

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 25, 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 – May 11, 2016
3. Voucher Approval
4. Old or General Business
  - a. G.R.A.P.E. Committee recommendations on Not-for-Profit Grant requests for Broken Boot Gold Mine; St. Ambrose Parish; and St. John's Episcopal Church-- Exhibit A
  - b. Façade Program Procedure Change -- Exhibit B
  - c. Approve shared expenditure for documentary project with SD Public Broadcasting -- Exhibit C
5. New Matters before the Deadwood Historic District Commission
  - a. COA - H16021 - Façade Project - 138 & 140 Sherman Street - Tim Conrad – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – H16017 – Replace Decks – 875 Main Street – Marlin & Sarah Maynard - Exhibit E
  - b. PA - H16018 - Restore Front Porch & Repair Existing Porch - 462 Williams Street - Shirley Bergen – Exhibit F
  - c. PA - H16019 - Replace Decking & Framework on Existing Porch - 16 Park Street - Lanny & Linda Shepherd -- Exhibit G
  - d. PA - H16020 - Build New Home - 9 Spring Street - Mike & April Gustafson – Exhibit H
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications -- Exhibit I  
Ralph Hoggatt – 866 Main – Elderly Resident  
Marlin & Sarah Maynard – 875 Main – Elderly Resident  
Shirley & Patrick Bergen – 462 Williams – Elderly Resident  
Ronald Russo – 31 Charles -- Elderly Resident
  - b. Revolving Loan Program
  - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

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

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 11, 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 – April 27, 2016
3. Voucher Approval
4. Old or General Business
  - a. 2016 Scholarship Program Award Presentation – Cameron Enright & Miranda Gallagher
  - b. Request for partnership on a portable Visitor Information Center – Chamber of Commerce – Exhibit A
  - c. Loan approval to Deadwood History, Inc. for Relic Firearms from Chinatown Collection – Exhibit B
  - d. Staff request for procedure change in review of Roofing Projects – Kevin Kuchenbecker – Exhibit C
  - e. Amendment to contract with KLJ for Phase VI St. Ambrose Cemetery Design Services – Exhibit D
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA - Case H16016–Storm Doors/Porch Railing & Flooring–23 & 25 Lincoln-James & Linda Grothe - Exhibit E
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications -- Exhibit F  
Tim Conrad – 138 & 140 Sherman St. – Façade Program  
Ken & Nancy Motzko – 51 Pleasant St. – Windows & Doors Program
  - b. Revolving Loan Program – Exhibit L
  - 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)

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## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

**Wednesday, May 11, 2016**

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

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

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

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken of NeighborWorks-Dakota Home Services and Bonny Fitch, 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, May 11, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

#### **Approval of April 27, 2016 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the minutes of Wednesday, April 27, 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 \$93,834.11. Aye – All. Motion carried.***

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

##### **2016 Scholarship Program Award Presentation – Cameron Enright & Miranda Gallagher**

Chair Floyd and Mr. Kuchenbecker presented a \$1,000 Scholarship award to Miranda Gallagher. Ms. Gallagher stated she will be attending Sheridan College in the fall and will be working towards an Associate's Degree in Science and then will transfer to the School of Mines for Geology. Cameron Enright was not present to receive his award.

##### **Request for partnership on a mobile Visitor Information Center – Chamber of Commerce – Exhibit A**

Mr. Kuchenbecker stated this is a partnership with Historic Preservation and the Chamber and staff has been working on a recommendation within the Revitalization Plan. What we are looking at is an authentic chuck wagon with slight modifications to the chuck boxes for weather proofing to keep brochures sealed and keep from getting wet. This will also have a canvas cover as shown on the picture in the memo only it would have the Deadwood logo. Chamber would staff the VIC and dress in costume. This would be on Main Street from 12:00 to 8:00 Monday through Friday, Memorial Day to Labor Day. Following Deadwood Alive performances at the 2:00, 4:00 and 6:00 Shootouts and then at the Saloon #10 at 8:00. They would be able to sell tickets to the Trial of Jack McCall so Deadwood Alive will be partnering with us as well helping move the VIC up and down the street. The details on how the VIC will be moved are still being worked on. It would be stored at night at the Silverado or at the Chamber auditorium. Interpretive panels on the history of the chuck wagon will also be placed on the wagon. Bid 7 has committed \$2,500 toward the VIC. The wagon is listed for \$13,995. We will try to do some negotiations with Doug Hansen of the Hansen Wheel and Wagon Shop. Mr. Hansen is very excited about this project. Mr. Harstad stated the canvas will be branded with Deadwood logo items. Information Center and Chamber staff would be dressed in authentic period clothing. It would be available from Memorial to September but will be available for special events as well. This will be a welcome site in Deadwood and by following Deadwood Alive this will help to show visitors the many things available in Deadwood. Mr. Toews stated this is a great idea and it has been well thought out.

***It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission the development of a chuck wagon from Hansen Wheel and Wagon Shop into a portable visitor information center and allocate up to \$13,000 from the HP Public Education budget. Aye – All. Motion carried.***

##### **Loan approval to Deadwood History Inc. for Relic Firearms from Chinatown Collection – Exhibit B**

Mr. Kuchenbecker stated DHI wishes to display five fire arms that were found in the Chinatown Archeological Investigation. It consists of the 1860 Colt, Manhattan Firearms Five Shot, Bacon Excelsior Revolver, unidentified pocket revolver and Remington 1858 Big Bore revolver. The Gun Room in the Days of '76 Museum has all the rifles from the collection and will be displayed as well. The loan agreement will from May 15, 2016 until December 31, 2018.

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the loan request to Deadwood History Inc for Relic Firearms from the Chinatown Collection from May 15, 2016 to December 31, 2018. Aye – All. Motion carried.***

Staff request for procedure change in review of Roofing Projects – Exhibit C

Mr. Kuchenbecker stated after a hail storm a couple of years ago the Historic Preservation Office waived the COA and PA requirement when the owner was re-roofing the structure and using the same materials for the rest of the year. The Commission directed staff to come up with a way to stream line the approval process. Under the current ordinance, no person shall commence any undertaking or project affecting any building, structure or historic resource without approval of such undertaking or project by the historic preservation commission, except when the commission or its staff has determined the undertaking or project will not encroach upon, damage or destroy any historic property. Under this language, staff believes as long as such determination is based upon the guidelines adopted by the Deadwood Historic Preservation and District Commission(s) then the building permit can be issued without the formal application process. Mr. Toews asked if this will be a one year approval or will there be no time limit. Mr. Kuchenbecker stated there will be no time limit on the procedure change. Mr. Toews stated he would also like to see this expanded to painting. Staff should be able to determine if a painting project would fall under the guidelines. Chair Floyd asked if there are many cases where there needs to be approval for just painting. Mr. Kuchenbecker stated only in the local Historic District. The paint program requires review but it is staff review. A COA is required in the local district. Mr. Toews asked why staff couldn't issue the COA for paint projects. These are non-controversial issues and an owner should not have to wait weeks for approval especially with a short painting season. We need to expand our ordinance and do things that are more logical and meaning full. Chair Floyd asked even if there are no building permits required and same colors. Mr. Kuchenbecker stated this is the way Historic Preservation has been enforcing the ordinance. Mr. Kuchenbecker stated he will look through the ordinance to see if we can do this through the existing ordinance. We are past the one year limitation on changes to the ordinance. Mr. Kuchenbecker stated we cannot make changes to the ordinance until June.

***It was moved by Mr. Johnson and seconded by Mr. Blair to waive the standing process of the requirement for a certificate of appropriateness or project approval to be issued for re-roofing projects when using the same materials and staff has determined the project will not encroach upon, damage or destroy any historic property. A building permit will still be required. Aye – All. Motion carried.***

Amendment to contract with KLJ for Phase VI St. Ambrose Cemetery Design Services – Exhibit D

Mr. Kuchenbecker stated this is for the final phase of St. Ambrose Cemetery. This request is to allow an amendment to the current contract for additional services to be performed for the design services of phase VI. The amount is \$65,913.00. Over the past several years the design costs have been coming out of the \$204,387.00 and it has been eating up the budget for design and administration because the project had been broken up into so many phases. This is the final phase. We have budgeted \$400,000 and this requested amendment would come out of this line item and this will complete phase VI and restoration of the cemetery.

***It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission approval of the Phase VI St. Ambrose Cemetery amendment in the amount of \$65,913.00 for a total adjusted agreement amount of \$270,000.00. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA - Case H16016 – Storm Doors/Porch Railing & Flooring 23 & 25 Lincoln – James & Linda Grothe - Exhibit E

Mr. Kuchenbecker stated this is for James Grothe, circa 1898. The applicant is requesting permission to replace the existing white steel storm doors with new white steel matching storm doors with insulation value, remove inappropriate porch divider railing, remove and replace existing fir porch flooring with new painted Douglas fir porch flooring. 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 historic character of the State and National Register of Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Mr. Toews and seconded by Mr. Blair this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 23 & 25 Lincoln Avenue. Aye- All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications - Exhibit F

138 & 140 Sherman St. – Tim Conrad – Facade Program

05/20/16

3:03 PM

51 Pleasant St. – Ken & Nancy Motzko - Windows and Doors Program

***It was moved by Mr. Johnson and seconded by Mr. Toews to approve all Historic Preservation Program Applications, as submitted. Aye - All. Motion carried.***

Revolving Loan Program

**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. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$13,970.00, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Namminga to approve HP Revolving Loan Fund disbursement in amount of \$724.18, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Joy McCracken.

**Retaining Wall Program Disbursements**

No retaining wall program disbursements were addressed at this meeting.

**Items from Citizens not on Agenda**

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

Mr. Kuchenbecker reported on the following items:

- Program committee meeting will be set for next week;
- The Powerhouse Park project is moving along quite well. Please take some time and go over and see what has been done so far. Foundations have been found under the brick where the chimney was. This will be a neat feature for Deadwood. Mr. Kuchenbecker encouraged HP Commission members to view the site;
- Phase II Wayfinding was submitted today. Historic Preservation will be reviewing and getting back to the designer;
- We have received the concept for the Trestle Sign and will be going over at a upcoming meeting;
- Rodeo Grounds entrance improvements are underway. Lucky Lloyd has been moved to the other side and the utilities will be moved. This will open up the area;
- Staff has been working with Arlet Trehwella on the Residential Rehab project and have done several site visits. A draftsman has been hired. We should have architectural plans of the existing conditions and scope of work in the next week and a half. Keith Umenthum will be the Project Manager;
- Wild Bill sign was approved by the City Commission. The purchase agreement, bill of sale, lease agreement and conservation easement have all been drafted. It will go before City Commission on Monday. The sign company will have it moved within the next week and a half to two weeks;
- Bid 7 has committed \$7,500 for wraps to the utility boxes similar to what has been done at Tin Lizzies;
- Staff is continuing to work on the partnered with newspapers.com and there are about 500 roles of micro film that we would like to have duplicated. This would put all newspaper on line in a digital format. Mr. Kuchenbecker will be bringing a proposal before the HP Commission;
- Mr. Kuchenbecker stated May 8 was his ten year anniversary of working for the City.

**Committee Reports:**

- Mr. Blair canceled the Executive Session.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:24 p.m.

ATTEST:

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Laura Floyd

Chairman, Historic Preservation Commission

Bonny Fitch, Historic Preservation Office/Recording Secretary

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



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

## MEMORANDUM

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**Date:** May 20, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Not-for-Profit Grant Requests

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The Historic Preservation Office has received three requests for the Not-For-Profit Grant Program. They are presented as follows:

Broken Boot Gold Mine: The Broken Boot Gold Mine is requesting \$9,953 to purchase interpretive panels and replace a storage shed. The panels will display important history and geologist information pertaining to the mine. The panels would be placed throughout the mine and enhance the visitor's experience for a cost of \$4,953. The storage shed, used to store gold panning supplies, is not waterproof. The floor is often wet and it has created mold on the walls of the building. The cost to replace the shed is \$5,000.

St. Ambrose Parish: St. Ambrose Parish is requesting \$15,804 for waterproofing the basement and installing sump pumps. The Parish received a Not-for-Profit grant in January of 2016 for repairs to the Southwest Entrance totaling \$36,490. As per the guidelines an entity can only receive \$50,000 in a five year period. They will only be allowed \$13,510.

St. John's Episcopal Church: In 2014 St. John's Episcopal Church received a Not-for-Profit grant to restore the pipe organ in the church. Due to the difficulty in securing a contractor they wish to transfer the funds to other important projects needed done to the structure. They are requesting \$25,000 to replace the boilers and \$1,500 to install a security/fire alarm system for a total of \$26,500.

The G.R.A.P.E. Committee will review these requests on May 24, 2016 and present their findings at your May 25, 2016 meeting.

**Recommended Motion:** *Recommend approval to the City Commission for the Non-for-Profit requests, Broken Boot Gold Mine for \$9,953; St. Ambrose Parish for \$13,510; St. John's Episcopal Church for \$26,500.*



APPLICATION # \_\_\_\_\_

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

DEADWOOD **NOT-FOR-PROFIT GRANT PROGRAM FOR**  
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

**Application**

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

**1. Property Address:**

1200 Pioneer Way                      Deadwood                      SD                      57732  
Street                                      City                                      State                                      Zip

**2. Applicant Details:****TODAY'S DATE:** 03 / 17 / 16

Kerry Ruth - Manager                      (605)920-1195                      kerrychesterruth@gmail.com  
Name                                      Daytime Telephone                                      E-mail Address

PO Box 421                      Deadwood                      SD                      57732  
Street                                      City                                      State                                      Zip

**3. Owner of Property\*\*:****\*\*NOTE:** Applicant must own/retain property;**OR**

*Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;*

**OR**

Applicant must have a firm written commitment with the owner to purchase the property.

