete	concrete	hip/asphalt shingles	1954
Main St. 866	LA00101226	LA-DW -DW-UM-00015	Upper Main Street	C	N	N		Ranch	wood frame	G	1	1	concrete	stucco veneer	hip/asphalt shingles	1950
Main St. 867	LA00100155	LA-DW -DW-UM-00016	Upper Main Street	C	N	N		Ranch	wood frame	G	1	1	concrete	board and batten	side gable/asphalt shingles	1955
McKinley St. 23	LA00100143	LA-DW -DW-LF-00024	Large's Flat	C	N	N	Minimal Traditional/Craftsman influence		wood frame	G	1	1	concrete	aluminum siding	cross gable/asphalt shingles	c. 1940
Pluma Hill Rd. 1	LA00100093	LA-DW -DW-PL-00023	Pluma	C	N	N		Ranch	wood frame	G	1	1	concrete	vinyl siding	hip/asphalt shingles	1955
Rodenhaus Ave. 9	LA00100052	LA-DW -DW-CL-00061	Cleveland	C	N	Y		Minimal Traditional	wood frame	G	1.5	1.5	not visible	aluminum siding	side gable	c. 1950
Sampson St. 6	LA00100140	LA-DW -DW-SG-00012	Large's Flat	C	N	N	Minimal Traditional/Craftsman influence		wood frame	G	1	1	concrete	metal siding	cross gable/asphalt shingles	1950
Van Buren Ave. 28	LA00101403	LA-DW -DW-IN-00107	Ingleside	C	N	Y		Ranch	wood frame	G	1	1	concrete	clapboards	cross gable/asphalt shingles	c. 1952
Washington St. 4	LA00101382	LA-DW -DW-IN-00119	Ingleside	C	N	Y		Ranch	wood frame	E	1	1	brick veneer	clapboard	hip/asphalt shingles	c. 1952
Williams St. 62	LA00101465	LA-DW -DW-FC-00025	Fountain City	C	N	Y		Minimal Traditional	wood frame	G	1	1	concrete	vertical wood siding	cross gable/asphalt shingles	c. 1950

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



FOR OFFICE USE ONLY	
Case No.	H16040
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/3/16
Date of Hearing	8/10/16

## 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: 867 Main Street
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: Terry Edstrom
Address: 867 Main St.
City: Deadwood State: SD Zip: 57732
Telephone: 605-578-1823 Fax: 605-578-1823
E-mail: kurt.kinton2@gmail.com

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

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

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

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



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

### DESCRIPTION OF ACTIVITY

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

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

REPLACING WOOD CASEMENT WINDOWS WITH VINYL CLAD DOUBLE HUNG - <sup>EXISTING</sup> WINDOWS ARE BEYOND PAINT (DON'T STICK) LESS MAINTENANCE BETTER WEATHER EFFICIENCY (ORIGINAL WINDOWS 1956)

## 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

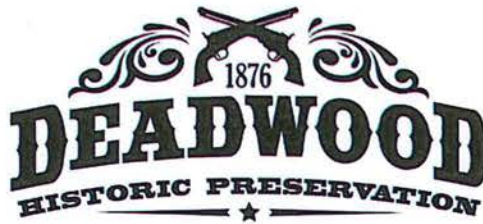
## APPLICATION DEADLINE

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.





## MEMORANDUM

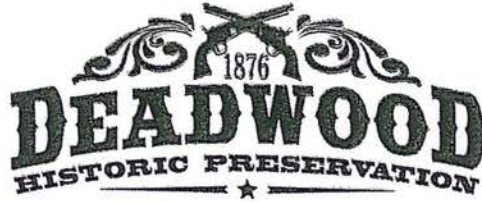
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**Date:** August 5, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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

- Linda Bourgo ..... 99 Williams.....Siding Program  
*Staff has determined the project meets the criteria for the Siding Program and will coordinate with the applicant during the proposed project.*
- Linda Bourgo ..... 99 Williams ..... Windows/Doors Program  
*Staff has determined the project meets the criteria for the Wood Windows and Doors Program and will coordinate with the applicant during the proposed project.*
- Bernie Reausaw ..... 336 Williams ..... Siding Program  
*Staff has determined the project meets the criteria for the Siding Program and will coordinate with the applicant and contractor during the proposed project.*
- Toby and Pat Edstrom ..... 867 Main ..... Windows/Doors Program  
*Staff recommendation will be forthcoming based on further examination of program criteria and additional research.*
- Toby and Pat Edstrom ..... 867 Main ..... Elderly Resident  
*Staff recommendation will be forthcoming based on further examination of program criteria and additional research.*



