

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 27, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – January 13, 2015
3. Voucher Approval
4. Old or General Business
 - a. Grandstand Log Replacement – Days of 76 Rodeo Grounds – (Exhibit A)
 - b. 2016 Outside of Deadwood Grants Round One – Historic Preservation – (Exhibit B)

All Angels Episcopal Church	Stained Glass Window	Spearfish	20,000.00
Black Hills Mining Museum	Signage and Labeling	Lead	5,000.00
City of Keystone	Museum Roof	Keystone	20,000.00
City of Lead	Highway 85 Trestle	Lead	12,400.00
Butte County Historical Society	Fort Pierre to Deadwood Trail ...	West River	2,600.00
Historic Rapid City	McGillycuddy House	Rapid City	15,000.00
Old Fort Meade	Handicap Access	Ft. Meade	10,000.00
South Dakota State Archives	Photo Digitization	Pierre	20,000.00
Dell Rapids Society Historic Pres.....	Orphanage Complex Structures...Dell Rapids.....		20,000.00
 - c. Society of Black Hills Pioneers Funding Request – (Exhibit C)
 - d. 48th Annual Dakota Conference on the Northern Plains Funding Request – (Exhibit D)
 - e. Agreement for Administration of Revolving Loan Fund with Neighborworks – (Exhibit E)
 - f. Historic Residence Rehabilitation Nomination Form - (Exhibit F)
 - g. 2015 Historic Preservation Loan and Grant Program Report – (Exhibit G)
 - h. Anderson Log House Restoration – Grant Extension Request – (Exhibit H)
 - i. 147 Charles – Larry Shama – Contributing vs. Non-Contributing Structure – (Exhibit I)
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - 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

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

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2. Approval of HPC Meeting Minutes – December 22, 2015
3. Voucher Approval
4. Old or General Business
 - a. Larry Shama – Wood Window Program inquiry
 - b. Update on extending historic lighting costs on Highway 85 project – Exhibit A
 - c. Deadwood Revitalization request for partial funding – CenturyLink Study – Exhibit B
 - d. G.R.A.P.E. Committee Review of RFP's for Street Reenactments
 - e. 2016 City of Deadwood Archives Projects – Permission to enter into Agreements – Exhibit C
 - f. ESRI renewal for GIS software and maintenance – budgeted item – Exhibit D
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H16002 – 670-672 Main Street – Scott and Sharon Jacobs – Exhibit E
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case #H16001 – 30 Jefferson – Robert Weber – Exhibit F
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - b. Revolving Loan Program – Exhibit G
 - Lotus LLC Michael & Diane Percevich – 21 Charles St. – RLF Loan Request
 - Lotus LLC Michael & Diane Percevich – 21 Charles St. – Vacant Home Loan Request
 - Lotus LLC Michael & Diane Percevich – 21 Charles St. – Siding Loan Request
 - Lotus LLC Michael & Diane Percevich – 21 Charles St. – Windows Loan Request
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, January 13, 2016

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

Absent: Ms. Terri Williams, City Attorney was absent.

Present City Commission: Jim Van Den Eykel, Mark Speirs and Dave Ruth were present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Tuesday, December 22, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of December 22, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Wednesday, December 22, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$113,153.86. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Bonded Account in the amount of \$3,690.00, Aye – All. Motion carried.

Old or General Business:

Larry Shama – Wood Window Program Inquiry

Larry Shama stated he desires to replace windows in his rental property at 147 Charles Street and wants to use composite windows instead of the required wood windows. Mr. Shama handed out a comparison report on composite window versus wood and the difference in price. Mr. Shama said the windows looks just like wood so why can't he use the composite window? He stated, it will last longer and have less upkeep. The cost for the composite window is much cheaper than the wood window. The composite window is 40% wood and 60% vinyl. Mr. Toews asked if this is a historic house. Mr. Shama wasn't sure but will find out. Mr. Kuchenbecker stated it was. Mr. Toews stated if grant or loan funds are used the state guidelines for wood needs to be followed. Mr. Shama stated he might participate in the program. Chair Floyd stated the program doesn't pay 100% for the windows. The recipient receives a certain dollar amount for each window to help offset the costs of wood windows. Chair Floyd stated we have two questions to answer here; can you enter into the program with a composite window and can you have composite windows on a historic house at all? Mr. Kuchenbecker stated the program has been set up to follow preservation standards therefore only wood windows would be allowed. The Historic Preservation Commission has followed these guidelines for the past seven years. There was an issue where a composite window was allowed due to it being a basement window and an issue of snow pack. A couple of times a window on the rear of the house has been allowed because it is not viewed by the general public. Mr. Kuchenbecker read a report from the SHPO Office stating the State doesn't recommend vinyl windows because they do not convey the same visual appearance as wood and doesn't have a very good track record for wear and tear. There are a couple exceptions when vinyl is considered; If it is not feasible or prudent to repair the existing window, or to replace it with wood or wood interior/metal clad exterior; If the window to be replaced is not visible from a public right-of-way; If there is only one window to be replaced, not all the windows in the home, and the window to be replaced is not character-defining; If the size, dimensions, design, etc. are matched as closely as possible to the original/existing window and no other feasible and prudent alternatives exist. Chair Floyd stated to Mr. Shama he will need to follow procedures and turn in a project approval for the windows. Mr. Toews stated the only change he would like to see to the program is increase the dollar amount allowed per window. He would not be for steering away from wood windows. Mr. Shama asked if he is not going to participate in the windows program can he still put in his composite windows. Chair Floyd stated he will still need approval from the Historic Preservation Commission. Mr. Toews requested to see a comparison in a double hung composite window versus a double hung wood window. Mr. Toews asked if the Commission has ever approved a double hung composite window on a contributing structure. Mr. Kuchenbecker stated not to his knowledge. Mr. Toews asked if we have approved a

composite window for a non-contributing structure. Mr. Kuchenbecker stated if the structure is noncontributing and the windows are part of the reason, the homeowner could use the grant program to help with the costs of wood windows to make it contributing. Mr. Kuchenbecker stated Mr. Shama would qualify for \$3,200 under our current program for the four windows he wants to replace. Chair Floyd stated as our program currently sits we are unable to offer any grant money unless you are installing wood windows. If Mr. Shama would like to come back with a Project Application to put the composite windows in without any financial assistance from us the Historic Preservation Commission will discuss it but be aware a request such as this has not been approved before. Chair Floyd stated according to the state a contributing structure should have wood windows unless there is a compelling reason it can't be done. Chair Floyd stated the Historic Preservation Commission will continue to review how the programs are meeting the needs of the owners.

Update on extending historic lighting costs on Highway 85 Project – Exhibit A

Mr. Kuchenbecker stated the recommendation from the previous Historic Preservation meeting was taken to the City Commission. The City Commission recommended to the Historic Preservation Commission to extend the lights to 306 Cliff Street. The estimate is \$266,000. The state has been keeping abreast of this issue and feels the cost would fall under the guidelines of Historic Preservation. Mr. Kuchenbecker stated this project is not budgeted for in 2016. The cost would have to be a supplemental budget. It could be added to items not completed in 2015 that will be supplemented in 2016. Mr. Speirs stated he did make a comment at the City Commission regarding looking for funding from the general reserve to help pay for this additional cost. That is not where the motion went. Mr. Speirs assumes the funding for this project will come out of the 2016 Historic Preservation reserves. Mr. Toews stated we need to add a reasonable contingency. Mr. Williams asked if this project has been bid or is this a negotiated supplement. Mr. Kuchenbecker stated there will be a RFP through the State Department of Transportation. Contractors and subcontractors would be involved and there would be a change order to the existing project through the DOT. Mr. Kuchenbecker stated this is a DOT Highway Project not a City Street project. **Mr. Blair moved and Mr. Berg seconded to approve the project for \$266,000 to include a reasonable contingency. Aye – All. Motion carried.**

Deadwood Revitalization request for partial funding – Century Link Study - Exhibit B

Mike Rodman, Deadwood Revitalization Committee, stated they are requesting funds to help offset the costs of performing a feasibility study requested by CenturyLink. The cost of the study is \$36,494.10 and the Revitalization Committee is requesting \$18,247.05 from Historic Preservation Commission. The result of the study will give the Committee actual costs of relocating the CenturyLink equipment to the back of the building and the size and configuration of the structure; whether those costs address Deadwood's desire to have 1-Gig Internet service available to the community; determining the conditions and provide recommendations to ensure the integrity of the "Party" wall of the contributing building adjacent to the Century Link Building. Without the study this project cannot move forward. Susan Johnson presented the Commission with handouts detailing the extensive meetings the committee has held throughout the community and a little history of how 25 years ago a brilliant plan saved Deadwood; seven years ago gaming peaked in Deadwood. Ms. Johnson also presented information on "Why Deadwood Matters" and where the gaming money goes. There are many exciting things that could happen to Deadwood with this plaza. CenturyLink has gone from saying "No, we are not giving you this building" to "Yes, we will work with you on the disposition of the building." We need to find out what this project is going to cost so the Committee can apply for a major grant. Chair Floyd stated we need to determine if this is an expense we would be allowed to use Historic Preservation funds. Mr. Kuchenbecker stated according to the South Dakota Administrative Rules under Allowable Costs – Non-Construction the state might feel it would not fall under the guidelines. Chair Floyd asked at what point the community will decide we cannot afford this project. Mr. Rodman stated once we do this study we will know the total costs of the project. Anticipated construction costs are \$2.8 Million and the cost of the switch move would be part of the total. The good thing is there should not be acquisition costs of the building. CenturyLink is negotiating with us in good faith. Mr. Kuchenbecker handed out a printout of e-mail communications he has had with CenturyLink. Mr. Blair stated we need to reinvent Main Street. This is another step in the plan to revitalize Deadwood. Mr. Toews stated this is something we need to do in Deadwood but does not see where an evaluation study fits in the Historic Preservation guidelines.

Mr. Blair moved and Mr. Johnson seconded to approve the partial funds for \$18,247.05 contingent upon SHPO's opinion on if this is a proper allowable cost. Aye - All. Motion carried.

G.R.A.P.E. Committee Review of RFP's for Street Reenactments

Mr. Kuchenbecker stated the Historic Preservation Commission advertised for Request for Proposals to provide reenactments on Main Street and provide the Trial of Jack McCall Performances. Due to changes in the City's Actors

and Performers ordinance regarding street closures it is necessary to have a contracted organization providing this service and to be the only entity allowed to close Main Street per the new ordinance. One proposal was submitted from Deadwood Alive to provide historic main street re-enactments and perform the Trial of Jack McCall. The G.R.A.P.E. Committee reviewed the proposal and recommends approval.

Mr. Johnson moved and Mr. Williams seconded to accept the proposal from Deadwood Alive and enter into a five year renewable contract at a cost of \$103,000 each year and staff will work with legal counsel on preparing contract. Aye – All. Motion carried.