*(Complete 'Owner of Property' only if different from that of applicant)*

Broken Boot Gold Mine                      (605)578-9997 or (605)578-1876  
Name                                      Daytime Telephone                                      E-mail Address

767 Main Street                      Deadwood                      SD                      57732  
Street                                      City                                      State                                      Zip

**1. Property Address**

1200 Pioneer Way	Deadwood	SD	57732
Street	City	State	Zip

**2. Description of work to be performed as part of this project:**

1. Interpretive panels for inside the mine. A combined effort between the city of Deadwood's archivist and some area geologists has resulted in some very important history and information that we would like to showcase inside the Broken Boot Gold Mine. These panels would be placed throughout the mine and would enhance the visitors' experience. Please see attached photos.
2. Replacement of attached storage shed. The current shed (which is used to store our goldpanning supplies) is not waterproof. The floor is often wet and it has created mold on the walls of the building. Please see attached proposal and photos.

**3. Project budget – itemized and showing dispersement of funding**

<u>Description (i.e. roof)</u>	<u>Grant</u>	<u>Total</u>
<u>Interpretive Panels</u>	\$4,953	\$4,953
<u>Attached Shed replacement</u>	\$5,000 including permits and tax	\$5,000
<b>Total:</b>	<b>\$9,953</b>	<b>\$9,953</b>

<b>4. Total Project Cost: \$9,953 Grant Amount: \$9,953</b>
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**The following information must be presented with this application as attachments before being reviewed by the Deadwood Historic Preservation Commission (incomplete applications will not be reviewed)**

- a. Floor plan(s) (when necessary)
- b. Site plan(s) (when necessary)
- c. Photographs
- d. Copy of deed or notarized letter of authorization



*GRANT FUND –  
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM*

- e. Verification of listing on or eligibility for listing on the National Register of Historic Places
- f. Submission of specifications and contracts

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR  
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM**

## **Policy Guidelines**

### **STATEMENT:**

The restoration and protection of Deadwood's historic buildings and sites are acknowledged to be a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in a lower quality of craftsmanship. The purpose of this grant fund is to assist and encourage property owners to restore and protect their properties through the use of quality materials and craftsmanship.

Deadwood Historic Preservation Commission reserves the right to revise grant policy or discontinue the program at any time without public notice.

### **OBJECTIVE:**

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Register of Historic Places. Maintaining these designations is critical to the economic success of the city and the quality of life of its residents. The objective of the grant program is to stimulate quality restoration and protection of buildings and sites that contribute to the historic integrity of the City of Deadwood.

### **GRANT DEFINITION:**

The availability of funds for a project will be determined on a case-by-case basis. Qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. Applications are accepted anytime of the year.

*All grant expenditures and match resources must be expended for services and/or materials used for the approved project during the project period.*

### **EMERGENCY GRANTS:**

Emergency grants are made exclusively for interim stabilization of a historic property that has been damaged due to some unforeseeable event. These grants will typically not exceed \$10,000 which may be above and beyond the \$10,000 available to eligible organizations per year. Applications are accepted any time of year. Emergency Grant Funds will be granted only when funds are available.

### **ALLOWABLE ACTIVITIES**

- **PLANNING:** A broad category that includes a wide range of non-conforming projects, such as surveys, registration and designation; comprehensive and projection planning; preparation of preservation-related studies and reports; photo documented projects, etc.
- **PRESERVATION:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than

extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

- **REHABILITATION:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural and architectural values.
- **RESTORATION:** The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.
- **INTERPRETATION:** The act or result of giving an explanation of the history and/or activities associated with the resource or entities associated with the building.

### **ELIGIBILITY CRITERIA**

#### **APPLICANT ELIGIBILITY:**

1. Applicant must own/retain property. Furthermore, grant recipients must agree to retain ownership of the property for a minimum of five years. Transfer of ownership or control will require repayment of the grant to the City of Deadwood.  
**OR**  
Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;  
**OR**  
Applicant must have a firm written commitment with the owner to purchase the property.
2. Applicant must demonstrate the ability to successfully implement the project;
3. Applicant must be a not-for-profit organization, and not be eligible for State Property Tax Moratorium.
4. The grant applicant must provide a plan for future use of the site.

#### **PROPERTY ELIGIBILITY:**

1. The property must be a contributing building or property within the Deadwood National Historic Landmark District or designated as a local historic resource.
2. Buildings used for city governmental purposes only are not eligible.

### **SELECTION CRITERIA**

Projects will be selected based primarily on the funding priorities, but evaluation will include consideration of the following criteria (listed in no specific order):

1. Funding Priorities
  - a. Work required to give the building a weather proof envelope and make it structurally sound;

- b. Work that will abate any serious threat to the structure whether from internal or external sources (i.e. hazardous wiring);
- c. Exterior restoration;
- d. Restoration of character-defining interior features;
- e. Work necessary to facilitate putting the building to an appropriate use, including meeting all codes and accessibility standards;
- 2. Historical or architectural significance of the property;
- 3. Administrative and financial management capabilities of the sponsor;
- 4. Community support and interest;
- 5. Quality of application;
- 6. Prepared predevelopment material including work plans and specifications;
- 7. Evidence of future support plan/The grant applicant must provide a plan for future use of the building.

*Project from lower priorities may be selected if extraordinary circumstances exist.*

### **APPLICATION PROCEDURES**

Applications are available from:

***Deadwood Historic Preservation Office  
Deadwood City Hall  
Grant Applications Dept.  
108 Sherman Street  
Deadwood, SD 57732  
Tel.: (605) 578-2082***

Or online at:

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

Click on City Departments, Historic Preservation, Applications and Guidelines, Grant Fund Statewide.

### **SELECTION PROCESS**

Deadwood Historic Preservation staff reviews applications for completeness and eligibility and compiles a listing of projects according to the above priorities and selection criteria. This may result in partial funding of some projects.

### **GRANT CONDITIONS**

- 1. Submission of a copy of the deed to the property or a letter of support from the property owner if owner is not project sponsor;
- 2. Verification of listing on or eligibility for listing on the National Register of Historic Places;
- 3. Signing of a covenant on the property insuring its maintenance and historic integrity;
- 4. Use of competitive procedures for procurement;

5. Submission of specifications and contracts to the Deadwood Historic Preservation Office for approval before beginning work and before making any changes in the course of the work;
6. The Deadwood Historic Preservation Commission must be listed as a supporter in any printed material or publicity releases;
7. Inspection and approval of work by the Deadwood Historic Preservation Office and City Building Official or local officials as selected by the City of Deadwood.
8. Maintenance of proper financial records and submission of documentation for reimbursement;
9. Submission of progress reports to the Deadwood Historic Preservation Office;
10. Additional photographs of existing conditions and of the completed work;
11. A final project report including a complete identification of the work performed, costs and resources used.

***The grant recipient must submit reports as requested.***





03/11/16

City of Deadwood  
108 Sherman Street  
Deadwood SD 57732ATTN: Mike Runge  
Phone: 605-578-2082 Fax:  
PROJECT: Broken Boot Mine

Quantity	Description	Unit Price	Total Cost
3	24"w x 18"h x .090 (FE) Digital Fiberglass-Embedded Panels. All different. Single-faced. Matte finish. Square cut. No holes.	\$178.00	\$534.00
3	Aluminum Single Pedestal Exhibit Base for 24"w x 18"h Panel. Visual area will be 23"w x 17"h. Includes (1) 3" x 3" x 57" post. Painted Black.	\$290.00	\$870.00
13	17"w x 11"h x .090 (FE) Digital Fiberglass-Embedded Panels. All different. Single-faced. Matte finish. Square cut. No holes.	\$71.00	\$923.00
4	Aluminum Wall Mounted Frames for 17"w x 11"h Panels. Visual area will be 16"w x 10"h. Painted Black.	\$140.00	\$560.00
9	Aluminum Single Pedestal Exhibit Bases for 17"w x 11"h Panels. Visual area will be 16"w x 10"h. Includes (1) 3" x 3" x 57" post. Painted Black.	\$202.00	\$1,818.00
1	Estimated Shipping Charges to 57732.	\$248.00	\$248.00

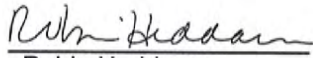
Note: Shipping Charges are based on delivery location having necessary facilities and equipment to offload the freight from the truck.

**TERMS AND CONDITIONS**

- Client will provide print ready files: Native files are required. Set document size equal to the panel size, with a minimum 1/2" bleed extending past the document edge. All fonts need to be included, even if outlined. Supply all linked and embedded images. For best results, refer to the File Information Form which can be found on our website.
- One proof of each original will be submitted for customer's approval.
- Bulk packed and one shipment.
- Prices effective for 90 days.

- FOB: Gibsonia
- Delivery: 15 - 20 Business days after proof approval.
- **Net 30 Days**

Sale Amount: \$4,953.00



Robin Heddaeus  
Director of Business Development  
1-800-544-8428 X 220

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Customer Acceptance/Date

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Print Name and Title



**Date:** April 26, 2016

**Project:** Broken Boot Mine – Storage Shed

**Contact Information:**

Kerry Ruth  
605.920.1195

**Contractor Information:**

Black Hills Custom Concrete  
204 Park Ave  
Lead, SD 57754  
Tabb Bertrand 605.641.6765  
Ashley Bertrand 605.641.9748  
Cody Stahl 720.545.8958  
[blackhillscustomconcrete@hotmail.com](mailto:blackhillscustomconcrete@hotmail.com)

**Description of work to be performed:**

➤ **Demo existing storage shed**

➤ **Construct new storage shed**

- Shed will be approximately 5'x10' and be attached to the existing bathroom structure.
- A 2' high concrete wall will be used as the foundation. This will keep the wood walls elevated and keep the hillside from making contact with any wood. This will ensure that the walls and floor will stay dry.
- Metal roofing will be used and match the existing roof as closely as possible. A 36" steel door will be installed with a deadbolt lock.
- The shed inside will be left unfinished. Storage shelves can be added if wanted.

**Total = \$4,600.00**

Price does not include permit fees or tax. 50% down (**\$2,300.00**) is required before starting and the remaining will be collected after installation.

Thank you for the opportunity to give you this quote.



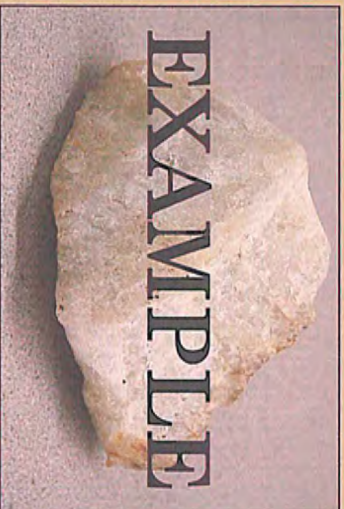
Cody Stahl  
720.545.8958

**Owner Approval:** \_\_\_\_\_

**Date:** \_\_\_\_\_



# **BROKEN BOOT GOLD MINE**



## **THE IRON DIKE**

The thick mass of pyrite/pyrrhotite which was mined here is not exposed directly above the mine on the surface. But there is a ridge of the weathered products, hematite and limonite there.

These minerals are the products of the natural breakdown of the original sulfide minerals. The ridge parallels the layers seen in the hillside by the mine entrance and the parking lot.

# **BROKEN BOOT GOLD MINE**



## **SLAG**

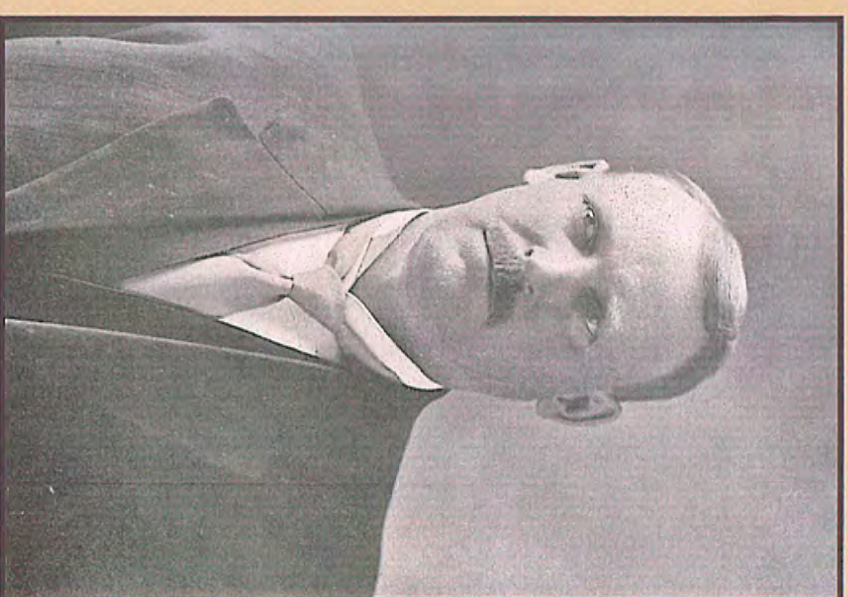
The residual bi-product formed when gold or other metals are separated from the original, melted ore-bearing rock.

When poured out onto a dump site, the liquid freezes to form a dark colored, glass-like mass. A large concentration of slag is located in Deadwood's First Ward near the junction of US Highway 85 and 14A.