## Siding Program Application

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

1. Address of Property:

99 Williams St

2. Applicant's name & mailing address:

Linda Bourgo

99 Williams St

Deadwood SD 57732

Telephone: (971) 219-1554

E-mail (LSbourgo@hotmail.com)

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

SAME

Telephone: ( ) -

E-mail

**For Office Use Only:**

☒ Owner Occupied \$60,890

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/1/16

Initials: qu

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: Linda Bourgo

Date submitted:   /  /  

Owner's signature: Linda Bourgo

Date submitted:   /  /  

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

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





## Wood Windows and Doors Application

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

1. Address of Property:

99 Williams St

2. Applicant's name & mailing address:

Linda Bourgo

99 Williams St

Deadwood SD 57732

Telephone: (971) 219-1554

E-mail LSbourgo@hotmail.com

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

same

Telephone: ( ) -

E-mail

**For Office Use Only:**

☒ Owner Occupied \$60,890

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/4/16 Initials: ju

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: Linda Bourgo

Date submitted:   /  /  

Owner's signature: Linda Bourgo

Date submitted:   /  /  

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



## Wood Windows and Doors Application

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

1. Address of Property:

867 MAIN STREET

2. Applicant/Owner name & mailing address:

TOBY EDSTROM & PAT  
867 MAIN ST  
DEADWOOD

Telephone: (605) 578-1823

E-mail KURTAKINTIA2@GMAIL.COM

3. Applying for: ☐ Grant or ☐ Loan

Requested Grant or Loan Amount:

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

Estimated Total Cost for Entire Project:

\$ 23,000

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/4/16

Initials: BA

Assessed Valuation \$ 181,970

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: Toby Edstrom

Date submitted: 8/4/16

Owner's signature: Toby Edstrom

Date submitted: 8/4/16

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	6			1 W/STORM DOOR		
Right Side View	1					
Left Side View	3					
Rear View	9					
Total Windows	19 OPENINGS					
	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:

867 MAIN STREET

2. Applicant/Owner name & mailing address:

TOBY/PAT EDSTROM  
867 MAIN STREET  
DEADWOOD SD 57732

Telephone: 605 578 1823

E-mail KUNTAKUNTIA2@gmail.com

What year were you born? 1947

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

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

Estimated Total Cost for Entire Project:

\$23,000

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/4/16 Initials: BA

Assessed Valuation \$ 181,970

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: Toby Edstrom

Date submitted: 8/4/16

Owner's signature: Toby Edstrom

Date submitted: 8/4/16

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



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



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

## ***MEMORANDUM***

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**Date:** August 10, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Walker, NeighborWorks, DHR  
**Re:** Historic Preservation Loan Applications (1 page)

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The following Historic Preservation Loan applications were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendation follows each of the loan requests. For further information please review the individual loan requests.

- Lance Bobolz– 84 Van Buren – Retaining Wall Loan Request

*The borrower is requesting approval of a Retaining Wall Loan*

*This loan requests were reviewed by Loan Committee: favorable comments were received.*

- Lance Bobolz – 84 Van Buren- RLF Life Safety Loan Request

*The borrower is requesting a Revolving Loan Fund Life Safety loan*

*This loan requests were reviewed by Loan Committee: favorable comments were received.*

- Bernie Reausaw – 336 Williams- Siding Loan Request

*The borrower is requesting a forgivable Siding loan*

*This loan requests were reviewed by Loan Committee: favorable comments were received.*

- Travis Floyd – 81 Stewart- Request to Refinance

*The borrower is requesting to refinance his Life Safety Loan*

*This loan requests were reviewed by Loan Committee: favorable comments were received.*

## Revolving Loan Fund LS Loan Request

DATE: 8/2/16  
APPLICANT: Lance Bobolz  
PROPERTY ADDRESS: 84 Van Buren, Deadwood  
LOAN AMOUNT: \$25,000  
INTEREST RATE: 0% for 5 years  
PAYMENT AMOUNT: \$416.67 (5 year term)  
PURPOSE: RLF Life Safety Loan  
SECURITY: Third Mortgage on Property

**OTHER LOANS:**

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
NA						

**UNDERWRITER'S REVIEW:**

18.539% LTV, 196.948% CLTV, 4.961% DTI and 44.253% overall DTI  
The applicant has Excellent Credit scores and substantial assets. Tax Value \$134,850.00.  
This applicant is also applying for a retaining Wall Loan that should explain the high  
Combined Loan to Value ratio. This loan would be in the 3<sup>rd</sup> lien position behind the RW  
loan and RW forgivable both from DHP.