2016 City of Deadwood Archives Projects – Permission to enter into Agreements – Exhibit C

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into contracts for the 2016 archives budgeted projects; Oral History at a cost of \$6,750; Lawrence County Mortuary Ledgers Indexing Project at a cost of \$8,000; Photo Conservation of Coburn Panoramic Images for cost of \$4,500; Digitization of Lawrence County Ledgers Project for a cost of \$2,100; 66 Taylor Avenue Final Report for a cost of \$5,000; Conservation of Archaeological Objects for a cost of \$1,300; Collections Site Visit from Maryland Archaeological Conservation laboratory for a cost of \$2,700; Phase II Botanical Conservation at a cost of \$3,100.

Mr. Toews moved and Mr. Blair seconded to allow City Archives to enter into agreements as part of the 2016 Archives budgeted projects for a combined cost of the eight projects not to exceed \$34,000.00. Aye-All. Motion carried.

ESRI Renewal for GIS Software and Maintenance – Budgeted Item – Exhibit D

Mr. Kuchenbecker stated the maintenance for the ESRI GIS Software is due for 2016. The maintenance agreements run from April 5, 2016 through April 4, 2017. This is the annual fee and it provides upgrades, maintenance and technical support for the software.

Mr. Blair and Mr. Johnson seconded to approve the renewal for the 2016 ESRI GIS Software in the amount of \$12,000.00. Aye-All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case #H16002 – 670-672 Main Street - Scott and Sharon Jacobs – Exhibit E

Mr. Kuchenbecker stated the applicant would like to install two awnings on the front of the building with lettering referencing the art studio to be housed in the building reusing the existing retractable awning devices. In addition the owner wishes to hang three bronze plaques on the exterior of the building. The plaques will reference specific times in history that occurred in this historic building. Furthermore, the applicant would like to install four large windows over the door openings for merchandise display opportunities. The doors will remain but will be propped in an open manner as shown in the attached submitted documents.

Based upon guidance found in DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Blair the plaques proposed are congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the plaques located at 670-672 Main Street. Aye- All. Motion carried.

Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Toews the awning fabric and glass over entrance doors proposed are congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the exterior repairs located at 670-672 Main Street. Aye- All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

Case #H16001 – 30 Jefferson – Robert Weber – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting permission to replace the side door of the resource with a new wooden door.

Based upon all evidence presented, it was moved by Mr. Toews and seconded by Mr. Namminga this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 30 Jefferson Street. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

No applications were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements – Exhibit F

It was moved by Mr. Blair and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$24,742.07, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report, an update on projects and an overview of the revolving loan fund was presented.

Lotus LLC Michael & Diane Percevic – 21 Charles St. -- RLF Loan Request

Lotus LLC Michael & Diane Percevic – 21 Charles St. – Vacant Home Loan Request

Lotus LLC Michael & Diane Percevic – 21 Charles St. – Siding Loan Request

Lotus LLC Michael & Diane Percevic – 21 Charles St. – Windows Loan Request

It was moved by Mr. Toews and seconded by Mr. Blair to approve the Revolving Loan Fund Consent Agenda. Aye - All. Motion carried.

Retaining Wall Program Disbursements

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the Retaining Wall disbursement in amount of \$22,680.00, based on information as presented by Ms. McCracken of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

- The Neighborhood Block Clubs in conjunction with our office prepared a 2016 Community Calendar. A copy is in the packet.
- Next week is the South Dakota Tourism Conference in Pierre. This office along with the Mayor will be setting up meetings with Tourism, Transportation and Game, Fish and Parks while in Pierre.

Committee Reports

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:42 p.m.

ATTEST:

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

Date: January 22, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Grandstand Log Replacements for Days of 76 Rodeo Grounds

Currently at the Days of 76 Rodeo Grounds Grandstands one of the heavy timber column and adjoining beams are deteriorating and is need of immediate repair. This repair is essential to the integrity of the structure.

The Historic Preservation Office has received a proposal to replace three structural log members at the Days of 76 Rodeo Grounds Grandstand for a proposed cost of \$48,400.00.

The proposal will cover the removal and replacing of three structural log members, crane and lifting equipment, installation of hardware, structural shoring/bracing as detailed by Albertson Engineering, patching as required, log members painted to match and general requirements of the RFP. A copy of the proposal is attached for your review.

The Deadwood Historic Preservation staff recommends approval of this request. This is the same contractor who repaired a horizontal log member in the roof system and is familiar with the complex. This is not a budgeted item under the 2016 Historic Preservation Budget and will need to be supplemented soon.

Recommend Motion: *Move to recommend approval of the project to the City Commission for the Grandstand Log Replacement for the Days of 76 Rodeo Grounds in the amount of \$48,400.00 as an emergency project and supplement the Capital Assets Rodeo Grounds line item for the 2016 Historic Preservation Budget.*

PROPOSAL

Date: December 29, 2015
Project Name: Grandstand Log Replacements of 76 Rodeo Grounds
Owner: City of Deadwood
1876 Drive
Deadwood, SD 57732

We are pleased to present the City of Deadwood with the following cost proposal for the replacement of the 3 structural log members at the Days of 76 Rodeo Grounds Grandstand located in Deadwood, SD.

More specifically, this proposal covers the following work:

- Remove and replace 3 structural log members (per the attached diagram)
- Crane and lifting equipment as required
- Install hardware as required (re-used and new)
- Structural shoring/bracing as detailed by Albertson Engineering (per attached letter)
- Patching as required (roofing, concrete penetrations, log penetrations)
- All new and removed log members to be painted off site to match, using Cabot Latex Solid Color Exterior Stain
- Protection and/or repairs of existing construction as needed
- Site and work area clean-up
- Insurance (general liability, workers comp, auto/equipment, builder's risk)
- Permits, licenses, and taxes

Total project cost: \$ 48,400.00
(Forty eight thousand four hundred 00/100)

Proposed time frame: 3 weeks material lead time (Jan. 11-29 of 2016)
5 weeks onsite work (Feb. 1 – Mar. 4 of 2016)

Total: 8 weeks

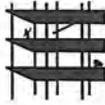
Exclusions:

- Structural engineering/inspection fees

Respectfully submitted by:



Mario R. Rangel
President



Albertson Engineering Inc.

December 29, 2015

Mr. Kevin Kuchenbecker
Historic Preservation Officer
City of Deadwood
108 Sherman Street
Deadwood, SD 57732

RE: Days of '76 Grandstands Rot Repair in Deadwood, SD
Albertson Engineering File #2015-395

Mr. Kuchenbecker,

As requested, we met on-site and discussed the rot repair of one of the heavy timber columns and beams at the Days of '76 Grandstands. In order to replace the beam and column, several locations must be temporarily shored. Within this document are details for the temporary shoring, as well as details for the new column to be spliced with the existing column.

Please note that this assessment is strictly limited to the area of the grandstands discussed. We cannot attest to the remainder of the existing structure's compliance with building codes or accepted construction techniques.

Page 3 of this report shows a photograph of the area with rot. The numbers indicated on the photograph correspond to the notes below as well as the section numbers following the photograph.

SHORING NOTES

1. At location "1" indicated on photograph, shore cantilevered beam. Bottom of shoring to be connected to sidewalk slab on grade. Shoring load = 5000 lb. See Section 1-Top and Section 1-Bottom.
2. At location "2" indicated in photograph, shore beam indicated within 12" of diagonal support. Bottom of shoring to be connected to top of concrete retaining wall. Shoring load = 1000 lb. See Section 2-Top and Section 2-Bottom.
3. At location "3" indicated in photograph, shore beam within 36" of end. Bottom of shoring to be on concession roof. Spread load at bottom of shoring evenly to 3'-0"x1'-0" area (3' dimension to run parallel direction to existing retaining wall). Place rigid insulation between membrane roof and bottom of shoring to protect existing roofing. Shoring load = 750 lb. See Section 3-Top and Section 3-Bottom.
4. At location "4" indicated in photograph, shore beam. Bottom of shoring to be at concession roof. Spread load at bottom of shoring evenly to 3'-0"x1'-0" area (3' dimension to run parallel direction to existing retaining wall). Place rigid insulation between membrane roof and bottom of shoring to protect existing roofing. Shoring load = 750 lb. See Section 4-Top and Section 4-Bottom.
5. All members and connections shall be replaced to match existing size. New timber shall be

treated Ponderosa or Lodgepole Pine. Timber shall be stained to match existing color. All steel connections shall be hot-dip galvanized.

6. Roof shoring loads have been designed for a 20psf snow load on the roof. It is the contractor's responsibility to remove any snow as required to limit snow load in areas supported by shoring.
7. The temporarily shoring for the grandstand area has been designed for dead load only. Contractor shall barricade portion of grandstand that shoring is supporting during construction.
8. Notify engineer in advance when existing column will be removed. An onsite observation by the engineer is required to determine the extent of the rot at the proposed splice location. Depending on the extent of rot, an epoxy repair kit may be specified.
9. For column splice details, see Page 11 – Column Splice Detail.

REPORT INDEX

- Page 3 – Site Photograph with Notes
- Page 4 – Section 1-Top
- Page 5 – Section 1-Bottom
- Page 6 – Section 2-Top
- Page 7 – Section 2-Bottom
- Page 8 – Section 3-Top
- Page 9 – Section 3-Bottom/Section 4-Bottom
- Page 10 – Section 4-Top
- Page 11 – Column Splice Detail

If you have any questions or if we can be of further assistance please do not hesitate to contact our office.

Sincerely,
Albertson Engineering Inc.