# BROKEN BOOT GOLD MINE Olaf Seim and the Broken Boot

Norwegian immigrant Olaf Seim was born on September 20, 1866 in Bergen, Norway and was the oldest of seven children. At the age of 19, Seim left Norway and immigrated to United States, first settling in Lansing, Iowa and later Watertown, South Dakota. In the spring of 1889, Seim arrived in Deadwood via stagecoach and eventually established himself as a successful general contractor, city alderman, and steamed citizen of Deadwood. One of Seim's more interesting financial endeavors was the acquisition and operation of this mine with business partner J.P. Nelson. Though not a traditional gold mine, Seim's mine contained a high concentration of pyritic ore much needed in the smelting process.



City of Deadwood Archives  
Portrait of Olaf Seim, owner of the Seim Mine, circa 1915.

At the height of its production, over 40 tons of pyritic ore was extracted daily from this mine and hauled to the Deadwood & Delaware smelter located in Deadwood's First Ward. In order to expedite the hauling process, in 1901 the Fremont, Elkhorn & Missouri Valley Railroad Company constructed a spur line to this mine. Seim's mine remained in operation until — when the smelting process was replaced by chlorination and cyanidation processes in Deadwood's First Ward.

In March of 1954, the Deadwood Chamber of Commerce partnered with Olaf Seim's daughter Ida Selma Hebert and re-opened the mine as a tourist attraction. The mine was renamed the "Broken Boot Gold Mine" after the discarded miners boot found within the mine. Before her death in 1986, Ida Selma Hebert decided the Broken Boot Gold Mine to the Deadwood Chamber of Commerce.

Today over 20,000 tourists visit the Broken Boot annually.



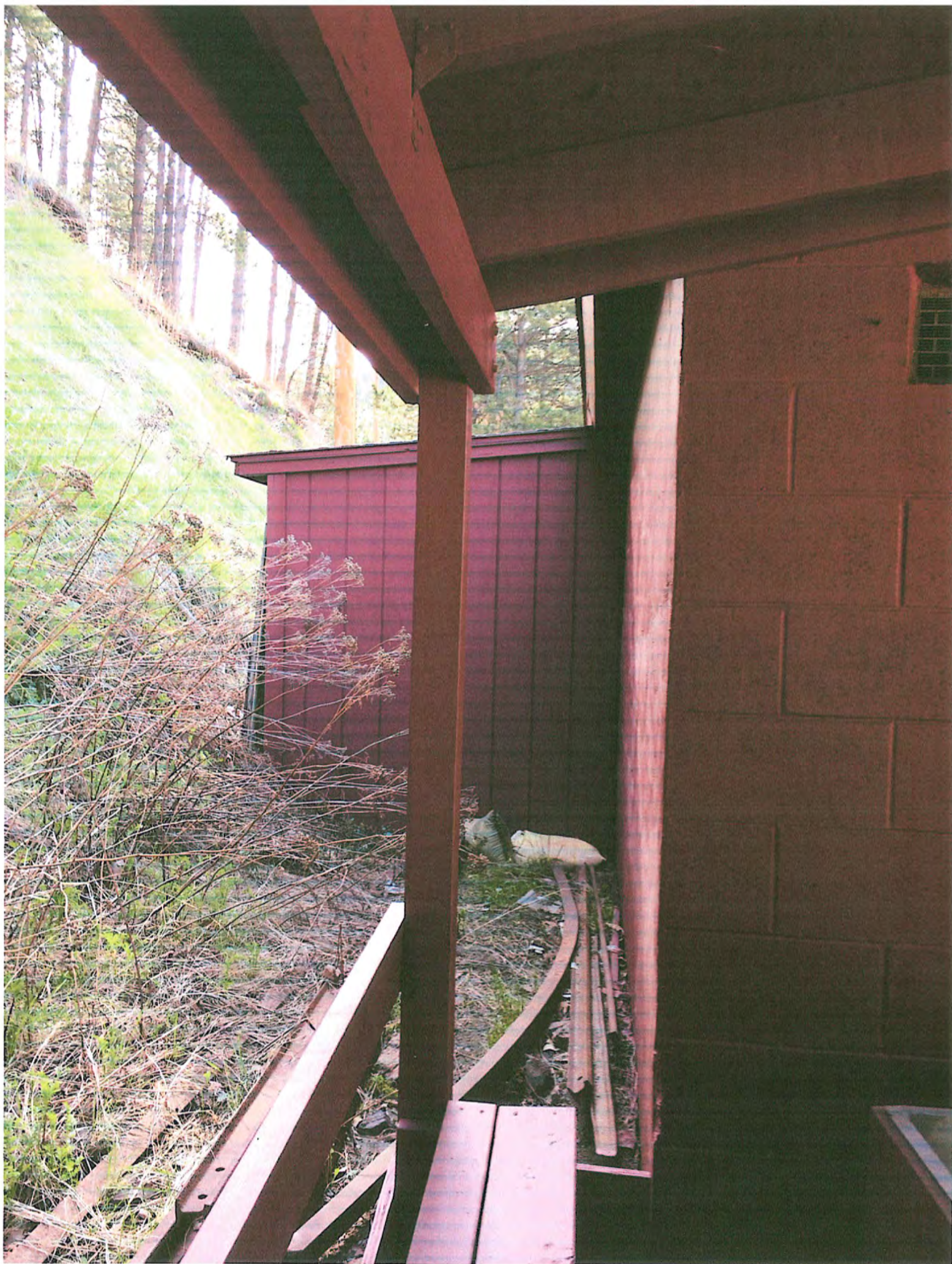
City of Deadwood Archives

Gravestone of Ida Selma "Seim" Hebert, daughter and donor of the Broken Boot Mine. Herbert's grave is located in Third Addition Section 2 Lot 145 in Mt. Moriah Cemetery.

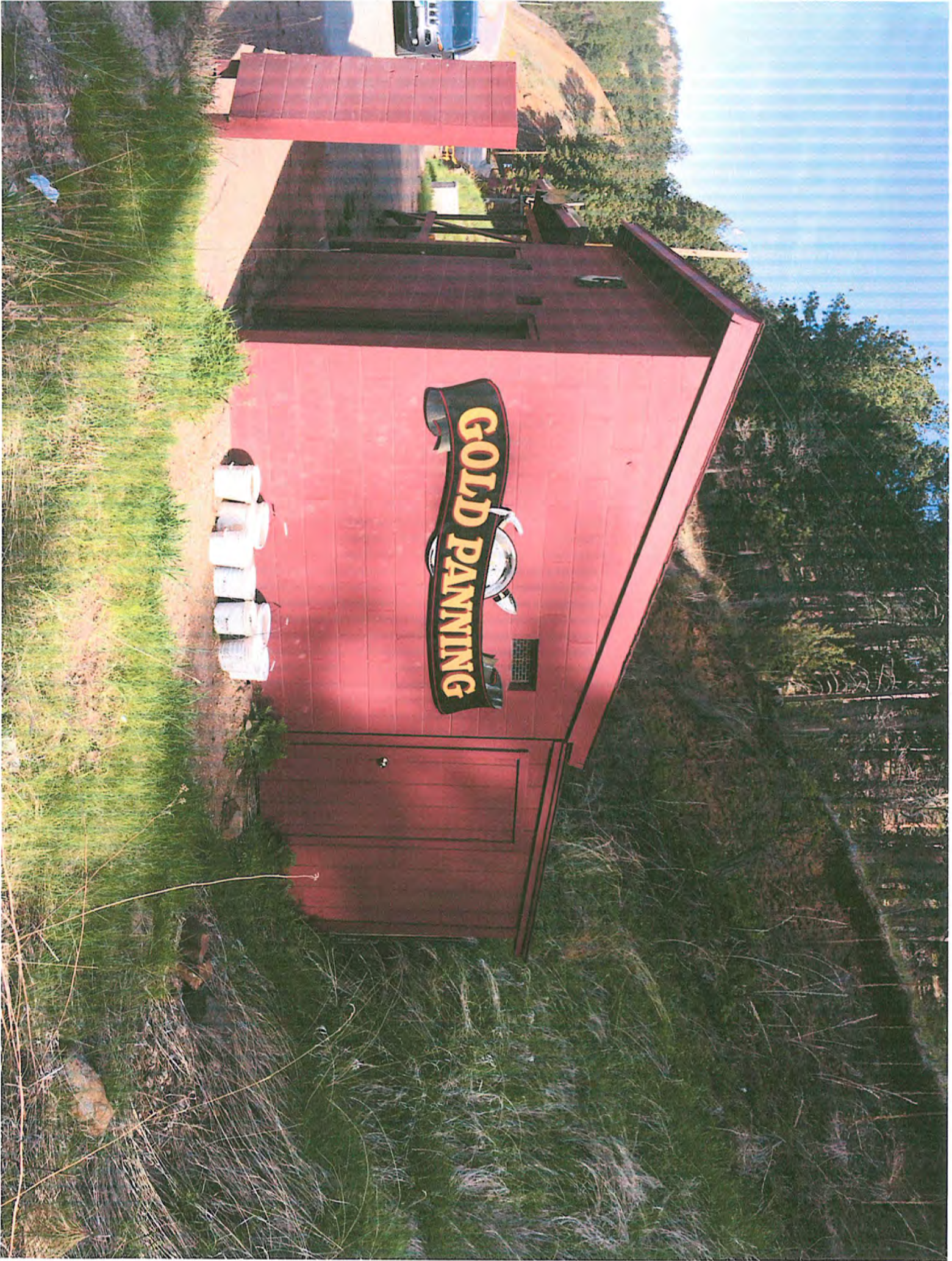


















Blackburn Basement Systems

PO Box 367  
Miller, SD 57362

# Invoice

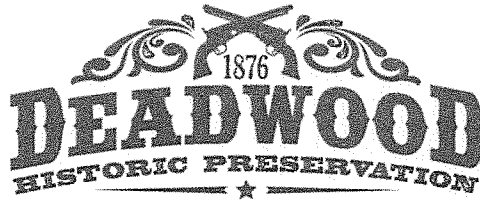
Date	Invoice #
5/2/2016	5318

Bill To
St Ambrose Parish 760 Main St Deadwood SD 57732

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Watergu...	Waterguard	10,327.50			255	40.50	100.00%	100.00%	10,327.50
Super Su...	Super sump	3,510.00			3	1,170.00	100.00%	100.00%	3,510.00
Flexispan	Flexi-span	495.00			1	495.00	100.00%	100.00%	495.00
Extende...	extended discharge line	1,080.00			100	10.80	100.00%	100.00%	1,080.00
Sales/Ad...	Sales tax & Admin fees	436.50			1	436.50	100.00%	100.00%	436.50
Yard Sign	discount for yard sign	-45.00			1	-45.00	100.00%	100.00%	-45.00

*Paid by  
father Leo*



## Facade Easement Program – Policy Guidelines

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### 1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

### 2. Objective:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Registers of Historic Places. Maintaining these designations is critical to the economic success of the City and quality of life of its residents. The objective of the program is to stimulate the quality restoration and protection of buildings and structures contributing to the historic integrity of the City of Deadwood. Through the program, the owner of a participating building agrees to make approved improvements to the building façade(s) and transfer to the Deadwood Historic Preservation Commission an easement on the character-defining façade.

### 3. Eligibility:

To be eligible for the Facade Easement 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.
- b. The property may eligible if the removal of inappropriate alterations or the reconstruction of missing details will reverse the listing from a non-contributing resource to a contributing resource within the Deadwood Local Historic District.
- c. The building must be a commercial property as defined by Deadwood Planning and Zoning Department and be within the Deadwood Local Historic District.

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 District Commission.

### 4. Definitions:

Commercial Property – is a structure used primarily as an income-producing building and zoned accordingly.

Building - is a structure with a roof and walls and stands permanently in one place requiring a certain amount of internal infrastructure to function, which includes such elements like heating / cooling, power and telecommunications, water and wastewater etc. For the purposes of this program, it is not defined through the South Dakota Commission on Gaming rules and regulations.

Façade – is any finished exterior side of a building facing a public right-of-way or open space.

Prominent Façade – is any finished exterior side of a building with significant architectural details which face a public street.

Qualified Expenditure – is the rehabilitation work on the exterior façade(s) of the building which meets the Secretary of the Interiors Standards for Rehabilitation including masonry cleaning, tuck-pointing, replication of

*Adopted - 06/24/15*

*Revised 5/28/16*

historic awnings or canopies and historically significant façade details. Purchase price, site work, decks, patios, walkways, ramps, landscaping, non-historic signage, contingency costs, fees or taxes, and new additions to the building are not qualified expenditures.

Easement – is a conservation easement for the exterior façade set for perpetuity as allowed under applicable State and Federal laws.

## 5. Program Requirements:

- a. The actual costs of restoring or rehabilitating the façade(s) will be used in determining the value of the façade grant. There is a maximum award allowed per building. The following factors apply in determining the maximum award:
  - i. The standard maximum award per building is 80 percent of the qualified expenditures.
  - ii. The standard award is not to exceed \$3,000 per linear foot of prominent facade frontage.
  - iii. Any award cap may be increased up to \$1,000 per linear foot of secondary façade frontage for buildings on corner lots and with more than one prominent facade.
- b. The conservation easement and transfer of funds occur after the project has been completed and verified by the Historic Preservation Officer and the Building Inspector.
- c. The funds are to be used for restoration or rehabilitation of the historic facade first, if possible, and then removal and replacement of inappropriate materials or façade alterations or for masonry repairs on brick walled buildings.
- d. The project may be allowed to be phased over subsequent years.
- b. All final payments are to be for materials and/or contractor's costs only supported by verifiable invoices. Owner's time is not reimbursable.
- c. Construction and / or Permanent Loans:
  - i. Persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
  - ii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
  - iii. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
  - iv. All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a Loan Estimate by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.
- d. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.