**UNDERWRITER'S RECOMMENDATION:**

I would recommend this request to be approved as presented.

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



## Retaining Wall Loan Request

DATE: 8/2/16

APPLICANT: Lance Bobolz

PROPERTY ADDRESS: 84 Van Buren, Deadwood

LOAN AMOUNT: \$40,138.74 (Loan includes Closing Costs)  
\$199,815.00 (Forgivable City Portion)

INTEREST RATE: 5%

PAYMENT AMOUNT: \$269.06 (10 year balloon, 20 year Amortization)

PURPOSE: Retaining Wall Loan

SECURITY: First Mortgage on Property

OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
NA						

### UNDERWRITER'S REVIEW:

30.23% LTV, 178.40% CLTV, 2.94% DTI and 40.215% overall DTI  
The applicant has Excellent Credit scores and substantial assets. Tax Value \$134,850.00.  
This borrower is applying for a \$37,185.00 Retaining Wall loan plus the \$199,815.00  
Forgivable Loan (City Portion). The Retaining Wall has an estimated cost of \$237,000.  
In addition this request includes rolling the closing costs from both loans in to this Loan.  
(\$37,185+ \$2,187.15+\$766.59= \$40,138.74)

### UNDERWRITER'S RECOMMENDATION:

I would recommend this request to be approved as presented.

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

To be submitted to Historic Preservation Commission 8/10/16

## Request for Siding Loan

DATE: 8/03/16  
APPLICANT: Bernie Reausaw  
PROPERTY ADDRESS: 336 Williams  
LOAN AMOUNT: \$10,000 (Forgivable @ 10% per year)  
INTEREST RATE: 0%  
TERM: 120 months  
PAYMENT AMOUNT: \$0  
PURPOSE: Siding Repair and Replacement  
SECURITY: 2nd mortgage

### OTHER HP LOANS ON THIS PROPERTY:

Loan #	Balance	Rate	Term	Payment	Maturity
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### UNDERWRITER'S REVIEW: (NON-Owner Occupied)

10.958% LTV, 47.86 DTI,

The applicant has Excellent Credit Scores, Stable income and substantial reserves.

### UNDERWRITER'S RECOMMENDATION:

I would recommend this request to be approved based on the Low LTV, excellent credit history and stable income

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



To be submitted to Historic Preservation Commission 8/10/16

## Refinance Loan Request #HPLSTFLO0

DATE: 8/3/16

APPLICANT: Travis Floyd

PROPERTY ADDRESS: 81 Stewart

LOAN AMOUNT: \$5,557.97 (60 month balloon, 240 Amortization)

INTEREST RATE: 4%

PAYMENT AMOUNT: \$35.12

PURPOSE: Refinance RLF Life Safety Loan

SECURITY: 2<sup>nd</sup> mortgage

### OTHER HP LOANS:

Loan #	Balance	Rate	Term	Payment	Maturity
HPRWFLD55	\$5,332.49	5%	60	\$29.26	8/01/2020
HPPREFLO5	\$565.85	5%	84	\$22.78	07/15/2018
CHPSIDTFL	\$9,671.33	0%	120	\$0	8/11/2020
CONRWFLOY	\$8,962.02	0%	3	\$0	10/15/2016

### UNDERWRITER'S REVIEW:

This loan matured 7/15/2016. 5.80% LTV, 75.45% CLTV, Overall DTI 37.638%  
Average Credit Scores and a good payment history.

### UNDERWRITERS RECOMMENDATION:

I recommend approval of the refinance at the current market rate of 4% interest as presented.

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

## June 2016 City Archives Monthly Report

These are the items I worked on during the months of June 2016.