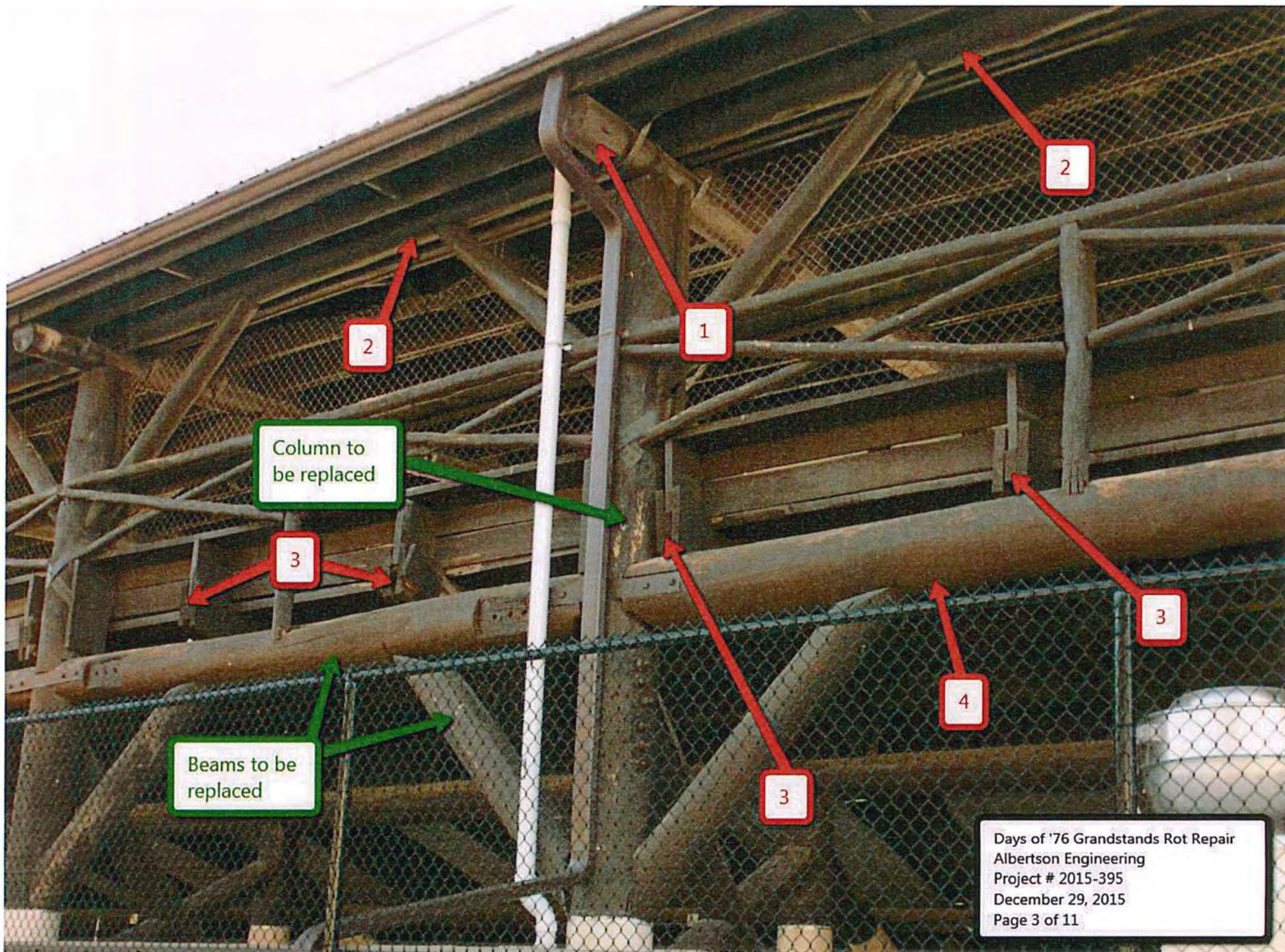


Jared D. Schippers, PE



Albertson Engineering Inc.

3202 W. Main, Suite C, Rapid City, SD 57702



Column to be replaced

Beams to be replaced

Days of '76 Grandstands Rot Repair
Albertson Engineering
Project # 2015-395
December 29, 2015
Page 3 of 11



3202 W. Main, Suite C
 Rapid City, SD 57702
 Phone 605-343-9606

Albertson Engineering Inc.

Project DAYS OF '76 ROT REPAIR

Project# 2015-395

Subject SECTION

Date 12-29-15

Page 4 of 11

By JDS

Checked By BT

(E) TIMBER TO BE TEMPORARILY SHORED

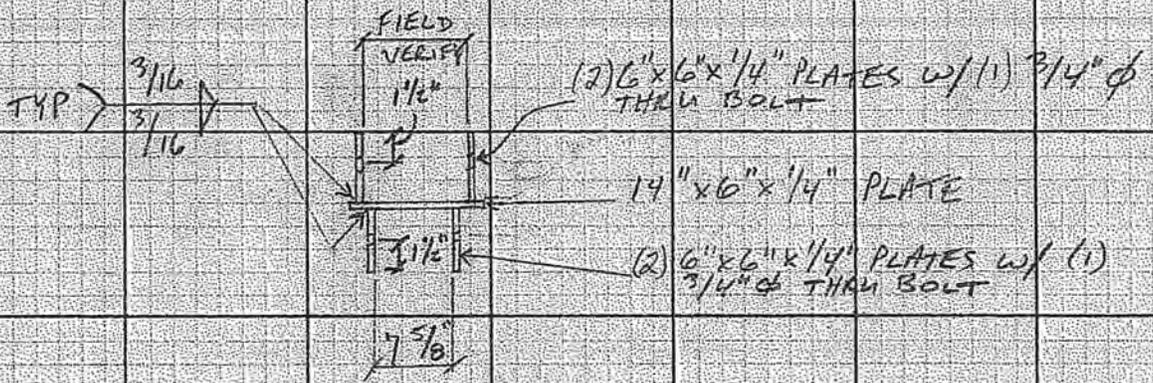
SHIM AS REQUIRED FOR EVEN BEARING REMOVE AND RE-USE (E) STRAP.

STEEL SADDLE - SEE DETAIL BELOW

NEW COLUMN, MATCH EXISTING SIZE

(2) 3d NAILS @ 8" C C EACH PLY

(5) 2x8 - ALTERNATE SPLICE LOCATIONS BETWEEN PLIES



SECTION 1 - TOP

3/4" = 1'-0"



3202 W. Main, Suite C
 Rapid City, SD 57702
 Phone 605-343-9606

Albertson Engineering Inc.

Project **DAYS OF '76 ROT REPAIR**

Project# **2015-395**

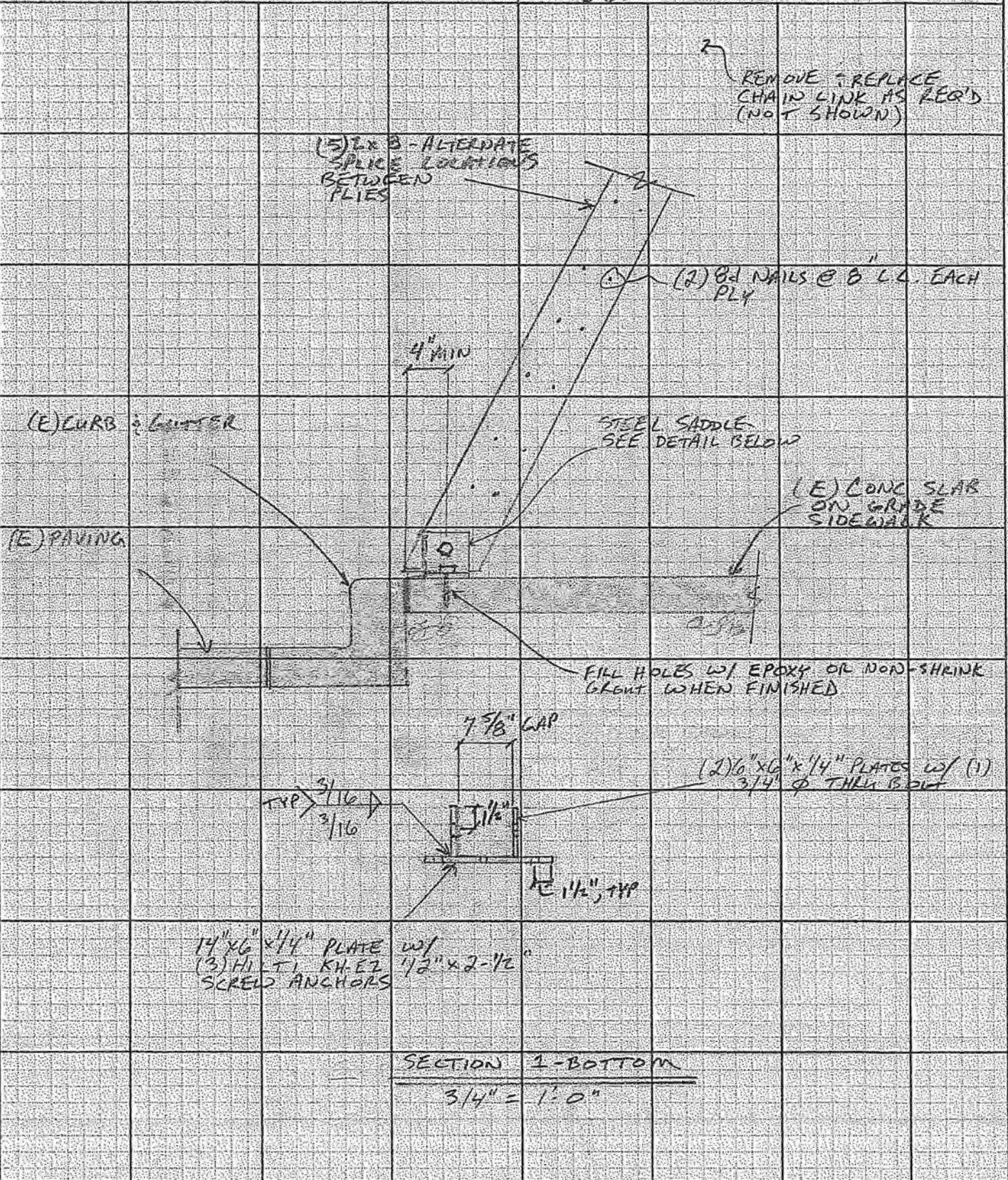
Subject **SECTION**

Date **12-29-15**

Page **5 of 11**

By **JBS**

Checked By **BT**





3202 W. Main, Suite C
 Rapid City, SD 57702
 Phone 605-343-9606

Albertson Engineering Inc.

Project DAYS OF '76 ROT REPAIR

Project# 2015-395

Subject SECTION

Date 12-29-15

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By JDS

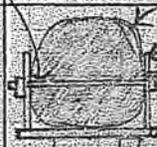
Checked By BT

DATCH HOLE w/
WOOD EPOXY REPAIR
WHEN FINISHED

FRAMING/ROOFING ABOVE NOT SHOWN

(E) TIMBER TO BE TEMPORARILY SHORED

STEEL SADDLE - SEE DETAIL BELOW



(2) 8d NAILS @
8" C.C. EACH
PLY

(3) 2x8 - ALTERNATE SILL KE LOCATIONS
BETWEEN PLYS

FIELD
VEEING

(2) 6" x 6" x 1/4" STEEL PLATES
w/ (1) 3/4" ϕ THRU BOLT

1 1/2"

12" x 6" x 1/4" STEEL PLATE

1 1/2"

(2) 6" x 6" x 1/4" STEEL PLATES
w/ (1) 3/4" ϕ THRU BOLT
PROVIDE 4 5/8" CLEAR BETWEEN
PLATES

SECTION 2 - TOP

3/4" = 1'-0"