## 6. Selection Process

Selection Process will be through a recommendation from a selection committee to Deadwood Historic District Commission with input from the Historic Preservation staff. The selection committee shall include the



Mayor, City Commissioner of Historic Preservation, Chair of Deadwood Historic Preservation Commission, Deadwood Economic Development Director and City Finance Officer.

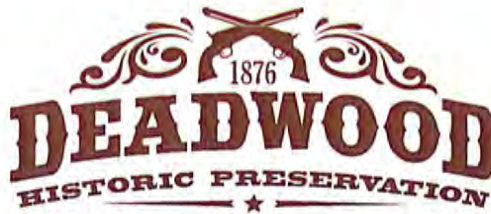
The Deadwood Historic Preservation Commission reserves the right to amend, or to change or modify this program for any reason. The number of projects funded for each year will be dependent to the maximum budgeted for the program by the Deadwood Historic Preservation Commission.

**7. Forms and Technical Assistance:**

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Conservation Easement** – sample conservation easement is available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082.
- c. **Certificate of Appropriateness** – The applications are available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082. This form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Historic Preservation heading.

This form must be completed and given to the Historic Preservation Officer who will present it to the Historic District Commission for consideration. *[No work can start until Historic District Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*

- d. **City of Deadwood Building Permit** – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 67 Dunlop Avenue, in Deadwood. Telephone: (605) 578-3082. This permit application form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Building Inspector heading.



## MEMORANDUM

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**Date:** May 19, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** South Dakota Public Broadcasting Documentary - Deadwood  
Unidentified Remains Documentary

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South Dakota Public Broadcasting has agreed to develop a one-hour documentary on the unidentified set of remains unearthed in 2012.

Four years ago, a human burial was unearthed during the reconstruction of a retaining wall in the Presidential Neighborhood. The location of this discovery was once part of Deadwood's first cemetery in Deadwood Gulch beginning in 1876. Since the discovery of the burial, the Deadwood Historic Preservation Office has undergone an extensive four-year forensic investigation into the identification of this unknown individual. Renowned forensic specialists, geneticists, archaeologists and facial reconstruction artists from across the United States have helped piece together the life of this individual.

The documentary will present the fascinating story of Deadwood's first municipal cemetery and explore the world of forensic science and how modern technology can be used to identify a one hundred and forty-year-old skeleton.

Over the next few weeks, four interviews will take place in Texas, Colorado, Georgia, and California, for the amount of \$1,000.00 each. Narration of the documentary is not to exceed \$2,000.00.

Local filming and area interviews will take place June 16 and 17, 2016 and additional filming will take place the week of July 18, 2016. The Deadwood Historic Preservation Office is requesting an amount not to exceed \$10,000.00 for the cost of production to date.

Additional costs to be determined include a period accurate interment, band, horse drawn hearse, teamsters, and purchase of monument. More information regarding these details will be provided at a later time.

**Recommend Motion:** *Move to recommend to the City Commission and approve the current production costs, not to exceed \$10,000.00.*



Date: 5/20/2016

Case No. H16021

Address: 138 & 140 Sherman St

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 138 & 140 Sherman St, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: Tim Conrad

Owner: Tim Conrad

Constructed: 1898

### CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

#### General Factors:

**1. Historic significance of the resource:** These structures were built by the owners of the Deadwood Lumber Company to house their offices, supplies, and stables. Although one can easily tell from behind the structures are really two structures, a single massive false front originally connected them. By 1909, the Stearns Company shared this facility with the Young and Duchene Marble Works. Jens Anderson ran a transfer and fuel company from these buildings in the 1920s.

**2. Architectural design of the resource and proposed alterations:** The applicant has entered into the Façade Program and is requesting permission to restore the store frontages of these two structures.

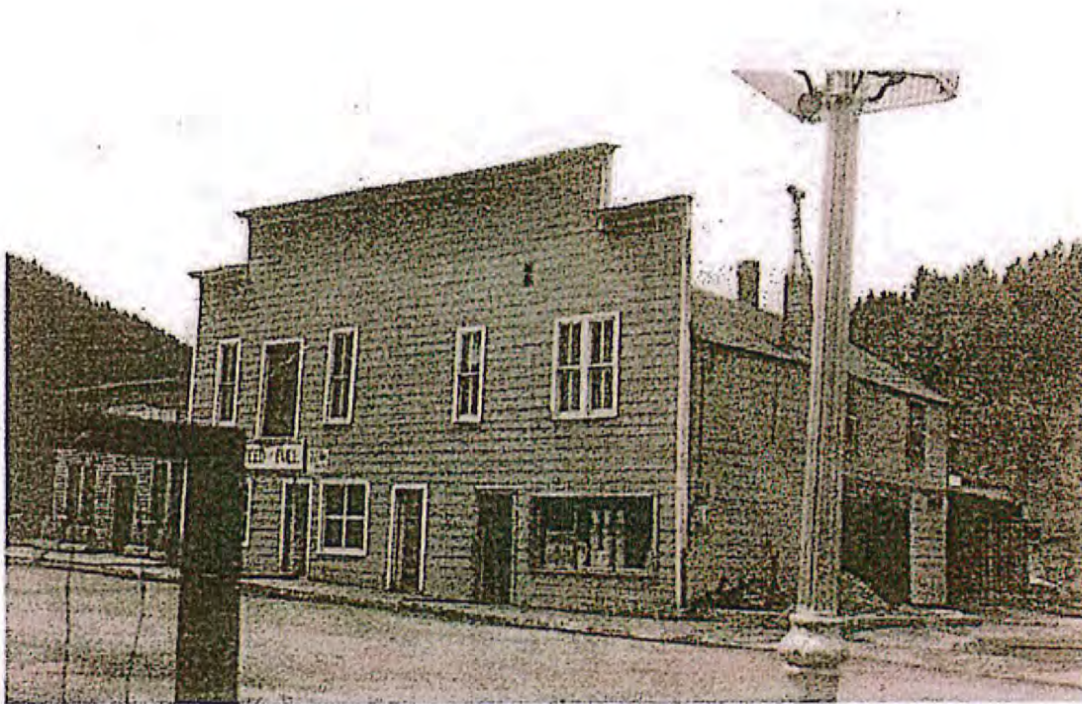
**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The proposed work and changes will reverse the inappropriate changes which have occurred over time primarily siding, windows and cornice. The proposed work 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.

This office will work closely with the owner and contractor to ensure as close of façade restoration as possible is completed based on the historic photo(s). The existing storefront on the right will not be reconstructed to the original configuration due to access and associated costs for rehabilitation.



**Motions available for commission action:**

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

**OR**

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



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



FOR OFFICE USE ONLY	
Case No.	<u>H16021</u>
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

## 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: 138 & 140 Sherman St

Historic Name of Property (if known): Deadwood Lumber Co.

### APPLICANT INFORMATION

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

Owner's Name: Tim Conrad  
Address: 52 Lincoln Av  
City: Deadwood State: SD Zip: 57732  
Telephone: 920-1214 Fax: 578-2854  
E-mail: deadwoodelectric@rushmore.com

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

Contractor's Name: Paul Larson  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: 591-9870 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> Alteration (change to exterior) |  |   |  |
| <input type="checkbox"/> New Construction                           | <input type="checkbox"/> New Building      | <input type="checkbox"/> Addition           | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> General Maintenance                        | <input type="checkbox"/> Re-Roofing        | <input type="checkbox"/> Wood Repair        | <input type="checkbox"/> Exterior Painting   |
|   | <input checked="" 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 checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>wood</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.

Plan's per Facade pitcher's

FOR OFFICE USE ONLY

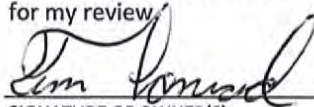
Case No. \_\_\_\_\_

## SIGNATURES

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

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

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

 5-18-16  
SIGNATURE OF OWNER(S) DATE

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

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

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

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

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

## APPLICATION DEADLINE

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

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

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



Date: 5/20/2016

Case No. H16017  
Address: 875 Main St

## Staff Report

The applicant has submitted an application for Project Approval for work at 875 Main St, a non-contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Marlin Maynard  
Owner: Marlin Maynard  
Constructed: 1976

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

- 1. Historic significance of the resource:** This is a modern, gabled house with new vertical siding. Because this building is less than fifty years old, it cannot currently contribute to the Deadwood National Historic Landmark.
- 2. Architectural design of the resource and proposed alterations:** The applicant is replacing upper and lower decks running along south east side of the house and will be replaced with new decks in similar pattern.

**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.

The applicant has also applied for the Elderly Resident program under the life safety criteria.





**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

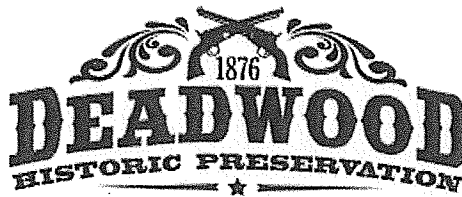
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H16017</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/10/16</u>
Date of Hearing	<u>5/25/16</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: 875 Main Street

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Martin & Sarah Maynard

Address: 875 Main Street

City: Deadwood State: SD Zip: 57732

Telephone: 717-2440 Fax: \_\_\_\_\_

E-mail: marSarah88@yahoo.com

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

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

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

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

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

Contractor's Name: Larry Parsons

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

City: Sturgis State: SD Zip: \_\_\_\_\_

Telephone: 605-645-1569 Fax: \_\_\_\_\_

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

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

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

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

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

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

### TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☒ Other replace decks

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>June 2016</u>		Project Completion Date (anticipated): <u>July, 2016</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other <u>decks to replace old ones</u>	
<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.

The old wooden decks running along south east  
side of house will be replaced with  
new deck in similar pattern, both upper  
and lower. Approximately 700 sq. feet of  
treat wood deck.

<p align="center"><b>FOR OFFICE USE ONLY</b></p> <p>Case No. _____</p>
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<p><b>SIGNATURES</b></p>
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I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

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

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

<p><i>[Signature]</i> 5-10-16</p> <p>_____ SIGNATURE OF OWNER(S)                      DATE</p>	<p>_____ SIGNATURE OF AGENT(S)                      DATE</p>
<p><i>[Signature]</i> 5/9/16</p> <p>_____ SIGNATURE OF OWNER(S)                      DATE</p>	<p>_____ SIGNATURE OF AGENT(S)                      DATE</p>
<p>_____ SIGNATURE OF OWNER(S)                      DATE</p>	<p>_____ SIGNATURE OF AGENT(S)                      DATE</p>

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

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: 5/18/2016

Case No. H16018  
Address: 462 WILLIAMS

## Staff Report

The applicant has submitted an application for Project Approval for work at 462 WILLIAMS ST, a contributing structure located in City Creek Planning Unit in the City of Deadwood.

Applicant: SHIRLEY BERGEN  
Owner: SHIRLEY BERGEN  
Constructed: c. 1909

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting to restore the front porch roof and repair the existing back deck.

**Attachments:** No

**Plans:** No

**Photos:** Yes

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



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	<u>416018</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/13/16</u>
Date of Hearing	<u>5/25/16</u>

OT

## 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: 462 Williams St - Deadwood

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Shirley Bergen

Address: 462 Williams St

City: Deadwood State: SD Zip: 57732

Telephone: 605-722-5211 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

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☒ Other porch

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☒ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>6 mo.</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY
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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.

Restore front porch roof

Repair existing back deck

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



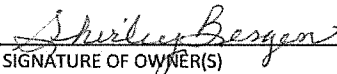
<b>FOR OFFICE USE ONLY</b>
Case No. _____

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

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

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

	<u>5-13-14</u>
SIGNATURE OF OWNER(S)	DATE

_____	_____
SIGNATURE OF AGENT(S)	DATE

	<u>5-13-14</u>
SIGNATURE OF OWNER(S)	DATE

_____	_____
SIGNATURE OF AGENT(S)	DATE

_____	_____
SIGNATURE OF OWNER(S)	DATE

_____	_____
SIGNATURE OF AGENT(S)	DATE

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

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

Date: 5/18/2016

Case No. H16019  
Address: 16 PARK ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 16 PARK ST, a CONTRIBUTING structure located in HIGHLAND PARK ADDITION Planning Unit in the City of Deadwood.

Applicant: Lanny and Linda Shepherd  
Owner: Lanny and Linda Shepherd  
Constructed: CIRCA 1895

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

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

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting to replace decking and frame work on existing porch deck. The applicant is also requesting to replace railing and steps. The proposed deck color will be natural with white railing.

**Attachments:** No

**Plans:** No

**Photos:** Yes

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



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



## 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:

16 Park ST

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Larry + Linda Shepherd

Address: 229 Linnell

City: Pierre State: SD Zip: 57501

Telephone: 605-280-5437 Fax: \_\_\_\_\_

E-mail: lshep229@macomm.com

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

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

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

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

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

Contractor's Name: N/A

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

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

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

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

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

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

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

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

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

### TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

☒ Other replace decking



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>5/21/16</u>		Project Completion Date (anticipated): <u>7/1/16</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments			

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

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

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

Replace decking + frame work on existing  
porch deck. Also replace railing + steps.  
Decking color will be natural, railing will  
be white.


**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

## SIGNATURES

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

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

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

 5/17/16  
SIGNATURE OF OWNER(S)                      DATE

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

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

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

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

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

## APPLICATION DEADLINE

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

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



Date: 5/18/2016

Case No. H16020

Address: 9 SPRING ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 9 Spring Street located in Spruce Gulch Planning Unit in the City of Deadwood.