### RESEARCH REQUESTS

I received and answered sixteen (16) requests in June. These requests took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

### COLLECTIONS MANAGEMENT

- **Donations 2016.07; 2016.08; and 2016.09 and EBay Acquisition:** In June I organized and mailed donation forms for the following donors: **2016.07 – Lawrence County Planning & Zoning Department.** This collection consists of 32 maps of Lawrence County, 27 aerial maps of the 1972 Lawrence County Soil Survey, one map showing the locations of Lawrence County Superfund sites, one plat map of Spearfish recording new additions within the city limits, and City of Spearfish Flood Hazzard Map. Summer intern Max Nelson scanned all of the maps in June after receiving the signed donation papers. **2016.08 Linda Fredrick Photograph Donation:** Ms. Linda Fredrick donated one 8.0 x 10" black and white print of the 1948 Deadwood Legion Baseball Team and one 8.5 x 11.0" sheet with names of baseball players. **2016.09 Black Hills Mining Museum:** The Black Hills Mining Museum donated a scrapbook from Chambers Kellar (son-in-law of Seth Bullock) dated 1892. As of July, I received all the signed donation forms and filed them in the Conservation Laboratory. **EBay Acquisition:** In July, the Deadwood Historic Preservation Office purchased a copy of Famous Monsters of Filmland #8 – bimonthly periodical published by Central Publications, Inc. of Philadelphia, PA. This particular issue had an article titled *The Robinson Grue-so Story* focusing on the creation of the "Beast from Haunted Cave" monster by Chris Robinson. This movie was filmed at the Broken Boot Gold Mine, and the City of Deadwood, and Terry Peak Ski Resort. I copied this article and uploaded it on the Deadwood Historic Preservation Facebook page. Eventually we will feature this article in an upcoming Deadwood HP Moment.
- **EBay Acquisitions:** In June, I created a spreadsheet listing all of the EBay acquisitions made by the Deadwood Historic Preservation Office in the past fourteen years. I then located the items within the City's collection and updated the files in PastPerfect.
- **2017 City Archives Budget:** In June, I submitted the 2017 Archives Budget to Kevin for review. The proposed City Archives budget is similar to the 2016 budget with a few new projects. If interested, I have copies available for review in my office.
- **Loan #2015-02 John Bolan Collection / Deadwood Information & Visitor Center:** In June, I removed the "Diggers" exhibit at the Deadwood Information and Visitor Center and replaced it with the 2016 Arbor Day student art show. Once back at City Hall, my volunteers and I inventoried Mr. Bolan's collection, incorporated the displayed objects back into Mr. Bolan's collection and I closed out this loan agreement. In July, Mr. Bolan will up his collection.
- **Accession # 2015.01 - Fountain House Archaeological Collection:** In June, my volunteers and I began cataloging the large collection of artifacts unearthed at the Fountain House relocation site. Prior to cataloging, we sorted the collection by object type (glass, ceramic, brick, bone, metal, etc.) and boxed the materials. This collection consists of nine (9) cubic feet of archaeological specimens deposited during the May 16, 1883 flood that destroyed a large portion of Deadwood. Over the summer, we will assign catalog numbers, re-bag the objects and research the diagnostic artifacts from this assemblage. Once this is complete, I will enter this information into the City's master index of archaeological collections.

### PROJECTS

- **Baseball Book:** In June, I received a layout copy of the baseball book from Mariah Press. As time permitted, I read and made edits to the narrative, provided captions for the photographs, and provided a short biography for the book.