3202 W. Main, Suite C
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Albertson Engineering Inc.

Project DAYS OF '76 ROT REPAIR

Project# 2015-395

Subject SECTION

Date 12-29-15

Page 7 of 11

By JDS

Checked By BT

(2) 8D NAILS @ 8" C.L.
 EACH PLY

(3) 2x8 - ALTERNATE SPLICE
 LOCATIONS BETWEEN PLIES

1'-8" LONG 2x8 w/
 (2) HILTI 1/2" x 4-1/2"
 SCREW ANCHORS AND
 SIMPSON LUS 26-3
 HANGER

(E) ROOFING TO REMAIN

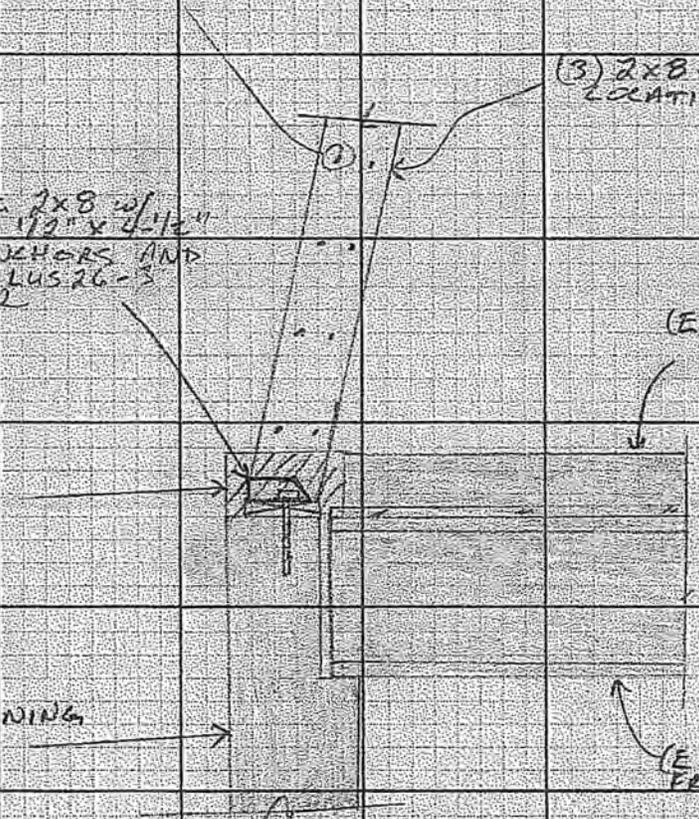
REMOVE AND REPLACE
 ROOFING AT HATCHED
 AREA

(E) CONC RETAINING
 WALL

(E) CONCESSION ROOF
 FRAMING TO REMAIN

SECTION 2 - BOTTOM

3/4" = 1'-0"





3202 W. Main, Suite C
 Rapid City, SD 57702
 Phone 605-343-9606

Albertson Engineering Inc.

Project **DAYS OF '76 ROT REPAIR**

Project# **2015-395**

Subject **SECTION**

Date **12-29-15**

Page **8 of 11**

By **JDS**

Checked By **BT**

ADDITIONAL BLEACHER FRAMING NOT SHOWN

(2) 1/4" x 6" x 6" ANGLED HOT
 DIP GALVANIZED LAG SCREWS

EXISTING GRANDSTAND
 FRAMING TO BE
 TEMPORARILY SHORED

NEW TIMBER OR EXISTING
 TIMBER TO REMAIN,
 SEE PHOTO

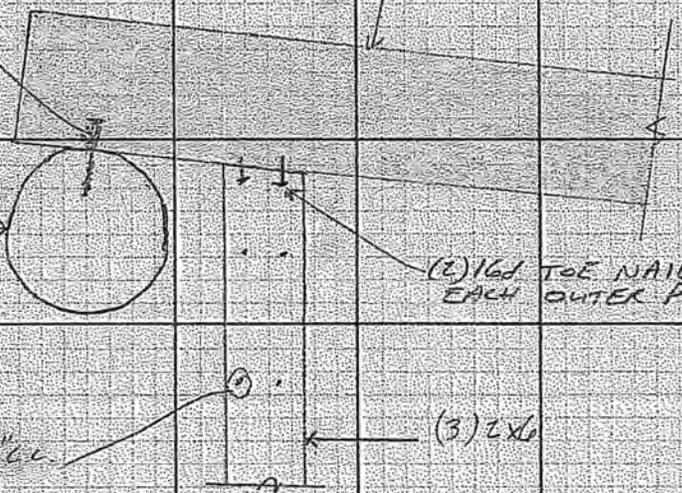
(2) 16d TOE NAILS
 EACH OUTER PLY

(2) 8d NAILS @ 8" CC
 EACH PLY

(3) 2x6

SECTION 3 - TOP

3/4" = 1'-0"





3202 W. Main, Suite C
 Rapid City, SD 57702
 Phone 605-343-9606

Albertson Engineering Inc.

Project DAYS OF 176 ROT REPAIR

Project# 2015-395

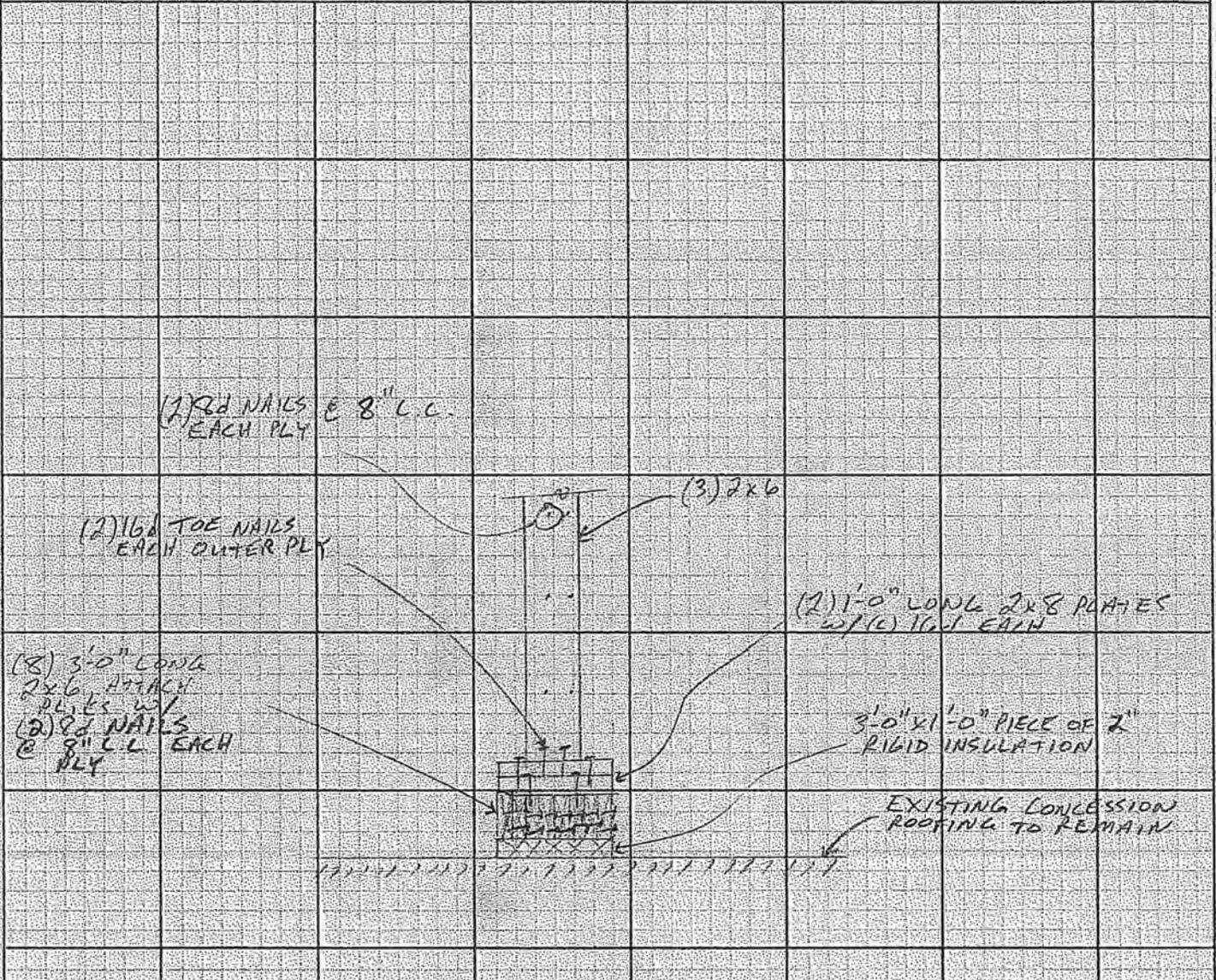
Subject SECTION

Date 12-29-15

Page 9 of 11

By JDS

Checked By BT



(1) 8d NAILS @ 8" C.C.
EACH PLY

(2) 16d TOE NAILS
EACH OUTER PLY

(3) 2x6

(2) 1'-0" LONG 2x8 PLATES
w/ (16) 16d NAILS

(8) 3'-0" LONG
2x6 ATTACH
PLATES w/
(2) 8d NAILS
@ 8" C.C. EACH
PLY

3'-0" x 1'-0" PIECE OF 2"
RIGID INSULATION

EXISTING CONCESSION
ROOFING TO REMAIN

SECTION 3 - BOTTOM
SECTION 4 - BOTTOM

3/4" = 1'-0"



3202 W. Main, Suite C
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Phone 605-343-9606

Albertson Engineering Inc.

Project DAYS OF '76 ROT REPAIR

Project# 2015-395

Subject SECTION

Date 12-29-15

Page 10 of 11

By JDS

Checked By BT

(2) 10d NAILS
EACH OUTER
PLY

(4) 8d NAILS
6" C.C. EACH
PLY

GRANDSTAND FRAMING ABOVE
NOT SHOWN

EXISTING TIMBER TO BE
TEMPORARILY SHORED

(3) EXG - CUT TOP TO
"CRACKLE" EXISTING BEAM

SECTION 4-TOP

3/4" = 1'-0"



3202 W. Main, Suite C
 Rapid City, SD 57702
 Phone 605-343-9606

Albertson Engineering Inc.

Project DAYS OF '76 ROT REPAIR

Project# 2015-395

Subject DETAIL

Date 12-29-15

Page 11 of 11

By JDS

Checked By BT

NOTE: NOTIFY ENGINEER IN ADVANCE WHEN EXISTING COLUMN WILL BE REMOVED. AN ONSITE OBSERVATION BY THE ENGINEER IS REQUIRED TO DETERMINE THE EXTENT OF THE ROT AT THE PROPOSED ROT LOCATION.

DEPENDING ON THE EXTENT OF ROT, AN EPOXY REPAIR KIT MAY BE SPECIFIED.

NEW ROUND COLUMN, MATCH EXISTING SIZE

REMOVE AND REPLACE MEMBRANE AT COLUMN AS REQ'D

EXISTING DIAGONAL TO BE REMOVED AND RESET

TOP OF EXISTING ROOFING

1" Ø THRU BOLT W/ HEAVY WASHER EACH END. ALL STEEL TO BE HOT DIP GALVANIZED

EXISTING DIAGONAL TO BE REPLACE

LOCATE CUT OF EXISTING COLUMN SO THE AREA OF HEAVIEST ROT IS REMOVED

COLUMN SPLICE DETAIL

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

Date: January 22, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2016 Outside of Deadwood Grants – Round One

On January 12, 2016, the Deadwood Historic Preservation Commission’s G.R.A.P.E. Committee met and reviewed the first round of the 2016 Outside of Deadwood Grants applications. The first round included twelve (12) Outside of Deadwood Grant applications requesting a total of \$158,851.94.