Applicant: MICHAEL & APRIL GUSTAFSON

Owner: MICHAEL & APRIL GUSTAFSON

Constructed: New construction

## 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:** There is no historic structure on this site nor any coverage of this area with the Sanborn Fire Insurance Maps.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting to build a new home, 74'x40' on the main floor with a tuck under garage of the same size. Asphalt or steel shingles. Smart siding. Mix of metal and wood soffit. Eagle windows (possibly cranberry or brown). Doug fir kiln dried 10"x10" beams. Deck is green treated wood frame with burnt ash decking. All colors to be earth tones. Asphalt driveway. Metal powder coat railing (black) wood grained metal garage doors - fake stone (earth tones).

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The applicant has engaged the archaeological firm of Quality Services for the completion of a Phase I Archaeology study including a complete pedestrian survey of the site. Upon staff's consultation with the lead archaeologist following the initial ground survey it was reported little cultural deposits were revealed; however, he recommended monitoring during excavation of foundation. A final archaeological report will be forthcoming following the monitoring of the ground disturbance. The ground disturbance and excavation will have no adverse effect to the National Landmark District.

The application submitted includes the floor plans, primary elevations, and site plan which are attached to this staff report.

The Historic Preservation Commission uses review guidelines consistent with local, state and federal guidelines and regulations, including, but not limited to, building safety and fire codes and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Under the Deadwood Design Guidelines there is a section entitled: For new construction in areas with few or no remaining historic buildings. This section of the guidelines has also been utilized as part of this staff report. It states: "Because so little of the original built environment remains in these areas to provide visual clues for appropriate infill architecture, proposals for development will be evaluated for how they reestablish the original development pattern; for example, in areas where residences existed, as illustrated by Sanborn Fire Insurance Maps,

original buildings. Where historic photographs exist, these can reveal the architectural character of the area. Re-creation of the buildings is not the primary objective; however, re-creation of the pattern and scale of buildings is.”

There is no coverage from the Sanborn Fire Insurance maps and photos of the immediate area are not readily available. The surrounding area for the proposed construction consists of relatively newer residents. The sense of scale and style of construction in the residential area surrounding the proposed structure is quite different from the simple wood frame houses of vernacular architecture constructed closer to the core commercial district.

Under the South Dakota Administrative Rules 24:52:07:04, Standards for new construction and additions in historic districts, new construction or additions within a historic district must comply with **The Secretary of the Interior's Standards for the Treatment of Historic Properties** as incorporated by reference in § 24:52:07:02. In addition the following standards apply:

1. Compatibility of design
2. Height
3. Width
4. Proportion
5. Rhythm and scale
6. Materials
7. Color
8. Details and ornament
9. Roof shape and skyline
10. Setting
11. Landscaping and ground cover

This proposed project is within the Spruce Gulch Planning Unit within the National Historic Landmark District of Deadwood, South Dakota as established by the National Park Service of the Department of Interior on July 4, 1961 and re-established as the 1981 Deadwood city limits by the Rocky Mountain Regional Office of the National Park Service in 1981. Therefore, this project would fall under 24:52:07:04 of the South Dakota Administrative Rules with regards to Standards for new construction and additions in historic districts.

Furthermore, under the Deadwood City Ordinance 17.68.050-B, the historic preservation commission shall use the following criteria and established design review guidelines in granting or denying project approvals:

1. In advance of new construction, steps shall be taken to insure evaluation of possible archaeological resources, as set forth in SDCL 1-20.
2. The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportion between width and height of the facade(s), the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the facade, the materials, the textures, the colors, the patterns, the trims and the design of the roof.
3. Existing rhythm created by existing building masses and spaces between them shall be preserved.
4. The landscape plan shall be compatible with the resource, and it shall be visually compatible with the environment with which it is visually related. Landscaping shall also not prove detrimental to the fabric of a resource, or adjacent public or private improvements like sidewalks and walls.
5. No specific architectural style shall be required.

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

In an effort to review this project, staff has taken each of the above referenced standards and applied them to the proposed project as detailed below in this report.

- **Compatibility of design.** The massing, size, and scale of the new construction is compatible with the neighboring structure. The overall architectural features of the proposed new construction are of contemporary design and do not directly mimic historic buildings. The architectural elements such as windows, doors, and cornices display a rhythm and pattern do fit the comparable elements in Deadwood's historic districts. The overall visual appearance of the proposed new construction will be a large residential structure which begins to dominate the surrounding historic landscape;
- **Height.** The height of the proposed new buildings is within the allotted restrictions of the zoning code.
- **Width.** The width of the new building is similar to adjacent building(s) in this area of the Deadwood Historic Landmark District.
- **Proportion.** The relationship between the height and width of the new building is similar in proportion to existing residential buildings in the area.
- **Rhythm and scale.** The rhythm, placement, and scale of openings, prominent vertical and horizontal members, and separation of buildings which are present in adjacent buildings are incorporated into the design of the new building;
- **Materials.** It should be noted, the new materials are of similar color, texture, reflective qualities, and scale as historical materials present in the historic district.
- **Color.** The colors of materials, trim, ornament, and details used in the proposed new construction are similar to those colors on existing buildings within the historic district;
- **Details and ornament.** The details and ornament on the new building is of contemporary design;
- **Roof shape and skyline.** The roof shape and skyline of the proposed new construction is similar to that of existing buildings in the area;

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



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

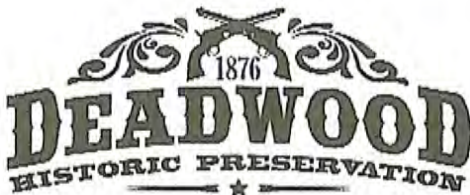
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>416020</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/16/16</u>
Date of Hearing	<u>5/25/16</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: 9 Spring Street Deadwood SD 57732  
Historic Name of Property (if known): \_\_\_\_\_

### APPLICANT INFORMATION

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

Owner's Name: Mike and April Gustafson  
Address: 4021 Mountain Shadow Place  
City: Rapid City State: SD Zip: 57702  
Telephone: 605 390-9363 Fax: \_\_\_\_\_  
E-mail: aprilg90@gmail.com

Architect's Name: Plans in Action  
Address: 3103 Fairgrounds Loop #2  
City: Spearfish State: SD Zip: 57783  
Telephone: 605-642-7981 Fax: \_\_\_\_\_  
E-mail: plansinaction@hotmail.com

Contractor's Name: Orth Custom Homes  
Address: 115 Pine Cone Circle  
City: Spearfish State: SD Zip: 57783  
Telephone: 605-641-4993 Fax: \_\_\_\_\_  
E-mail: orth57783@yahoo.com

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

### TYPE OF IMPROVEMENT

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



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>6-1-16</u>		Project Completion Date (anticipated): <u>2-1-17</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input checked="" 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.

Build new home 74' x 40' on the main floor with a tuck-under garage of the same size. Asphalt or Steel shingles. Smart siding. Mix of metal and wood soffit. Eagle windows (possibly <sup>or brown</sup> cranberry). Doug fir kiln dried 10"x10" beams. Deck is greentreat frame with burnt ash decking. All colors to be earth-tones. Asphalt driveway - metal, powder coat railing (black) - wood grained metal garage doors - fake stone (earth tones)



### 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

 5-9-14  
\_\_\_\_\_  
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.

**KNECHT HOME CENTER OF SPEARFISH LLC**  
**310 26TH STREET**  
**SPEARFISH, S.D. 57783**

PAGE NO 1

**PHONE: (605) 642-8836**

<b>CUST NO:</b> 770310	<b>JOB NO:</b> 000	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b> GUSTAFSON PROJECT	<b>TERMS:</b> NET 10TH	<b>CLERK:</b> DILLON	<b>DATE / TIME:</b> 5/16/16 3:21
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**SOLD TO:**

ORTH CONSTRUCTION  
 SHAYNE ORTH  
 115 PINE CONE CIRCLE  
 SPEARFISH SD 57783

605-641-4993

**SHIP TO:**

EXP. DATE: 5/18/16

TERMINAL: 712

SALESPERSON: 24 DILLON HEINZERLING  
 TAX: 716 DEADWOOD TAX - KTV

**ESTIMATE: 140165**

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOCATION	UNITS	PRICE/	PER	EXTENSION
1		3	RL	IPSS	1/4X5-1/2 100' POLYSEAL SILLSEAL	Y29U	3			
2		8	PC	2616TC	2X6-16' PRESSURE TREATED PINE	Y7	8			
3					WALK OUT WALL	Y7				
4		30	PC	2616HFS	2X6-16' #1/SEL STRUCT HEM FIR	Y13	30			
5					PLATE MATERIAL	Y13				
6		12	PC	2416TC	2X4-16' PRESSURE TREATED PINE	Y7	12			
7					SILL PLATE	Y7				
8		36	PC	2416HFS	2X4-16' #1/SEL STRUCT HEM FIR	Y17	36			
9					PLATE MATERIAL	Y17				
10		194	PC	26104HFP	2X6-104-5/8 PREMIUM STUD	Y8	194			
11		192	PC	24104HFP	2X4-104-5/8 PREMIUM STUD	Y8	192			
12					STUDS	Y8				
13		2	PC	21212HFS	2X12-12' SEL STRUCT HEM FIR	Y7	2			
14		2	PC	2128HFS	2X12-8' SEL STRUCT HEM FIR	Y7	2			
15		32	PC	716OSB	4X8-7/16 OSB SHEATHING	Y2	32			
16						Y7				
17					BASEMENT FRAMING	Y7				
18						Y7				
19		2	EA	SPL	SUMP PUMP LINER WITH COVER	Y4	2			
20		3	RO	DTSS	DRAIN TILE 4" x 100' PERF. W/SOC	Y4	3			
21		2	EA	DT4COUPLER	4" DRAIN TILE COUPLER	13G	2			
22		1	EA	DT4T	DRAIN TILE 4" SNAP TEE #421	13I	1			
23		4	EA	1439579	FONDTN&ROOF COAT NF4.75G	4I	4			
24		2	EA	087	9" ROLLER COVER AND HANDLE	S/O	2			
25						S/O				
26					FOUNDATION PREP	S/O				
27						S/O				
28		16	PC	2616TC	2X6-16' PRESSURE TREATED PINE	Y7	16			
29		1	EA	087	FLOOR SYSTEM W/LVL FOR BEAMS	S/O	1			
30					AND HEADERS FOR GARAGE DOORS	S/O				
31		98	PC	34TGOSB	4X8-23/32 OSB T&G FLOORING	Y2	98			
32					FULL FACE ORIENTED STRAND BD	Y2				
33					1/8" SPACING REQUIRED	Y2				

Continued...

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PAGE NO 2

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SALESPERSON: 24 DILLON HEINZERLING  
TAX: 716 DEADWOOD TAX - KTV

**ESTIMATE: 140165**

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOCATION	UNITS	PRICE/	PER	EXTENSION
34					ON ALL EDGES & ENDS	Y2				
35		24	EA	A10760	SF450 SUBFLOOR ADHESIVE 28 OZ	2B	24			
36		2	EA	087	PNEUMATIC NAILS FOR FLOOR	S/O	2			
37		6	EA	087	SAWBLADES FOR JOB SITE	S/O	6			
38		46	PC	2616HFS	2X6-16' #1/SEL STRUCT HEM FIR	Y13	46			
39					PERIMETER WALL PLATES	Y13				
40		290	PC	26104HFP	2X6-104-5/8 PREMIUM STUD	Y8	290			
41		80	PC	2612HFS	2X6-12' #1/SEL STRUCT HEM FIR	Y13	80			
42					EXT. WALL STUDS	Y13				
43		395	PC	24104HFP	2X4-104-5/8 PREMIUM STUD	Y8	395			
44		85	PC	2612HFS	2X6-12' #1/SEL STRUCT HEM FIR	Y13	85			
45					INT WALL STUDS	Y8				
46		54	PC	716OSB	4X8-7/16 OSB SHEATHING	Y2	54			
47		20	PC	716OSB	4X8-7/16 OSB SHEATHING	Y2	20			
48		26	PC	716OSB	4X8-7/16 OSB SHEATHING	Y2	26			
49					EXT. WALL SHEATHING	Y2				
50					9' WALLS/12' WALLS/GABLES	Y2				
51						Y2				
52						Y2				
53					MAIN LEVEL FRAMING	Y2				
54						Y2				
55		1	EA	087	SET ROOF TRUSSES W/LVL	S/O	1			
56		185	PC	716OSB	4X8-7/16 OSB SHEATHING	Y2	185			
57		60	PC	2416HFS	2X4-16' #1/SEL STRUCT HEM FIR	Y17	60			
58					LATTERAL	Y17				
59		24	PC	2616HFS	2X6-16' #1/SEL STRUCT HEM FIR	Y13	24			
60					FASCIA	Y13				
61		34	PC	2416HFS	2X4-16' #1/SEL STRUCT HEM FIR	Y17	34			
62					LOOKOUTS	Y17				
63		236	BD	MALHE	MALARKEY LEGACY HEATHER 4B	S/O	236			
64					50 YR SHINGLE IR CLASS 4	S/O				
65		5	BD	MAHRHE	MALARKEY H&R HEATHER 31LF	Y5	5			
66		22	EA	ROMOODE	ROLLEX MOCHA ODE 12' 25/C	Y27	22			

Continued...