- **Chuck Wagon Research/Signs:** In June, the Deadwood Historic Preservation Office received its new chuck wagon. I was asked by Kevin to research and write a short narrative on the history of the chuck wagon. This included searching for information on Charles Goodnight (creator of the chuck wagon), contacting the Charles Goodnight Historical Center in Goodnight, Texas for the use of photographs. I also contacted the SD-Archives, Library of Congress, Tri-State Museum and DHI, Inc. for images to be used in the panels. Finally, I provided Kevin with QR codes for the panels.
- **Chamber of Commerce Power Box Wrap Project:** In June, the Deadwood Chamber of Commerce and Clean Slate Group of Bozeman, Montana asked the Deadwood Historic Preservation Office to provide a series of historic photographs of Deadwood's downtown core. Clean Slate Group was hired by the Chamber to wrap twelve power boxes and dumpsters along Main Street. As part of this project, I was asked to review the locations of the proposed power boxes and provide historic images that best fit the locations. I then presented these files to Kevin for review and comment.
- **Arcadia Book – Mt. Moriah Cemetery:** As time permitted, I continued to research, write, and locate images for the proposed Arcadia book on Mt. Moriah Cemetery. This will be a work in progress and I will continue to update you on the progress of this project.
- **Outdoor Interpretive Panels:** In June, I worked on three different 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 my work, I located images from the City's photographic collections, reviewed and edited the panel narratives, and coordinated with the graphic designers. On a side note, I helped place the 2 x 4 foot overlook sign in Mt. Moriah Cemetery. This panel, delivered in May, provides a bird's eye view of Deadwood Gulch from 1909 and a panoramic photograph taken last year. I would encourage you to walk up to Mt. Moriah and look at the new sign.
- **2016 Firewise Easement Project:** In June, my student intern and I worked on securing temporary easements for the upcoming fall/winter. This included going to the Lawrence County Register of Deeds and copying down the legal descriptions for properties located along upper Main Street and Zone #6 (Burnham Avenue to First Gold Casino). Once the easements are in place, Firewise crews will begin treatments in these areas.

#### MISCELLANEOUS ITEMS / MEETINGS

- **Traveling Wild Bill Hickok panels:** On June 23, 2016, representatives from the Sunset Museum in Gettysburg, South Dakota picked up the City's traveling Wild Bill Hickok exhibit. The frames will be on display in their museum until October 2016. Prior to their arrival, I developed a loan agreement and my student intern cleaned and reconditioned the wood frames.
- **Site Visit – South Dakota Public Broadcasting:** On June 16, 2016, SDPB producer Chad Anderson came to Deadwood and interviewed Dr. Leonard Hopper, Katie Lamie (SD-ARC), and Kevin Kuchenbecker (DHPO) as part of the one hour documentary. As part of this site visit, I drove Chad around, scouting for potential overviews to be used in the documentary.
- **Online Webinar:** On June 22, 2016, student intern Max Nelson, volunteer Judy Farris and I sat in on a one hour webinar focusing on collections management and best practices. This webinar hosted by the American Association for State and Local History (AASLH). The webinar provided a thought provoking discussion afterwards.
- **QSI Site Visit:** On June 23, 2016 I was asked to sit in on a meeting with Kevin, Lance Rom and Mark Carpenter of Quality Services. The purpose of the meeting was to discuss the Deadwood Recreational Center archaeological assemblage and final report.

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



## July 2016 City Archives Monthly Report

These are the items I worked on during the month of July 2016.

### RESEARCH REQUESTS

I received and answered seventeen (17) requests in July 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 July, my student intern and I worked 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 July 31, 2016, we scanned and updated 125 files. Several of the posters were 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 as part of the 2016 Archives annual budget, 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 July 31, 2016, Toms has entered 2,879 records covering the years 1880 to 1964. The morticians represented in this assemblage include S.R. Smith of Lead (1880-1894); 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).
- **Loan #2015-02 John Bolan Collection / Deadwood Information & Visitor Center:** On July 29, 2016, John Bolan picked up the collection of archaeological artifacts unearthed from his property. Prior to his arrival, my volunteers and I inventoried Mr. Bolan's collection, incorporated the displayed objects back into Mr. Bolan's collection and I closed out this loan agreement.
- **66 Taylor Avenue, Final Burial Report, SD-ARC:** In July, Katie Lamie, the Collections Manager and the South Dakota NAGPRA specialist completed burial report pertaining to the skeletal remains unearthed at 66 Taylor Avenue. During the month, I read the report and submitted suggestions and corrections. These edits were then added to the report and our office received the final copy on July 29, 2016.

### PROJECTS

- **Arcadia Book – Mt. Moriah Cemetery:** In July, I continued to research, write, and locate images for the proposed Arcadia book on Mt. Moriah. As part of this project, I reviewed the 1942 WPA burial records at the Lawrence County Register of Deeds. I was then able to compile a list of veterans buried in Mt. Moriah Cemetery. I also discovered that five of the veteran graves are not marked in the cemetery. I then requested copies of Grand Army of the Republic's Kellogg Post 64 from Deadwood History, Inc. In August, one of my volunteers will begin transcribing these records into a Microsoft Access database. This will be a work in progress and I will continue to update you on the progress of this project.
- **Outdoor Interpretive Panels:** In July, I continued to work on the three different 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.
- **2016 Firewise Project:** In July, my student intern and I continued working on securing temporary easements for the upcoming fall/winter. I also submitted the third quarter report to the BLM in Billing, Montana on July 29, 2016.