The following table is the recommendations of the G.R.A.P.E. Committee with the applicant, project, location and amount for nine (9) grants totaling \$125,000.00 for the first round. The following pages are a brief explanation of each grant which are recommended for approval from the first round of applications.

2016 OUTSIDE OF DEADWOOD GRANT RECOMMENDATIONS

All Angels Episcopal Church	Stained Glass Window	Spearfish	20,000.00
Black Hills Mining Museum.....	Signage and Labeling	Lead	5,000.00
City of Keystone.....	Museum Roof	Keystone	20,000.00
City of Lead	Highway 85 Trestle	Lead	12,400.00
Butte County Historical Society	Fort Pierre to Deadwood Trail	West River.....	2,600.00
Historic Rapid City.....	McGillycuddy House	Rapid City.....	15,000.00
Old Fort Meade	Handicap Access	Ft. Meade	10,000.00
South Dakota State Archives.....	Photo Digitization	Pierre	20,000.00
Dell Rapids Society of Historic Preservation...	Orphanage Complex Structures..	Dell Rapids	20,000.00
TOTAL GRANTS ROUND ONE			\$125,000.00

All Angels Episcopal Church – Stained Glass Window – Spearfish, SD

The All Angels Episcopal Church is requesting funds to repair stained glass windows in the Church. The stained glass windows will be removed and sent to North Dakota for restoration. Before those windows can be removed, exterior protective tempered glass windows will be installed to protect the interior against any weather that may occur while the original windows are being restored. To prepare for their reinstallation window sashes and frames will be repaired and refurbished. This would entail window casings that would need to be scraped and painted with some need to be rebuilt.

Match \$30,610.00 Grant Request \$25,000.00 Total \$55,610.00

Match to Grant Ratio 48% **Proposed Grant Amount: \$20,000.00**

Black Hills Mining Museum – Display Signage and Labeling – Lead, SD

The Black Hills Mining Museum has recently received several pieces of large mining equipment donated by the Sanford Underground Research Facility. None of these items including the current items displayed in the outdoor area have any description or story attached. Some of the equipment is easily described and others will take research. The grant request is for funds to pay for the signs. Some of the display signs will be of the small variety, simply displayed alongside the item, geologic samples for instance. Other signs for the outdoor display will require metal stands to display the sign.

Match \$5,000.00 Grant Request \$5,000.00 Total \$10,000.00

Match to Grant Ratio 50% **Proposed Grant Amount: \$ 5,000.00**

City of Keystone Museum Roof – Keystone, SD

The City of Keystone is requesting funds to repair the museum roof. During the last two summers water has been seeping into the upper floor roof during heavy rain storms. Shingles have been blowing off in sections and replacement shingles have been reattached. The roof was replaced 17 years ago by a crew who did not do a good job. The entire shingled roof plus boards that may have been damaged during water leakage needs to be repaired. **Depending on the shingles (asphalt or historic) they choose to purchase this grant amount might change. Refer to application.**

Match \$27,781.31 Grant Request \$25,000.00 Total \$52,781.31

Match to Grant Ratio 48% **Proposed Grant Amount: \$20,000.00**

City of Lead Highway 85 Trestle – Lead/Deadwood, SD

The City of Lead has been working on repairing and restoring the Water Trestle sign located on Highway 85 just south of the intersection of Highway 385 in Deadwood. This grant request is for funds to properly paint both sides of the sign with updated information and make repairs to the frame. The sign itself will need to be removed which will allow for frame repairs and to inspect the sign boards to see if any need to be replaced, clean and prep the sign for painting and then paint and remount into the frame. Lights will also be installed to the structure itself. In 2015 the iron structure of the trestle was stabilized. This sign uniquely welcomes all, it

is part of the structure that unequivocally links Lead and Deadwood in their history, their present and their future.

Match	\$12,400.00	Grant Request	\$12,400.00	Total	\$24,800.00
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Match to Grant Ratio	50%	Proposed Grant Amount:	\$12,400.00
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Butte County Historical Society Fort Pierre to Deadwood Trail

The Butte County Historical Society is requesting funds for the making and placing of 12 permanent concrete markers to mark the Ft. Pierre to Deadwood Trail at prominent points where it crosses existing roadways from the Cheyenne River west to Deadwood. The purpose of this project is to call attention to the significance of this trail to the settling of our area and to also call attention to the still existing ruts that can be seen in the hopes individuals who own property will be made aware of the ruts and help preserve them. The markers are made from poured concrete with granite engraved signs stating the trail significance and years it was used. This is a re-application for a grant. The first grant application was in June of 2013 but there were set backs in the completion of the project because the wood concrete form for pouring was not adequate and a new metal form had to be fabricated. There are now 10 markers completed and three are in place.

Match	\$3,340.00	Grant Request	\$2,693.04	Total	\$6,033.04
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Match to Grant Ratio	48%	Proposed Grant Amount:	\$2,600.00
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Historic Rapid City -- McGillicuddy House -- Rapid City

Historic Rapid City is requesting funds to continue with the restoration of the McGillicuddy House. The house on the right edge of the property will be moved off the lot to make room for the re-oriented front entrance and greatly improve the view-shed of the house. The grant will be used to continue the restoration of the unique 45-degree angle main entrance.

Match	\$24,540.00	Grant Request	\$24,540.00	Total	\$49,080.00
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Match to Grant Ratio	50%	Proposed Grant Amount:	\$15,000.00
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Old Fort Meade Museum -- Handicap Access -- Fort Meade, SD

The Old Fort Meade Museum is requesting funds to make the museum handicap accessible for veterans and people with special needs wanting to visit the museum. The grant will be used to purchase a modular ramp, make changes to the back door for egress, renovate bathroom, make electrical changes and update the security system.

Match	\$14,367.54	Grant Request	\$10,000.00	Total	\$24,367.54
-------	-------------	---------------	-------------	-------	-------------

Match to Grant Ratio	50%	Proposed Grant Amount:	\$10,000.00
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The following application was denied due to not meeting historic requirements.

Sanford Lab Homestake Visitor Center – Mountain Bikes -- Lead, SD

The Stanford Lab Homestake Visitor Center is requesting funds to purchase nine mountain bikes and 12 helmets for the purpose of renting. The bikes will be used to travel and visit well-known and must see sights around Lead. The City of Lead created a biking tour and is currently in the process of purchasing bike racks and will strategically place them at some of the most iconic sites such as City Hall, the Mining Museum and Shivers. Riders can also experience the Mickelson Trail in the beautiful Black Hills.

Match	\$2,643.00	Grant Request	\$2,643.00	Total \$5,286.00
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OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



EXHIBIT C

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

MEMORANDUM

Date: January 22, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Society of Black Hills Pioneers Annual Publication

Please find attached a request for support in the amount of \$2,500.00 for the annual publication of the Society of Black Hills Pioneers. Over the past several years the Deadwood Historic Preservation Commission has supported the endeavor of creating an annual publication on the early pioneers of Deadwood and the surrounding area.

The Deadwood Historic Preservation Office recommends approval of this request as it is a budgeted item under the Public Education / Advocacy line of the Historic Preservation Budget.

Society of Black Hills Pioneers
Clinton R. Jolley, Treasurer
2602 Tomahawk Dr.
Rapid City, South Dakota 57702

January 8, 2016

Kevin Kuchenbecker
Deadwood Historic
Preservation Commission
108 Sherman St.
Deadwood, S. D. 57732

RE: Society of Black Hills Pioneers Annual Publication

Dear Mr. Kuchenbecker,

As you know, each year the Society of Black Hills Pioneers has published a book of stories about the historic families of the members of the society. Each year the Deadwood Historic Preservation Commission has been very generous and granted money to the Society to help with the project. We very much appreciate your assistance. Without it, we could not pay for the publication which, last year cost \$2877.50. Thank you.

Once again we would like to request your help in the amount of \$2500.00 to help with our expenses for the 2016 publication.

Thanking you for your continued support,


Clinton R. Jolley
Treasurer

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

Date: January 22, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Center for Western Studies 48th Annual Dakota Conference

Please find attached a request for support in the amount of \$1,000.00 for the 48th Annual Dakota Conference, April 22-23, 2016. Over the past several years the Deadwood Historic Preservation Commission has supported the endeavor to assist in covering the formidable costs of sponsoring this regional conference.

The Deadwood Historic Preservation Office recommends approval of this request as it is a budgeted item under the Public Education / Advocacy line of the Historic Preservation Budget.



THE CENTER FOR WESTERN STUDIES

January 6, 2016

Kevin Kuchenbecker
Historic Preservation Officer
City of Deadwood Department of Planning & Preservation
108 Sherman Street
Deadwood, South Dakota 57732

RE: Request for funding support for the Dakota Conference on the Northern Plains, April 22-23, 2016

Dear Mr. Kuchenbecker:

The Center for Western Studies will mark the 75th anniversary of America's entrance into World War II by dedicating the 48th Annual Dakota Conference, April 22-23, 2016, to the theme *World War II Comes to the Northern Plains (1941-2016)*. We are looking forward to receiving many papers and panels exploring the impact of the war, in all of its manifestations, on the Northern Plains, specifically South Dakota and the contiguous states of North Dakota, Minnesota, Iowa, Nebraska, Wyoming, and Montana. As is our practice, we will be accepting several presentations that deal not specifically with the war but with other aspects of South Dakota and the Northern Plains. Attendance over the two days is usually about 250, with 70-80 presentations by the general public as well as academics.

Leading Great Plains historian R. Douglas Hurt, author of *The Great Plains during World War II*, headlines the conference. Professor and head of the Department of History at Purdue University, Indiana, Dr. Hurt is also the author of *The Big Empty: The Great Plains in the Twentieth Century* and *The Indian Frontier, 1763-1846*.

In preparation for the conference, we are also sponsoring a World War II Veterans Oral History Project. Noted South Dakota historian Dr. John Miller, Professor Emeritus at South Dakota State University, is heading up the project, interviewing those from South Dakota who saw service during the Second World War. Miller will be presenting a summary of his interviews at the conference.

Grants in the amount of \$1,000 generously made by the City of Deadwood in support of the Dakota Conference have been of great assistance in covering the formidable costs of sponsoring this regional conference. We will again be happy to acknowledge funding support both at the conference (Saturday's Trail Breakfast) and in the printed program. Thank you for your consideration of this request in support of history programming of value to South Dakota.