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PAGE NO 3

**PHONE: (605) 642-8836**

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**ESTIMATE: 140165**

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOCATION	UNITS	PRICE/ PER	EXTENSION
67		18	EA	ROMOGA	ROLLEX MOCHA G/APRON 10' 50/CT	Y27	18		
68		6	RL	UDL25	TITANIUM UDL-25 SYNTH UL 10 SQ	Y5	6		
69					PALLET QTY = 42 ROLLS	Y5			
70		9	RL	RRWG	36"X65' WINTERGUARD60 MILS SAND	Y5	9		
71					195 SF COVERAGE	Y5			
72		5	EA	OMNI30	OMNI RIDGE VENT 30'	Y5	5		
73		3	BD	MASTART	MALARKEY SMART STARTER 72LF	Y5	3		
74						Y5			
75					ROOF MATERIALS	Y5			
76						Y5			
77		24	EA	ROMOSO	ROLLEX MOCHA SOLID 16"X12' 12/C	Y27	24		
78		24	EA	ROMUCV	ROLLEX MUSKET CTR VENT 16X12 12C	S/O	24		
79		30	EA	ROMOSL6	ROLLEX MOCHA SL6 FA 12' TX 25/C	Y27	30		
80		30	EA	ROMORS	ROLLEX MOCHA RS 12' 20/C	Y27	30		
81		4	EA	ROMON14	ROLLEX MOCHA NAILS 1/4#	15K	4		
82		3	RL	ROMOTC24P	ROLLEX MOCHA 24" TRIM COIL TEXT	Y27	3		
83		1	EA	ROMOTU	ROLLEX MOCHA TOUCH-UP JAR	3M	1		
84		134	PC	1616WP4	1x6-16"WP4/116 PINE	Y24L	134		
85						Y24L			
86					SOFFIT	Y24L			
87						Y24L			
88		8	EA	K11800	SMARTSIDE SEAL O/S COR 5/4X4X10'	S/O	8		
89		300	EA	K11803	SMARTSIDE SEAL 8" JOINT MOULDING	25R	300		
90		400	EA	K11701	SMARTSIDE 8"X16' SEAL 4/BDL	S/O	400		
91					POSSIBLE 2 TONE COLOR SLIGHTLY	S/O			
92					HIGHER	S/O			
93		24	EA	K38365	DAP CAULK BR105 SS SEAL/HARD. TB	2E	24		
94		2	EA	K11805	SMARTSIDE SEAL TOUCHUP PAINT 8OZ	3M	2		
95						3M			
96					SMART SIDE SIDING	3M			
97						3M			
98		1	EA	087	ANDERSON EAGLE WINDOW	S/O	1		
99					P/F INTERIOR CLEAR SCREEN ETC	S/O			

Continued...

**KNECHT HOME CENTER OF SPEARFISH LLC**  
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PAGE NO 4

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TAX: 716 DEADWOOD TAX - KTV

**ESTIMATE: 140165**

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOCATION	UNITS	PRICE/	PER	EXTENSION
100					2TONE COLOR	S/O				
101		4	EA	087	(4) EXT. DOOR ALLOWANCE	S/O	4			
102		1	EA	087	O/H DOOR ALLOWANCE W/G	S/O	1			
103					W/WEATHER STRIP TORSION LONG	S/O				
104					PANEL LITES TOTAL STEEL WRAP	S/O				
105		3	EA	10008B	GENIE INTELLIG 1000 8' BELT OPEN	S/O	3			
106						S/O				
107					EXT. DOORS AND O/H DRS	S/O				
108						S/O				
109		62	EA	41258FD	4X12 5/8"FC GYPSUM WALLBOARD	Y16	62			
110					CEILING	Y16				
111		20	EA	541212D	54"X12-1/2" GYPSUM WALLBOARD	Y16	20			
112					OUTSIDE WALLS	Y16				
113		66	EA	541212D	54"X12-1/2" GYPSUM WALLBOARD	Y16	66			
114					INTERIOR WALLS	Y16				
115		4	EA	41258FD	4X12 5/8"FC GYPSUM WALLBOARD	Y16	4			
116					STAIRWELL	Y16				
117						Y16				
118					LOWER LEVEL DRYWALL	Y16				
119						Y16				
120		68	EA	41258FD	4X12 5/8"FC GYPSUM WALLBOARD	Y16	68			
121					CEILING	Y16				
122		44	EA	541212D	54"X12-1/2" GYPSUM WALLBOARD	Y16	44			
123					PERIMETER WALLS	Y16				
124		14	EA	41212D	4X12-1/2" GYPSUM WALLBOARD	Y16	14			
125					EXT. WALLS 12'	Y16				
126		34	EA	41212D	4X12-1/2" GYPSUM WALLBOARD	Y16	34			
127					INT. WALLS 12'	Y16				
128		106	EA	541212D	54"X12-1/2" GYPSUM WALLBOARD	Y16	106			
129					INT WALLS 9'	Y16				
130						Y16				
131					MAIN LEVEL DRYWALL	Y16				
132						Y16				

Continued...

**KNECHT HOME CENTER OF SPEARFISH LLC**  
**310 26TH STREET**  
**SPEARFISH, S.D. 57783**

PAGE NO 5

**PHONE: (605) 642-8836**

<b>CUST NO:</b> 770310	<b>JOB NO:</b> 000	<b>PURCHASE ORDER:</b>	<b>REFERENCE:</b> GUSTAFSON PROJECT	<b>TERMS:</b> NET 10TH	<b>CLERK:</b> DILLON	<b>DATE / TIME:</b> 5/16/16 3:21
---------------------------	-----------------------	------------------------	--	---------------------------	-------------------------	-------------------------------------

**SOLD TO:**

ORTH CONSTRUCTION  
 SHAYNE ORTH  
 115 PINE CONE CIRCLE  
 SPEARFISH SD 57783  
 605-641-4993

**SHIP TO:**

EXP. DATE: 5/18/16

TERMINAL: 712

SALESPERSON: 24 DILLON HEINZERLING  
 TAX: 716 DEADWOOD TAX - KTV

**ESTIMATE: 140165**

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOCATION	UNITS	PRICE/	PER	EXTENSION
133		740	EA	087	SQ.FT. FRONT PORCH DECK	S/O	740			
134					THIS PRICING INCLUDES THERMORY	S/O				
135					DECKING WE CAN CHANGE	S/O				
136					DECKING TO SOMETHING CHEAPER IF	S/O				
137					YOU WOULD LIKE	S/O				
138						S/O				
139					DECKING NO RAILING	S/O				
140					WE HAVE FORTRESS RAILING SHAYNE	S/O				
141					SAYS PROBABLY CUSTOM NEED TO LET	S/O				
142					ME KNOW NOT INCLUDED IN PRICE	S/O				
143					THANK YOU	S/O				
144						S/O				
145		10	RL	JM1915U9	15X105 UF-R19 BATT 109.37S U1370	Y14U	10			
146					BASEMENT WALKOUT	Y14U				
147		4	RL	JM1915U9	15X105 UF-R19 BATT 109.37S U1370	Y14U	4			
148					20 MIN. WALL	Y14U				
149		50	RL	JM3824K4	24X48 KF-R38 BATT 64SF K1245	Y16	50			
150					GARAGE CEILING	Y16				
151		20	RL	JM1915U9	15X105 UF-R19 BATT 109.37S U1370	Y14U	20			
152					MAIN LEVEL O/S WALLS	Y14U				
153		8	RL	JM1915U8	15X93 UF-R19 BATT 87.18SF U1331	Y16	8			
154					12' EXT. WALLS	Y16				
155		22	RL	JM3824K4	24X48 KF-R38 BATT 64SF K1245	Y16	22			
156					CEILING MAIN LEVEL	Y16				
157		52	RL	JM7500CP	CLIMATE PRO 73 SQF @ R30 B7500SW	Y16	52			
158					BASED ON 2000 SQ.FT. OF FLAT	Y16				
159					CEILING AT AN R49	Y16				
160						Y16				
161					INSULATION PACKAGE	Y16				
162						Y16				
163		1	EA	087	INTERIOR PACKAGE KNOTTY ALDER	S/O	1			
164					BASE/CASING FLAT KNOTTY ALDER	S/O				
165					ALL PREFINISHED	S/O				

Continued...



KNECHT HOME CENTER OF SPEARFISH LLC  
310 26TH STREET  
SPEARFISH, S.D. 57783

PAGE NO 6

PHONE: (605) 642-8836

CUST NO:	JOB NO:	PURCHASE ORDER:	REFERENCE:	TERMS:	CLERK:	DATE / TIME:
770310	000		GUSTAFSON PROJECT	NET 10TH	DILLON	5/16/16 3:21

SOLD TO:

ORTH CONSTRUCTION  
SHAYNE ORTH  
115 PINE CONE CIRCLE  
SPEARFISH SD 57783  
605-641-4993

SHIP TO:

TERMINAL: 712

EXP. DATE: 5/18/16

SALESPERSON: 24 DILLON HEINZERLING  
TAX: 716 DEADWOOD TAX - KTV

**ESTIMATE: 140165**

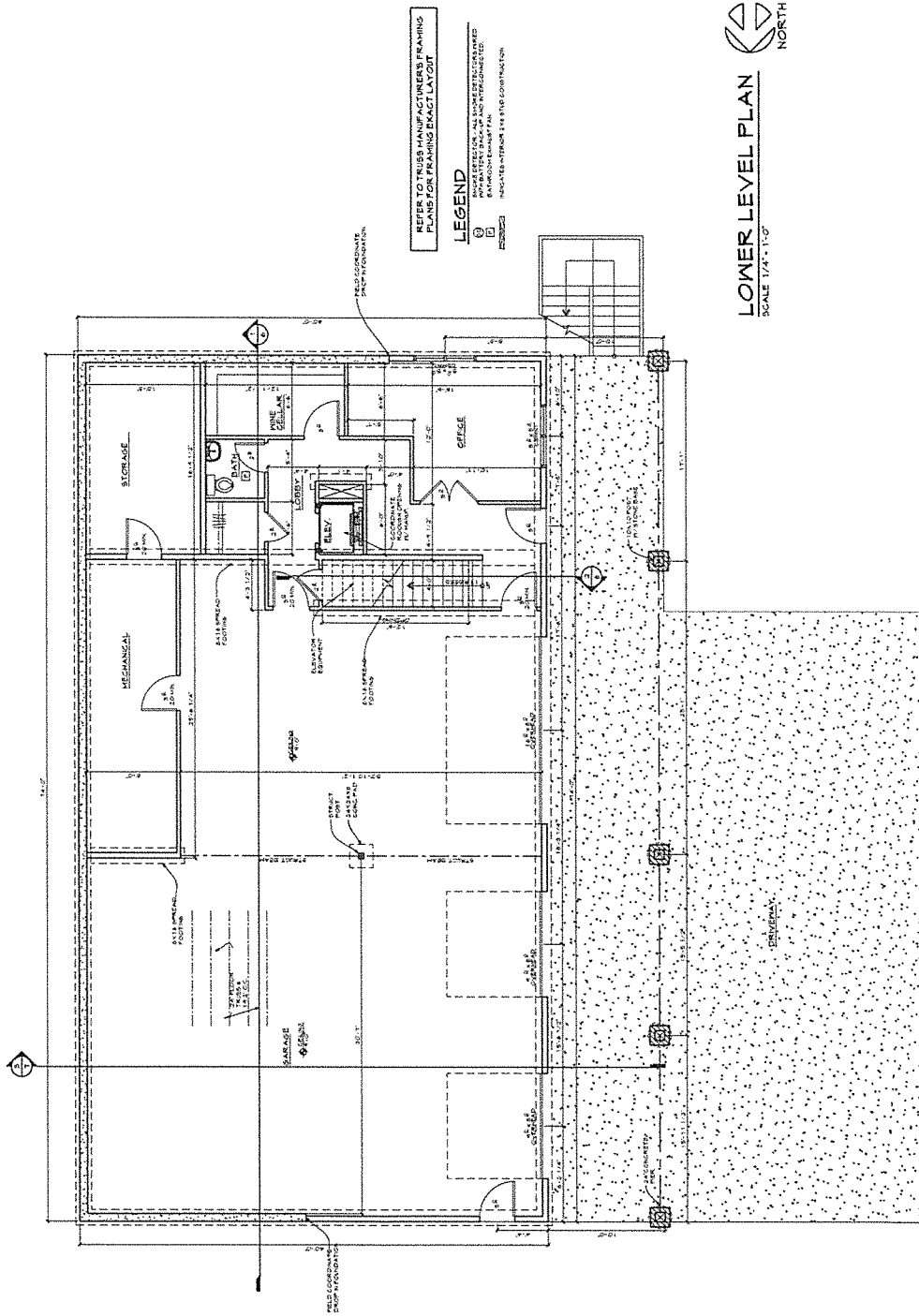
LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	LOCATION	UNITS	PRICE/ PER	EXTENSION
166		1	EA	087	KITCHEN ALLOWANCE CUSTOM	S/O	1		
167					W/STONE TOPS	S/O			
168		1	EA	087	NAIL ALLOWANCE	S/O	1		
169		1	EA	087	LOCKSET ALLOWANCE	S/O	1		
170		1	EA	087	20 LOCK ALARM AS PER ANDERSON	S/O	1		
171		30	EA	DELV10	DELV. CHARGE WITHIN 30 MILES	SERV	30		
172		5	EA	087	10X10-24' FIR DECK PST KILN DRY	S/O	5		
173		4	EA	087	10X10-26' FIR DECK PST KILN DRY	S/O	4		
174		68	EA	087	ELDORADO STONE	S/O	68		
175						S/O			
176					SUBTOTAL:	S/O			
177						S/O			

(SHAYNE ORTH)