- **South Dakota Public Broadcasting – Burial Documentary:** On Sunday July 17, 2016, South Dakota Public Broadcasting came to Deadwood and filmed a funeral procession on Main Street and also in Mt. Moriah Cemetery. This staged production is to be used in the upcoming hour long documentary focusing on the unidentified human remains unearthed in 2012. Prior to this event, Kevin and I worked together on organizing this event. This included securing the a team of draft animals and teamster, organizing the use of the Days funeral hearse, securing a six piece band, organizing the Deadwood Alive cast, and coordinating the wetting of Main Street. The videotaping went well and at this time I would like to thank all those who helped with this memorable project.

#### MISCELLANEOUS ITEMS / MEETINGS

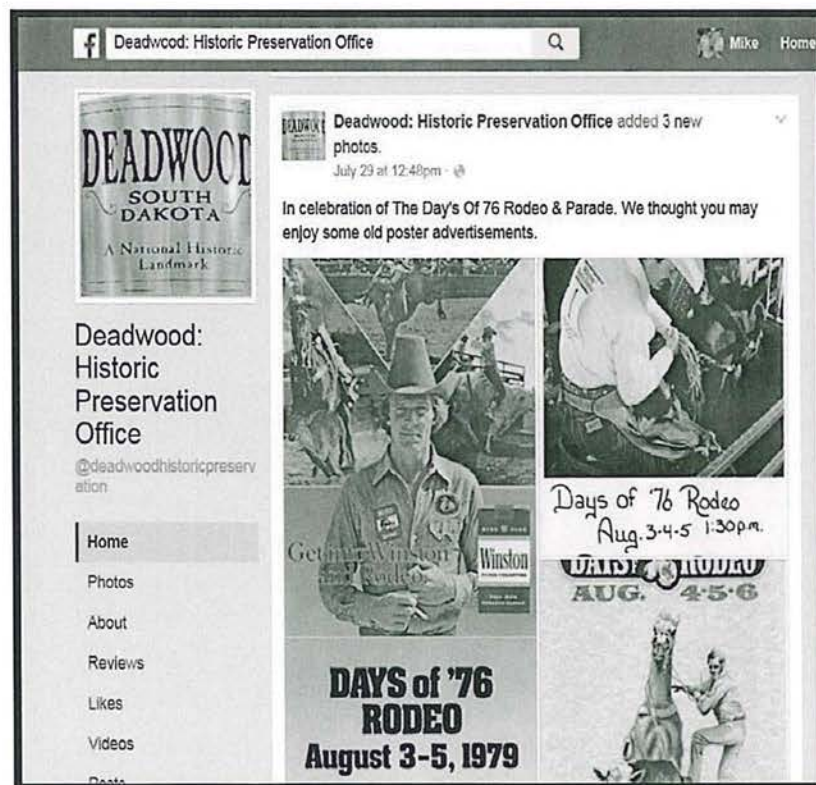
- **2016 Days of 76 Program:** In July, I was asked by Dawn Burns to write a brief history of the Chinese in Deadwood. This word document was then included in the 2016 Days of 76 Program.
- **360 Williams Street Renovation:** In July, Keith Umenthum, the general contractor for the 360 Williams Street renovation asked me to locate wood capitols for the bay windows. I then contacted Demolition Depot an architecture salvage business in New York. We are currently waiting to hear back from this business.
- **Tour of Archives & Tour of Mt. Moriah Cemetery:** On July 19 and July 21, 2016 I gave an hour long tour of the City Archives and Archaeology Lab and Mt. Moriah Cemetery for Deadwood History, Inc. summer camp.

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



July 17, 2016 funeral procession re-enactment on Main Street. Courtesy of South Dakota Public Broadcasting.



Screen capture of the Deadwood Historic Preservation Facebook page showing the historic advertisements from the Days of '76 celebration