Sincerely,

Harry F. Thompson, Ph.D.
Executive Director

Preserving and Interpreting the History and Cultures of the Northern Plains



CALL FOR
PROPOSALS
Due: February 12, 2016

THE FORTY-EIGHTH ANNUAL DAKOTA CONFERENCE

A National Conference on the Northern Plains
History | Literature | Art | Archaeology

The Center For Western Studies • April 22-23, 2016

World War II Comes to the Northern Plains: 1941-2016

Keynote Speaker: R. Douglas Hurt, author of *The Great Plains during World War II* and Professor and Head of the Department of History at Purdue University. Dr. Hurt is also the author of *The Big Empty: The Great Plains in the Twentieth Century*.

Conference Theme: In observance of the 75th anniversary (1941-2016) of America's entrance into World War II, we seek papers and panels that will examine the impact of the war, in all of its manifestations, on the Northern Plains region, specifically South Dakota and the contiguous states of North Dakota, Minnesota, Iowa, Nebraska, Wyoming, and Montana. Presentations on the contributions of people from the Northern Plains, including Native Americans, are also encouraged.

World War II Oral History Project: In conjunction with this conference, we have commissioned South Dakota State University Emeritus Professor of History John E. Miller to conduct interviews with war veterans. The interviews and associated materials—letters, photos, etc.—will be deposited in the CWS archives, and Dr. Miller will present his research results at the conference.

Submission Requirements: Send a one-page paper or session **proposal** with title, brief summary, and biographical sketch, along with full contact information to dakotaconference@augie.edu or, by mail, to "Dakota Conference," The Center for Western Studies, Augustana University, 2001 S. Summit Ave., Sioux Falls, SD 57197. Proposals only are due on or before **February 12, 2016**. An online version of the session schedule will be available after March 18, 2016 at www.augie.edu/cws/.

Registration and Meal Package: \$90 includes Registration (\$45) and Meal Package (\$45) for both days of the conference. The Meal Package covers Friday lunch and dinner and Saturday lunch. Saturday breakfast is free. After **April 8, 2016**, Registration and Meal Package will be \$50 each. Registration is free for full-time undergraduate students of any college or university and Augustana faculty and staff, courtesy Mellon Fund Committee. For lodging information, visit www.augie.edu/travel-lodging.

Autograph Party: The Northern Plains Autograph Party will be held in conjunction with the conference on **Saturday, April 23**. Authors of recent books about the Northern Plains may apply for invitation to the autograph party by contacting Harry Thompson, Executive Director, The Center for Western Studies, harry.thompson@augie.edu, by **February 12, 2016**.

Awards: Submitted papers are considered for cash awards in academic, non-academic, student, and women's history categories.



NATIONAL ENDOWMENT FOR THE
Humanities

AUGUSTANA
UNIVERSITY

All photos from the Glenn Soladay Collection, Center for Western Studies.

For further information, please contact: Kari Mahowald, Office Coordinator
The Center for Western Studies | Augustana University | 2001 S. Summit Ave. | Sioux Falls, SD 57197
dakotaconference@augie.edu | 605.274.4007 | www.augie.edu/
www.facebook.com/CenterforWesternStudies

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THE CENTER
for
WESTERN STUDIES

THE FORTY-EIGHTH ANNUAL
DAKOTA CONFERENCE

A National Conference on the Northern Plains
History | Literature | Art | Archaeology

CALL FOR PROPOSALS
World War II Comes to
the Northern Plains • 1941-2016
April 22-23, 2016



AUGUSTANA
UNIVERSITY
2001 SOUTH SUMMIT AVENUE
SIOUX FALLS, SOUTH DAKOTA 57197
THE CENTER FOR WESTERN STUDIES

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

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

The parties acknowledge that HPC has previously established a Revolving Loan Fund and related programs for the purpose of making commercial and residential loans and grants for the rehabilitation of residences, buildings, structures, improvements, and retaining walls located within the City of Deadwood. The parties further acknowledge that they have previously entered into Agreements in which NHS has contracted with HPC to provide administrative services in connection with the Revolving Loan Fund Program. HPC wishes to contract with NHS for providing administrative services for the period from January 1, 2015 through December 31, 2015, and therefore mutually agree as follows:

I.

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

II.

HPC agrees to reimburse NHS for ELIGIBLE COSTS incurred by NHS pursuant to this Agreement, subject to a maximum of Eighty-Six Thousand Nine Hundred Dollars (\$86,900.00) for the period beginning January 1, 2015 and ending on December 31, 2015. The amount of

such reimbursement shall be at rates included in the attached operating budget, with total amounts to be paid under this Agreement not to exceed the amounts listed on the attached budget, without prior express written approval and consent by HPC. For the purposes of this Agreement, ELIGIBLE COSTS shall mean costs to HNS of salaries, wages, and fringe benefits, office expense, worker's compensation insurance, liability insurance including officers and directors liability insurance, utilities, and other necessary expenses. The parties acknowledge that NHS has other duties and functions and that HPC will only pay that portion of ELIGIBLE COSTS determined to be related to services performed for HPC by NHS pursuant to this Agreement. Request for reimbursement shall be made no more frequently than monthly and shall be accompanied by a voucher to be approved by the Historic Preservation Commission and the City Commission. All such reimbursements for ELIGIBLE COSTS will be paid solely from HPC Revolving Loan Fund interest income.

III.

The term of this Agreement shall commence on the 1st day of January, 2015 and continue through the 31st day of December, 2015, unless terminated earlier or re-negotiated earlier, as provided herein.

IV.

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

NHS shall continue to provide monthly loan and delinquency reports as it has been doing in the

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

V.

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

VI.

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

VII.

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

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

VIII.

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

IX.

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

X.

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

XI.

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

XII.

Notary Public
My Commission Expires:

Dated this _____ day of _____, 2015.

NEIGHBORHOOD HOUSING SERVICES OF THE
BLACK HILLS

By: _____
Its: _____

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

On this _____ day of _____, 2011, before me, the undersigned officer, personally appeared _____, known to me or satisfactorily proven to be the _____ of NeighborWorks, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

Dated this this _____ day of _____, 2015.

CITY OF DEADWOOD

By: _____
Its: Mayor

ATTEST:

City Finance Officer

Hourly Rates:

Executive Director	\$55.00
Lending Director	\$45.00
Loan Processor	\$30.00
Accounting	\$35.00
Rehab Coordinator	\$40.00
Administration Asst	\$30.00



Historic Residence Rehabilitation Nomination Form

Please read the attached Guidelines for Nominators.

1. Nominee's name & address:

2. Nominators (name & address):

Telephone: (_____) _____ - _____

Telephone: (_____) _____ - _____

E-mail _____

E-mail _____

Owner occupied: Yes No

Length of residency in home: _____

Historic resource: Yes No

Year built: _____

Rehabilitation needs of the resource:

Describe in detail the exterior deficiencies of the resource including features such as paint, roof, foundation, windows, masonry, siding, retaining wall(s), etc.

Describe in detail the interior deficiencies of the resource such as plumbing, electrical, HVAC, drainage, unsanitary conditions (moldy, leaking roof, damp), etc.



Historic Residence Restoration Program – Guidelines for Nominators

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 allow approved improvements to the building, commit partial repayment to Deadwood Historic Preservation Commission when ownership changes, and transfer to the Deadwood Historic Preservation Commission an easement on the resource.

3. Eligibility:

To be eligible for the Historic Residence Restoration 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 be 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’s Historic Districts.
- c. The building must be a residential property as defined by Deadwood Planning and Zoning Department and be within the city limits of Deadwood. The building must also be a prominent building easily visible to the public.
- d. The building must be owner occupied for at least ten (10) years prior and the owner must be fully supportive and eager participant of this program.

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:

Residential Property – is a structure used primarily as a primary residence, non 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, out buildings, such as detached garages, sheds, fences etc. are not included.

Prominent Building – is located on a primary street, easily viewable from the street by either foot or vehicular traffic.

Qualified Expenditure – is the rehabilitation work on the exterior and interior of the building which meets the Secretary of the Interiors Standards for Rehabilitation. 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 exterior and interior of the historic residential building will be used in determining the value of the grant. There is a maximum award allowed per building. The maximum standard award per building is 100 percent of the qualified expenditures and capped at \$100,000. Consulting fees such as construction management fees, tax moratorium consultant fees, and engineering fees, will be paid 100% by the Historic Preservation Commission.
- b. The owner must sign a grant agreement to proceed with restoration or life safety issues. Should the owner transfer ownership before the 10 year term, the remaining grant amount (prorated at 10% per year) shall be paid to Historic Preservation.
- c. The conservation easement occurs after the project has been completed and verified by the Historic Preservation Officer and the Building Inspector. The owner must maintain the property up to building code standards or the owner may be subject to the costs associated with any remediation work.
- d. The funds are to be used for restoration or rehabilitation of the historic exterior and interior features, if possible, and then removal and replacement of inappropriate materials. Interior work will be limited to restoration of historic features such as existing wood floors and wood trim and life safety features.
- e. All work must be done by City of Deadwood licensed contractors under an approved building permit. The building permit fee will be waived. Work is to be fully defined and competitively bid. Payments are to be for materials and/or contractor's costs only supported by verifiable invoices. Owner's time is not reimbursable.
- f. 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.
- g. Contractor shall include in their costs, insurance to cover personal property damage, furniture moving costs when appropriate, temporary covers to protect property, persons and pets from injurious construction materials and work.

6. Selection Process

Selection Process will begin by obtaining all Historic Residence Restoration Applicant Forms and presenting these to the Deadwood Block Clubs presidents or their representatives. This group will select the residential properties which meets the above criteria and where the owner is known to best represent possible outcome for this program. Those applicants not selected will be eligible for selection the following year.

The Block Club recommended applicants shall be presented to the Historic Preservation Office to be presented before the Selection Committee. The Historic Preservation Officer will then present to the Historic Preservation Commission for approval or denial into this program. City Commission action is required as final approval.

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. **Nomination Forms** - 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.

8. Required Supporting Documentation:

- a. Provide detailed description of exterior changes including materials, colors and dimensions.
- b. Proposed scope of work for exterior and interior rehabilitation.
- c. Current and historic photos of the building if available.
- d. Anticipated project budget including the entire project.
- e. Projected timeline.



Historic Residence Restoration Program Administrative Procedures

1. Block Club Selection

- Each Block Club that wishes to participate, meets and selects a residential property that is:
 - Historically qualified (can be confirmed through the Historic Preservation Officer).
 - Owner Occupied for at least 10 years prior to selection.
 - Requiring more work than can be covered by existing programs and the owner is incapable of restoring the property either through financial ability, knowledge of restoration / construction work processes or physical limitations.
 - Owned by person(s) that would be supportive of this process including assignment of an easement and commitment for 50% cost recovery by Historic Preservation Commission at the time of sale or transfer of property ownership.
- When the Block Club selection (one house per Block Club) is complete, a member of the Block Club meets with the property owner to inform them of their selection and seek their approval to proceed, knowing additional selection processes are required.

2. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtain from Historic Preservation Office or City of Deadwood Website:
 - Historic Residence Restoration Program Application form
 - Application for Certificate of Appropriateness form
- The Owner submits completed copies of the above forms with signatures to the Historic Preservation Office.
- A discussion between the Owner and the Historic Preservation Officer is recommended to clarify requirements and expectations of this program. This can greatly streamline the process.

3. Determination of Eligibility

- The Historic Preservation Officer conducts an on-site inspection of property to determine eligibility.
- Photographs are taken for documentation.
- A building assessment and **property lien** will be done by the Historic Preservation Officer.
- The Historic Preservation Officer will prepare a written Staff Report for use by the Historic District Committee.

4. Selection Process

- The Selection Process will be through a recommendation from the selection committee. The selection committee includes the Mayor, One City Commissioner, Chair of Deadwood Historic Preservation Commission, Deadwood Economic Development Director and City Finance Officer with input from the Historic Preservation staff.
- Historic Preservation Officer meets with the selection committee for recommendations for approval or denial into the Historic Residence Restoration Program.
- The number of projects funded for each year will be dependent on the maximum budgeted for the program by the Deadwood Historic Preservation Commission.
- The selection committee recommendation is then presented to the entire Historic District Commission for approval or denial into the Historic Residence Restoration Program.

5. Historic District Commission Project Approval

- Based on Historic Preservation Staff Report, the Historic Preservation Commission approves or denies the Application for Certificate of Appropriateness.
- A “Notice to Proceed” is issued to the Owner, Contractor and the City of Deadwood, by the Historic Preservation Officer.

6. Project Scoping

- The Historic Preservation Officer, City of Deadwood Building Inspector, and Project Manager make arrangement to visit the property. During this visit, a rough scope of work will be outlined with the property owner.
- The Project Manager completes documentation for a bid document including drawings, specifications, schedules, etc. as well as insurance requirements, furniture moving (if required), temporary personnel and property protection requirements.
- The construction bid documents will be reviewed by the owner, Historic Preservation Officer, City of Deadwood Building Inspector and Project Manager. Once accepted by these parties, the project will be competitively bid to qualified City of Deadwood licensed contractors.
- Bidding process will follow the City of Deadwood guidelines.
- If bids exceed the allotted amount, the bids will be reviewed in order to eliminate accesses or other work to bring the costs in line. If this process fails, the project can be terminated or discussed with the Historic Preservation Commission as to alternatives.

7. Project Beginning and Ending

- City of Deadwood enters into a contract with the licensed Contractor for the project.
- The Contractor obtains a City of Deadwood Building Permit. A “Notice to Proceed” from the Historic Preservation Officer must be obtained before applying for a City of Deadwood Building Permit.
- All payments are for materials and/or contractor’s costs only, supported by verifiable invoices. No prepayments for materials are permitted.
- The Historic Preservation Officer and/or Building Inspector/Project Manager inspect the work in progress.
- The Historic Preservation Officer and Building Inspector/Project Manager conduct a final inspection after the completion of the entire project.

8. Expenditure Disbursement

- The Contractor will submit a request for payment along with copies of invoices.
- Historic Preservation Staff will review payment request. If all required documentation is correct an inspection request will be sent to the Building Inspector.
- The Building Inspector will schedule a time with Contractor to review requested payment to assure work is completed and/or materials are on site.
- The Building Inspector will approve or deny request based on results of meeting with Contractor.
- If approved the Historic Preservation Staff will send a voucher and backup information to NeighborWorks to process payment through the Revolving Loan Account.
- The Historic Preservation Commission will approve the disbursement at their next meeting. If approved the request will be added to the City of Deadwood Commission's bill list for City (final) approval.
- Upon City approval, the City Finance Office issues checks for the disbursement to the Historic Preservation Office.
- The Contractor may pick-up disbursement check from the Historic Preservation office or request to have it mailed. The Contractor must sign lien waivers before final payment is made.

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
Fax: (605) 578-2084
kevin@cityofdeadwood.com

MEMORANDUM

Date: January 22, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2015 Program Report

In 2015 the Historic Preservation Commission approved 61 requests to participate in programs. Twelve of the requests were for the grant programs. A breakdown of the programs is listed below and a detailed report is attached.

Total Requested:	61
Siding -- Loan	9
Siding – Grant	<u>4</u>
	13
Wood Windows/Doors – Loan	11
Wood Windows/Doors – Grant	<u>8</u>
	19
Elderly	8
Façade	3
Retaining Wall	11
Revolving Residential	3
Vacant Home	4

IN HOUSE GRANTS/LOANS						180 DAY				
2015		TYPE OF	DATE HP	PA COA	CONTRACT	COMPLETION	AMOUNT	AMOUNT		
APPLICANT	ADDRESS	GRANT/LOAN	APPROVAL	APPROVAL	START DATE	DATE	APPROVED	REIMBURSED	REMAINING	COMMENTS
Tim Berg & Kathryn Koutavas	1 Forest	Elderly	10/14/2015							
Travis Conrad	10 Harrison	Retaining Wall	07/08/2015							
Tom McNary	14 Van Buren	Windows	07/08/2015	07/08/2015						Waiting on Signed App
Larry & Sheryl Hicks	144 Charles	Elderly	08/26/2015							
Lanny & Linda Shepherd	16 Park	Windows		10/14/2015						
Lanny & Linda Shepherd	16 Park	Siding		10/14/2015						
Bonnie Fosso	170 Pleasant	Siding	10/28/2015							
Bonnie Fosso	170 Pleasant	Windows	10/28/2015							
Bonnie Fosso	170 Pleasant	Elderly	10/28/2015							
Bonnie Fosso	170 Pleasant	Revolving	10/28/2015							
Greg Vecchi	19 Centennial	Siding	07/22/2015	07/22/2015	08/20/2015	02/20/2016	\$10,000.00	\$6,315.00	\$3,685.00	
Greg Vecchi	19 Centennial	Retaining Wall	07/22/2015	07/22/2015						On Hold
Rhon Underhill	28 Taylor	Windows	08/26/2015		08/31/2015	03/01/2016	\$10,000.00	\$1,161.76	\$8,838.24	
Bernie Requsaw	299 Williams	Siding	09/23/2015							
Veronica (V) Carolyn White	3 Shine	Windows	09/23/2015	09/23/2015						
Veronica (V) Carolyn White	3 Shine	Siding	09/23/2015	09/23/2015						
Veronica (V) Carolyn White	3 Shine	Retaining Wall	09/23/2015	09/23/2015						
Veronica (V) Carolyn White	3 Shine	Vacant Home	09/23/2015	09/23/2015						
Veronica (V) Carolyn White	3 Shine	Elderly	09/23/2015	09/23/2015						
Ron Russo	31 Charles	Windows	02/11/2015	01/28/2015						
Michael Kadlec	316 Williams	Retaining Wall		10/14/2015						
Tom & Dorene Julius	33 1/2 Jackson	Windows	08/26/2015							
Tom & Dorene Julius	33 1/2 Jackson	Siding	08/26/2015							
Jeff & Lauren Trouton	33 Jackson	Windows	06/24/2015	06/24/2015	07/14/2015	01/14/2016	\$10,000.00	\$4,400.00	\$5,600.00	Expired/Sent Renewal Notice
Charles Williamson	340 Williams	Elderly	07/22/2015							
Charles Williamson	340 Williams	Windows	07/22/2015	07/22/2015						
Mathew Pike	35 Lincoln	Siding	08/12/2015	08/12/2015	08/15/2015	05/15/2016	\$10,000.00	\$6,432.51	\$3,567.49	
Wayne Morris	390 Main	Windows	06/24/2015	06/24/2015						
Kratch Family Trust	4 Lincoln	Windows	09/10/2015	09/09/2015						Waiting on Signed App
Kratch Family Trust	4 Lincoln	Elderly	09/10/2015	10/28/2015						
Aleksandra Mastro	46 Denver	Windows	06/24/2015	06/24/2015						Withdrawn

IN HOUSE GRANTS/LOANS						180 DAY				
2015		TYPE OF	DATE HP	PA COA	CONTRACT	COMPLETION	AMOUNT	AMOUNT		
APPLICANT	ADDRESS	GRANT/LOAN	APPROVAL	APPROVAL	START DATE	DATE	APPROVED	REIMBURSED	REMAINING	COMMENTS
Aleksandra Mastro	46 Denver	Siding	06/24/2015	06/24/2015						Withdrawn
Aleksandra Mastro	46 Denver	Vacant Home	06/24/2015	06/24/2015						Withdrawn
Aleksandra Mastro	46 Denver	Retaining Wall	06/24/2015	06/24/2015						Withdrawn
Chris & Margaret Bloom	46 Denver	Windows	09/23/2015	09/23/2015						Waiting on Recording Fee
Chris & Margaret Bloom	46 Denver	Siding	09/23/2015	09/23/2015						Waiting on Recording Fee
Chris & Margaret Bloom	46 Denver	Vacant Home	09/23/2015	09/23/2015						
Chris & Margaret Bloom	46 Denver	Revolving	09/23/2015	09/23/2015						
Lee Thompson	47 Forest	Siding	08/12/2015	08/12/2015						Waiting on Recording Fee
Lee Thompson	47 Forest	Windows	08/12/2015	08/12/2015						Waiting on Recording Fee
Jean & Amy Gorzalk	50 Van Buren	Retaining Wall	07/08/2015							
Ken & Nancy Motzko	51 Pleasant	Siding	09/09/2015	09/09/2015	11/02/2015	05/02/2015	\$10,000.00		\$10,000.00	
Ken & Nancy Motzko	51 Pleasant	Windows	09/09/2015	09/09/2015	11/02/2015	05/02/2015	\$10,000.00		\$10,000.00	
Ken & Nancy Motzko	51 Pleasant	Retaining Wall	09/09/2015	09/09/2015						
Tracy Lewis	512 Cliff	Siding	08/26/2015	09/23/2015						
Tracy Lewis	512 Cliff	Windows	08/26/2015	09/23/2015						
Kathleen Lane	53 Forest	Elderly	02/11/2015							
Tim Coomes	55 Taylor	Windows	06/24/2015		09/30/2015	03/30/2015	\$10,000.00	\$1,900.00	\$8,100.00	COMPLETED
Wayne Morris	604 Main	Façade								
Wayne Morris	606 Main	Façade								
Harley Kirwan	637 Main	Windows	09/09/2015							Dennied
Terrence J Sullivan	7 Fillmore	Retaining Wall	07/08/2015							
Tom Rensch/Franklin	700 Main	Façade								
Luella Krebs	77 Stewart St	Retaining Wall	07/08/2015							
Shirley Black	800 Main	Elderly	10/28/2015							
Lance Bobolz	84 Van Buren	Retaining Wall	07/08/2016							
Mike & Diane Perceovich	21 Charles	Windows	12/09/2015	12/09/2015						
Mike & Diane Perceovich	21 Charles	Siding	12/09/2015	12/09/2015						
Mike & Diane Perceovich	21 Charles	Vacant Home	12/09/2015	12/09/2015						
Mike & Diane Perceovich	21 Charles	Revolving	12/09/2015	12/09/2015						
Bernie Requsaw	336 Williams	Retaining Wall	12/09/2015							

EXHIBIT H

January 18, 2016

Kevin Kuchenbecker
Deadwood Historic Preservation Officer
Deadwood City Hall
108 Sherman Street
Deadwood, SD 57732

Dear Kevin,

By this letter, we are requesting an extension of 1 year for the performance period of our grant to repair structures on the Anderson Homestead at the Headwaters of Little Spearfish Creek. As you know the construction season is rather short at that altitude and we were not successful in lining up a contractor during their busy summer season. We are in communication with a contractor now who is available later this spring to assist us with the heavier construction work. Our volunteer work force is also more available this spring and summer than last.