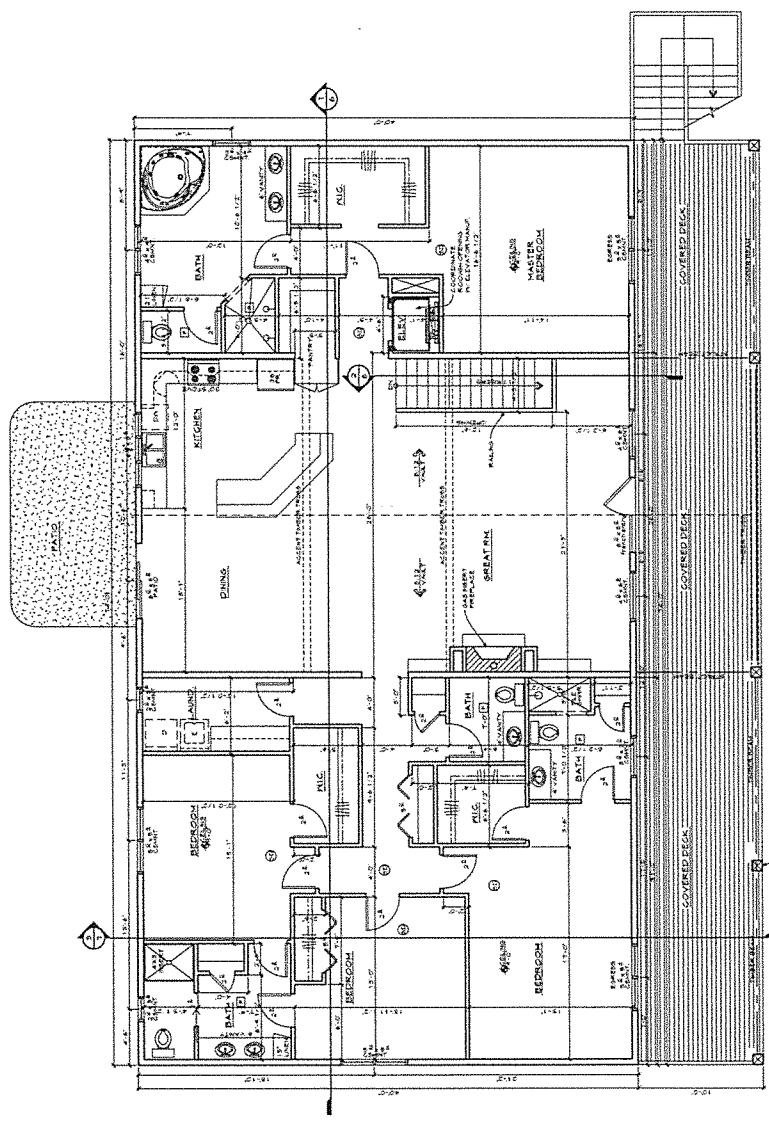
X

Received By









MAIN LEVEL DIMENSION PLAN  
SCALE 1/4" = 1'-0" 21600 SF MAIN LEVEL

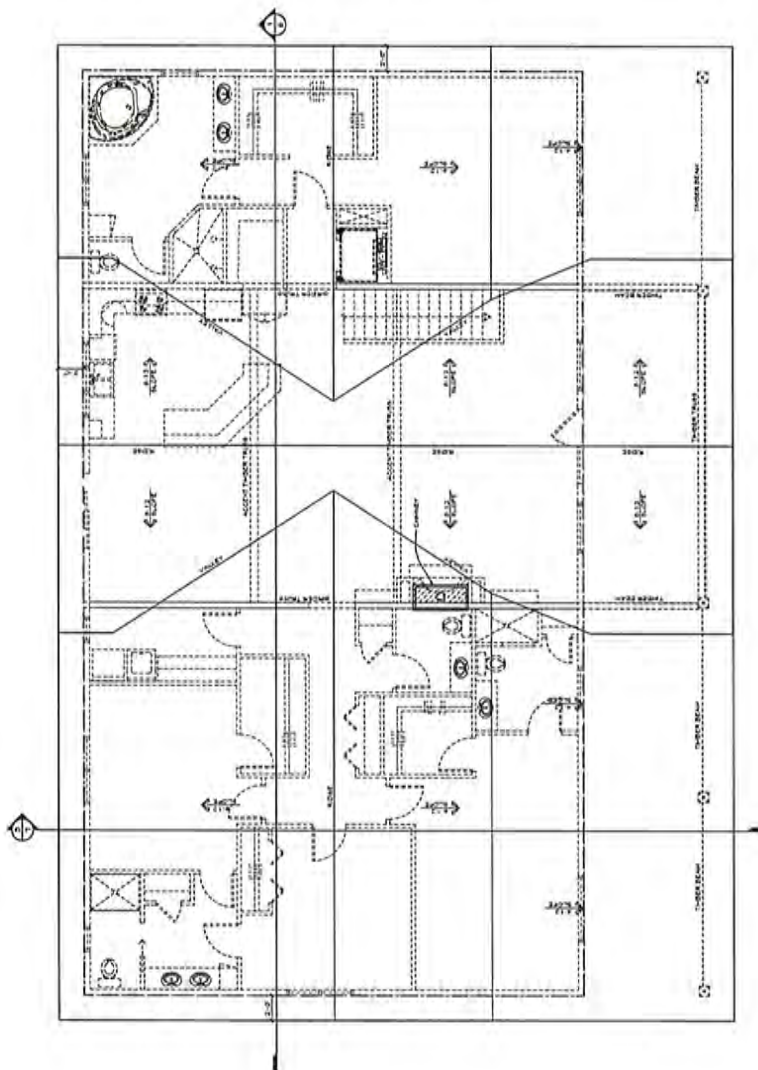
REFER TO TRUSS MANUFACTURERS FRAMING  
PLAN FOR TRUSSING BOUND LAYOUT

- LEGEND
- 1. FINISH FLOOR
  - 2. FINISH CEILING
  - 3. FINISH WALL
  - 4. FINISH DOOR
  - 5. FINISH WINDOW
  - 6. FINISH STAIR
  - 7. FINISH PORCH
  - 8. FINISH PATIO
  - 9. FINISH DRIVE
  - 10. FINISH GARAGE

## GENERAL NOTES

- [illegible]

REFER TO TRUSS MANUFACTURER'S FRAMING PLANS FOR FRAMING EXACT LAYOUT



ROOF PLAN  
SCALE 1/4" = 1'-0"

SHEET 5

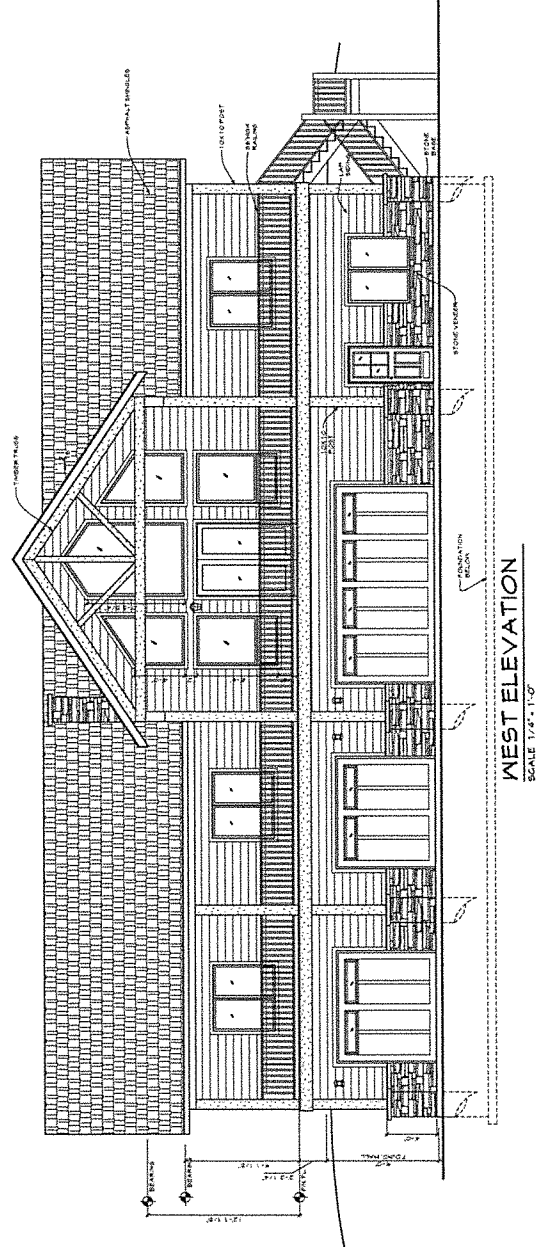
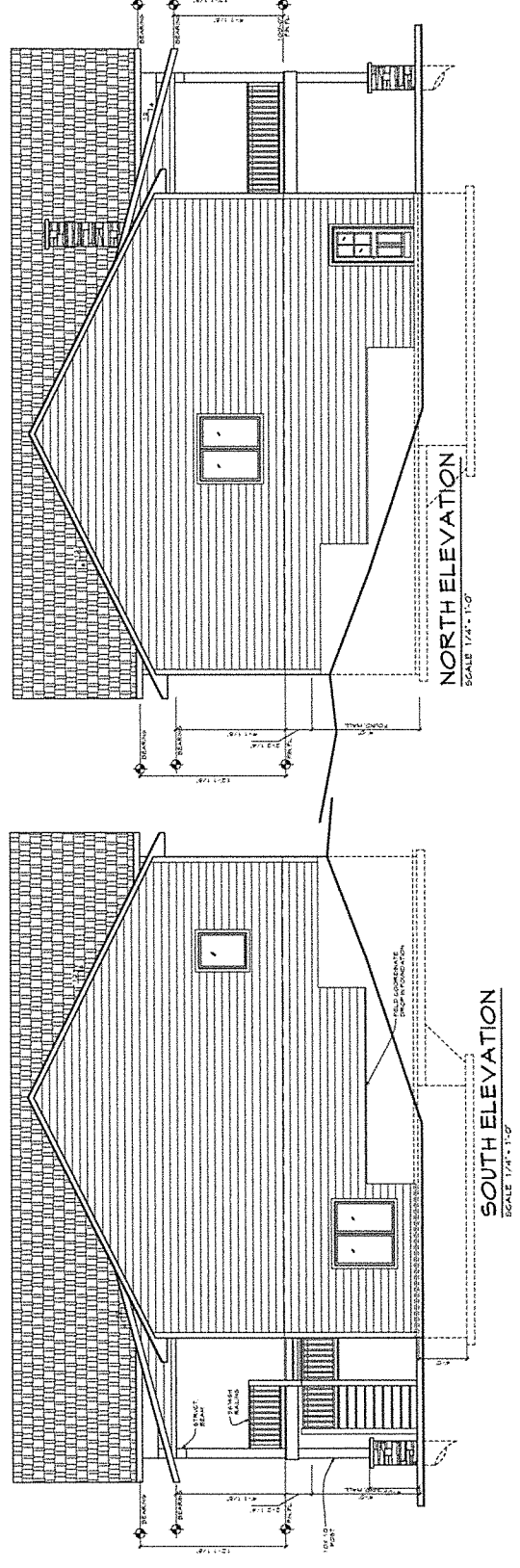
DATE: 4/1/16  
DRAWN BY: J. DRAKE  
CHECKED BY: J. DRAKE

SHEET TITLE:  
RESIDENTIAL  
ELEVATIONS

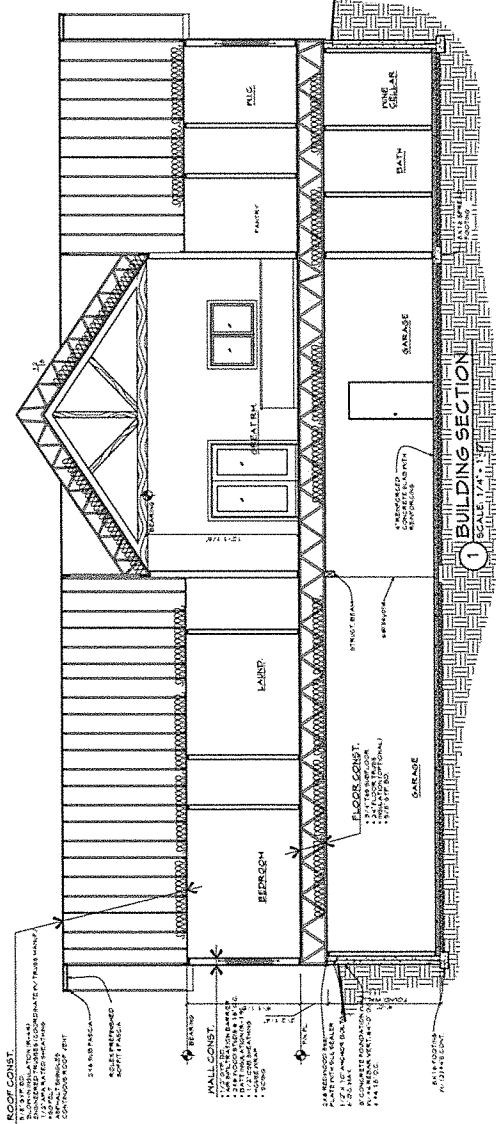
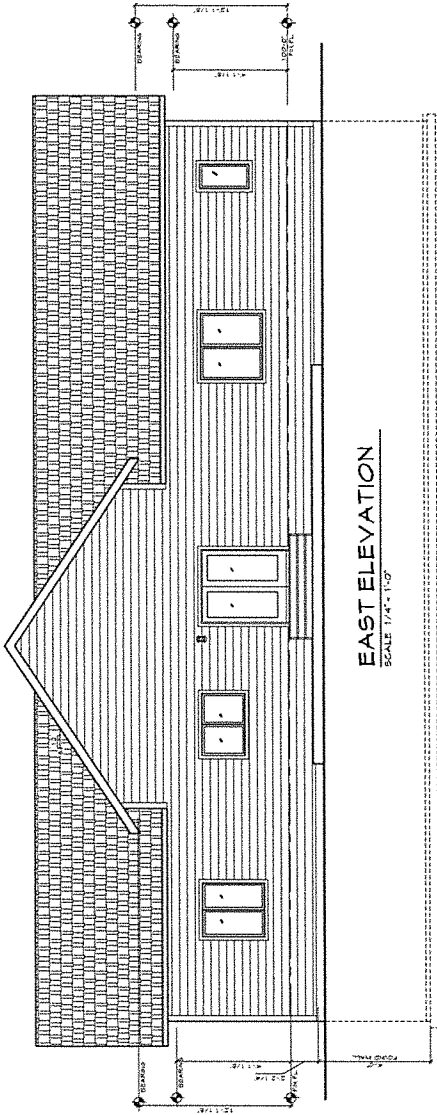
PROJECT:  
GUSTAFSON RESIDENCE  
SPRING STREET  
DEADWOOD, SOUTH DAKOTA 57132

DISCLAIMER:  
THIS DOCUMENT IS THE PROPERTY OF PLANS IN ACTION. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLANS IN ACTION.

PLANS IN ACTION  
Drafting & Design  
1110 FABRIKOWSKI LOOP N  
SARASOTA, FL 34231 (941) 551-7741  
PLAN@PAININACTION.COM

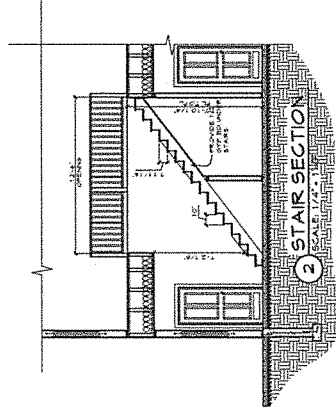






**STAIR NOTES**

1. FIRST FLOOR STAIRS TO BE ABOVE GROUND.
2. SECOND FLOOR STAIRS TO BE ABOVE GROUND.
3. THIRD FLOOR STAIRS TO BE ABOVE GROUND.
4. STAIRS SHALL BE 36" WIDE.
5. STAIRS SHALL BE 12" DEEP.
6. STAIRS SHALL BE 12" HIGH.
7. STAIRS SHALL BE 12" WIDE.
8. STAIRS SHALL BE 12" HIGH.
9. STAIRS SHALL BE 12" WIDE.
10. STAIRS SHALL BE 12" HIGH.







## MEMORANDUM

---

**Date:** May 20, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

---

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

- Ralph C. Hoggatt..... 866 Main.....Elderly Resident Program  
*Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.*
- Marlin & Sarah Maynard.....875 Main .....Elderly Resident Program  
*Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.*
- Shirley & Patrick Bergen..... 462 Williams ..... Elderly Resident Program  
*Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.*
- Ron Russo..... 31 Charles ..... Elderly Resident Program  
*Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.*



1978/79



## Elderly Residents Program Application

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

1. Address of Property:

866 MAIN STREET

2. Applicant/Owner name & mailing address:

RALPH C. HOGGATT  
P.O. Box 79  
DEADWOOD, S.D.

Telephone: (605) 578-3502

E-mail RCHOGGATT@RUSHMORE.COM

What year were you born? 1939

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ up to \$10,000-

Estimated Total Cost for Entire Project:

\$ unknown at this point

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/18/16

Initials: RCH

Assessed Valuation \$ 173,080

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: Ralph Hoggatt

Date submitted: 5/10/2016

Owner's signature: Ralph Hoggatt

Date submitted: 5/10/2016

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

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

Revised 4/13/16

**Deadwood Historic Preservation Commission  
Elderly Resident Program  
Statement of Eligibility**

Address of Property: 866 Main St.  
Owner of property:  
Name: Ralph Hoggatt  
Address: 866 Main St  
  
Telephone: (605) 578-3502 Cell: ( ) - -  
E-mail: rchoggatt@rushmore.com

The property associated with the above address meets the following criteria:

- ☒ The property is within the Deadwood city limits
- ☒ The property is a residential property
- ☒ The Owner meets the age requirement

The Properties Project Definition is to protect people based on a facility's construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.


The Owner qualifies for one or more of the following Life Safety Projects:

- |  |   |
|--|---|
| <input type="checkbox"/> Upgrade substandard electrical systems      | <input type="checkbox"/> Structural deficiencies                          |
| <input type="checkbox"/> Substandard plumbing repairs/upgrades       | <input type="checkbox"/> Replace substandard heating system               |
| <input type="checkbox"/> Install access ramps and doors              | <input type="checkbox"/> Asbestos removal                                 |
| <input type="checkbox"/> Grading to protect structures from water    | <input type="checkbox"/> Mold removal                                     |
| <input type="checkbox"/> Repair building foundation                  | <input type="checkbox"/> Repair damaged roof                              |
| <input checked="" type="checkbox"/> Repair/replace retaining walls * | <input type="checkbox"/> Repair/replace damaged sidewalks, steps, railing |
| <input type="checkbox"/> Remove tree hazards to historic structures  |   |

\* The retaining wall must be determined a historic, or contributing feature in the Deadwood National Historic Landmark District. The physical condition of the retaining wall must threaten the historic integrity of a historic or contributing building or structure. The physical condition of a retaining wall must threaten individual life safety.

The City of Deadwood Building Inspector and Historic Preservation Officers have reviewed the Elderly Resident Program Request.

The Applicant has been: ☒ Approved / ☐ Denied

  
Signature of the Building Inspector

5-18-16  
Date

The Applicant has been: ☒ Approved / ☐ Denied

  
Signature of the Historic Preservation Officer

5-18-16  
Date



Deck



## Elderly Residents Program Application

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

1. Address of Property:

875 Main Street

2. Applicant/Owner name & mailing address:

Marlin & Sarah Maynard

875 Main Street

Deadwood, SD 57732

Telephone: (605) 217-2440

E-mail marisarah88@yahoo.com

What year were you born? 1949

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ 12,000

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/18/16 Initials: BP

Assessed Valuation \$ 194,990

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

5. Certification

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

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Applicant's signature: Marlin Maynard

Date submitted: 4/25/16

Owner's signature: Marlin Maynard

Date submitted: 4/25/16

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



OFFICE OF  
PUBLIC WORKS  
67 Dunlop Avenue  
Telephone (605) 578-3082  
Fax (605) 578-3101

# DEADWOOD

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

TRENT MOHR  
Building Inspector  
Dept. of Public Works  
Telephone: (605) 578-3082  
Fax: (605) 578-3101

## MEMORANDUM

---

**Date:** April 20, 2016  
**To:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Deck and Garage at 875 Main Street – Marlin Maynard

---

Upon examination of the condition and circumstances of the deck and garage located at 875 Main Street, I have determined this is a life safety qualifier for the Elderly Resident Program.

Respectfully Submitted,



Trent Mohr  
Building Inspector

Porch Repair



## Elderly Residents Program Application

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

1. Address of Property:

462 Williams St

2. Applicant/Owner name & mailing address:

Shirley + Patrick Bergen

462 Williams St

Deadwood SD 57732

Telephone: (605) 722-5211

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

What year were you born? 1938

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ unknown

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/18/16

Initials: RB

Assessed Valuation \$ 127,580

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: Shirley Bergen

Date submitted: 5/13/16

Owner's signature: Shirley Bergen + Patrick Bergen

Date submitted: 5/13/16

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



Rehab to  
structure



## Elderly Residents Program Application

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

1. Address of Property:

31 Charles Street

2. Applicant/Owner name & mailing address:

Ronald J. Russo  
31 Charles Street  
Deadwood, SD 5773

Telephone: (605) 920-0459

E-mail deadwood.oysterbaycgm@gmail.com

What year were you born? 1943

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ unknown

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/18/16

Initials: RF

Assessed Valuation \$134,120

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

5. Certification

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

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

Date submitted: 5/19/16

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

Date submitted: 5/19/16

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



## April 2016 City Archives Monthly Report

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

### RESEARCH REQUESTS

I received and answered twenty-one (21) requests in April that took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

### COLLECTIONS MANAGEMENT

- **Data Entry and Collections:** In April, my volunteers and I worked on the following archival and archaeological collections: 2015.15 Lee Thompson, Black Hills Real Estate Collection; 2016.02 Jim LeMar / Deadwood Rotary Club Collection; 2016.03 Jeanne Mitchell Collection; 2016.05 Marlene Todd Acquisition; and archaeological collection 39LA300-2004.88 Nelson's Garage (623 Main Street). As part of this work, we digitized photographs, organized and filed archival documents in acid free folders, labeled the folders, and entered records into PastPerfect collections software. During the month, a total of 721 records from archaeological collection 39LA300-2004.88 were entered into the City's archaeological master index.
- **Loan 2016.02 Mt. Rushmore National Historic Site:** In April, I helped arrange Loan 2016.02 focusing on the six (6) traveling baseball panels developed last year. This loan went before the HPC for approval and signed by the City Commission during the month. I delivered the panels to Mt. Rushmore on April 11, 2016. The panels will be on display in the Rushmore museum until December 31, 2016. On a side note, I sent an email to the Association of South Dakota Museums looking for an institution who would display the seven panel Wild Bill Hickok traveling exhibit this summer. Tentatively, the Dakota Sunset Museum in Gettysburg, South Dakota has agreed to borrow the exhibit.
- **2016 Oral History Project:** As time permitted, I worked on the 2016 oral history project during the month. This included contacting potential interviewees including Jim Sayer and Mike Johnson who were part of the Deadwood's Artist Guild once located at 55 Sherman Street. I also contacted Dr. Suzanne Julin in regards to the signing of the contract and when she will be in the Black Hills this summer to conduct the interviews.
- **2016 Transcription Project:** As of April, Ton Toms has transcribed five of the twenty mortuary ledgers on loan from the Fidler-Isenburg Funeral Chapel in Spearfish, South Dakota. These ledgers include Lead and Deadwood funeral homes spanning the years 1880 to 1951.

### PROJECTS

- **2016 Outdoor Interpretive Panels:** In April, I continued to work on the following outdoor interpretive panels: Mt. Moriah Cemetery overlook, President William Howard Taft (78 Sherman Street), Lawrence County Jail (90 Sherman Street), and the Broken Boot Gold Mine. This included researching the topic, developing a narrative, and designing the panels in Adobe Photoshop and setting up the QR codes. During the month, Black Hills Jewish Historian Ann Stanton notified the Historic Preservation Office about typographical errors on the three (3) Jewish signs within Deadwood. During the month, I worked with Ms. Stanton and Jerry Klinger of the Jewish American Society for Historic Preservation and corrected these errors. This included editing the text, adding the Star of David and adding the photo courtesy lines. Upon completion, the digital files were sent to Pannier Graphics for reprinting. We should have the Jewish signs and Mt. Moriah overlook sign by June 2016.
- **66 Taylor Avenue – Human Remains Project:** In April I provided the South Dakota State Archaeological Center with my research on Deadwood's first cemetery. Next, I organized the survey and plotting of graves for the Bullock plot above Mt. Moriah Cemetery with Arleth & Associates. I also scheduled and participated in a conference call with South Dakota Public Broadcasting on April 26, 2016 in regards to the one hour documentary surrounding this project.

- **Deadwood Firewise:** In April, I continued to work with the Finance Office to secure land easements for the upcoming summer. This included looking up legal locations at the Register of Deeds and writing the landowners in upper Main Street. I also worked on and submitted the second quarter financial report to the BLM as part of the City's Firewise grant.
- **Mt. Moriah Cemetery Book:** As time permitted, I began writing the first chapter of the book and began reviewing historic photographs from the City and Deadwood Public Library collection. The book titled Deadwood's Mt. Moriah Cemetery will be part of Arcadia Publishing series "*Images of America*" and will feature 150 photographs and captions covering the history of the cemetery. This will be a work in progress and the book will be completed by February of 2017. I will provide you periodic updates on this project in my monthly reports.
- **Newspaper Index Project:** In April, Kevin asked me to compile a list of the microfilm rolls to be purchased by the Deadwood Historic Preservation Commission and the City of Deadwood. As part of this next phase of the project, I printed off all Deadwood and gold belt cities newspapers from the South Dakota Archives webpage. I then separated the papers into two groups: 1876-1899 and 1900 to present. I then entered the roll number and newspaper list into an Excel spreadsheet. The first half of the project, consisting of 270 rolls of film, was presented to Kevin on May 20, 2016. The second half of the project will be submitted in June of 2016.
- **2017 Archives Budget:** In April, I began to compile quotes for potential projects for the 2017 year. Proposed archival projects include conservation treatments for the City archaeological collections, the purchase of a new plotter, the purchase of lockable metal cabinets for three dimensional archaeological artifacts, and the continued the microfilming and digitization of Lawrence County ledgers.

#### MISCELLANEOUS ITEMS / MEETINGS

- **Mt. Rushmore / Custer State Park Trip:** On April 11, 2016 Kevin, Bob Jr., and I delivered the traveling Deadwood baseball exhibit to Mt. Rushmore and then traveled to Custer State Park to review the new visitor center created by Split Rock Studios.
- **Code Red Site Visit:** On April 19, 2016 I was asked to give a tour of the archives and archaeology lab to the representative of Code Red Software Company.
- **Student Government Day:** On April 25, 2016, three students from the Lead/Deadwood High School shadowed me for part of the day. This included giving them a tour of the archives and archaeology lab.
- **Broken Boot Board of Directors Meeting:** On April 25, 2016 I attended the first board of directors meeting for the Broken Boot Gold Mine.
- **DHI Site Visit:** On April 28, 2016 I met with Darrel Nelson of DHI in regards to loaning the five relic condition firearms from the Deadwood Chinatown excavation.
- **Fidler-Isnburg Funeral Home Site Visit:** On April 29, 2016 I delivered a set compact discs and hard drive containing the transcribed mortuary records from the Fidler-Isnburg Funeral Home. These records date from 1880 to 1950 and contain a wealth of historic data.

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