We are greatly appreciative of the support the Deadwood Historic Commission has offered us with this grant and in one previous grant back in 2008. Your support has helped us accomplish our organization's mission. This extension will allow us the time to plan, secure a contractor, and do this restoration right.

Please don't hesitate to call if additional information and documents are required (605) 394-3220 or 390-9903.

Thanks in advance for considering our request and thank you for your support.

Sincerely,



Mark T. Anderson
President, Little Spearfish Conservation and Historic Preservation Association

Sec. 60.15 Removing properties from the National Register.

(a) Grounds for removing properties from the National Register are as follows:

(1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing;

(2) Additional information shows that the property does not meet the National Register criteria for evaluation;

(3) Error in professional judgement as to whether the property meets the criteria for evaluation; or

(4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the Federal Register.

(b) Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section.

(c) Any person or organization may petition in writing for removal of a property from the National Register by setting forth the reasons the property should be removed on the grounds established in paragraph (a) of this section. With respect to nominations determined eligible for the National Register because the owners of private property object to listing, anyone may petition for reconsideration of whether or not the property meets the criteria for evaluation using these procedures. Petitions for removal are submitted to the Keeper by the State Historic Preservation Officer for State nominations, the Federal Preservation Officer for Federal nominations, and directly to the Keeper from persons or local governments where there is no approved State Historic Preservation Program.

(d) Petitions submitted by persons or local governments where there is no approved State Historic Preservation Program shall include a list of the owner(s). In such cases the Keeper shall notify the affected owner(s) and the chief elected local official and give them an opportunity to comment. For approved State programs, the State Historic Preservation Officer shall notify the affected owner(s) and chief elected local official and give them an opportunity to comment prior to submitting a petition for removal. The Federal Preservation Officer shall notify and obtain the comments of the appropriate State Historic Preservation Officer prior to forwarding an appeal to NPS. All comments and opinions shall be submitted with the petition.

(e) The State Historic Preservation Officer or Federal Preservation Officer shall respond in writing within 45 days of receipt to petitions for removal of property from the National Register. The response shall advise the petitioner of the State Historic Preservation Officer's or Federal Preservation Officer's views on the petition.

(f) A petitioner desiring to pursue his removal request must notify the State Historic Preservation Officer or the Federal Preservation Officer in writing within 45 days of receipt of the written views on the petition.

(g) The State Historic Preservation Officer may elect to have a property considered for removal according to the State's nomination procedures unless the petition is on procedural grounds and shall schedule it for consideration by the State Review Board as quickly as all notification requirements can be completed following procedures outlined in Sec. 60.6, or the State Historic Preservation Officer may elect to forward the petition for removal to the Keeper with his or her comments without State Review Board consideration.

(h) Within 15 days after receipt of the petitioner's notification of intent to pursue his removal request, the State Historic Preservation Officer shall notify the petitioner in writing either that the State Review Board will consider the petition on a specified date or that the petition will be forwarded to the Keeper after notification requirements have been completed. The State Historic Preservation Officer shall forward the petitions to the Keeper for review within 15 days after notification requirements or Review Board consideration, if applicable, have been completed.

(i) Within 15 days after receipt of the petitioner notification of intent to pursue his petition, the Federal Preservation Officer shall forward the petition with his or her comments and those of the State Historic Preservation Officer to the Keeper.

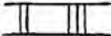
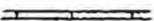
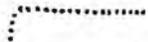
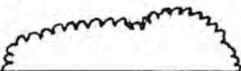
(j) The Keeper shall respond to a petition for removal within 45 days of receipt, except where the Keeper must notify the owners and the chief elected local official. In such cases the Keeper shall respond within 90 days of receipt. The Keeper shall notify the petitioner and the applicable State Historic Preservation Officer, Federal Preservation Officer, or person or local government where there is no approved State Historic Preservation Program, of his decision. The State Historic Preservation Officer or Federal Preservation Officer transmitting the petition shall notify the petitioner, the owner(s), and the chief elected local official in writing of the decision. The Keeper will provide such notice for petitions from persons or local governments where there is no approved State Historic Preservation Program. The general notice may be used for properties with more than 50 owners. If the general notice is used it shall be published in one or more newspapers with general circulation in the area of the nomination.

(k) The Keeper may remove a property from the National Register on his own motion on the grounds established in paragraph (a) of this section, except for those properties listed in the National Register prior to December 13, 1980, which may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section. In such cases, the Keeper will notify the nominating authority, the affected owner(s) and the applicable chief elected local official and provide them an opportunity to comment. Upon removal, the Keeper will notify the nominating authority of the basis for the removal. The State Historic Preservation Officer, Federal Preservation Officer, or person or local government which nominated the property shall notify the owner(s) and the chief elected local official of the removal.

(l) No person shall be considered to have exhausted administrative remedies with respect to removal of a property from the National Register until the Keeper has denied a petition for removal pursuant to this section.

SITE MAP KEY

Deadwood Historic Survey, 1993

KEY	
CONTRIBUTING SITES:	
	ROOF SLOPE (NOT ON ALL DORMERS, BAYS, PORCHES)
F	FLAT ROOF
	CHIMNEY
	MAJOR STAIRS
B1	ASSUMED TO BE LARGEST BUILDING
B2, B3, ...	LABELLED
NON-CONTRIBUTING SITES: BUILDING OUTLINES ONLY	
39	HOUSE
IN-023	SITE (IMPLIES [LA-DW-DW]-IN-023)
	STONE RETAINING WALL
	CONCRETE RETAINING WALL
	TIMBER RETAINING WALL
	FENCE
	GRAVEL DRIVE
	TREE
	MASS OF VEGETATION

SOUTH DAKOTA HISTORIC SITES INVENTORY

Historic Name

Site Number
LA -DW -DW -CL -00034
CTY TWP CIT NBH NUM

Address/Location 147 Charles Street
Deadwood, South Dakota 57732

DBASE 0000000000

Common Name

U.S.G.S. Quad Map Name
Deadwood South

Historic Function house

Legal Description
0 5N 3E
Q1 Q2 SEC TWP RNG
Urban Only BLK 77
LOT 25 & 27
ADD Original Townsite

Historic Context(s) VI. The Great Depression
(1930-1941)

Owner's Name Henry P. Shama
Owner's Address 147 Charles Street
Deadwood, South Dakota 57732

Surveyors
Mary McCormick/RTI

Owner's Phone # (605) 578-1991

Date 09/15/1993

Date(s) of Construction circa 1932

NR Eligible Y

Photographer Mary McCormick
Roll # 47 Frame #'s 9-13

Future NR Y

Significance HIST, ARCH
LOCL

Notes:

(Attach Photographs Below)



Preservation Strengths of the Site

- In Use and Not Threatened
- In Good Structural Condition
- Owners Protecting Site
- Appreciated by Public
- Valuable to Research

Preservation Threats

- Abandonment
- Deterioration Through Lack of Resources
- Vandalism or Looting
- Inappropriate Alterations
- Inappropriate or Poor Maintenance
- Fragile or Deteriorating Construction Materials
- Unsound Condition
- Lack of Support (Specify by Whom)

Environmental Situations Effecting Site (Specify What: May Include Mining, Flooding, Erosion, Pollution, Acid Rain, Weather, Isolation, Development, Etc.)

Dates:

Founding of Institution or Settlement 1876

Town and Addition Platted 1876 1876 Initial Construction of Structure c.1932

Original Owners:

Name (Include Spouse if Known)

Place of Origin

Date Arrived in S.D. 0000 In USA 0000

Occupation(s)

Religious Affiliation

Social/Fraternal Affiliation

Other Previous Occupants -- Names and Dates of Occupation:

J.C. Lang (Directories 1935-1936)

H.A. Nesbitt (Directory 1938)

Fred Boltz (Directory 1939)

Richard Curtis, Jr. (Directories 1942-1944)

Structural History:

Architect's Name and

Date of Commission

Builder's Name

Pattern, Book and Number/Name

Historic Uses of the Site residential

Changes in Use none

Statement of Historical Significance: (Including Relation to Historic Context Topics and Study Units)

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. In this particular example, the design combines Craftsman details with Prairie School elements.

Miscellaneous Historical Information:

Directories for the years 1942 & 1944 also note the address as the "Fire Chief" residence.

Bibliography:

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1932 estimated year built

Sanborn-Ferris Maps (Dates)

1923: property vacant

1948: today's house depicted

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

Telephone: 1935-1944

Other Sources

General Information:

Building # 1

Site No. LA-DW -DW-CL-00034 Date of Construction c.1932 Photos 9-13

Function house	Plan Form rectangular	Height (Stories) 2
	Method of	Overall
Style Prairie School	Construction wood-frame	Condition G

Additions & Alterations (Types & Dates)

The house has been re-sided with modern metal siding. Some of the historic first floor windows have been replaced with casement windows. The front porch has also been enclosed and non-historic brick planters added in front of the porch. All windows have modern metal sash storms.

Evaluation of Specific Elements:

Foundation: Materials concrete	Condition G
--------------------------------	-------------

Walls: Cladding metal siding	Condition G
------------------------------	-------------

Windows: General/ Unique	Type	Glazing Pattern	Condition	Location
G	wood-sash, double-hung	6/6 and 8/6	G	general
U	wood-sash, casement	diamond	G	l, r, rear
U	wood-sash, casment	1/1	G	porch
U	wood-sash, fixed	3 light	G	basement

Doors: Type	Glazing Pattern	Condition	Location
slab		E	front

Roof: Form low hip	Materials asphalt shingle	Condition G
--------------------	---------------------------	-------------

Dormer: Type none	Condition
Location(s)	

Chimneys/Ventilators: Materials brick with metal cap	Condition G
Location(s) interior: rear slope	

Porches: Materials	Condition	Height (Stories)	Roof Configuration	Location
enclosed: square, tapered wood	G	1	hip	front
enclosed; metal siding	G	1	hip	rear

Bays/Towers: Form	Condition	Height (Stories)	Location(s)
rectangular	G	2	left
rectangular	G	1	right

Significant Exterior Details:

Significant Landscape Features:

Retaining Walls:

Condition:

rubblestone masonry, several terraces at rear,
fireplace in lowest level; appears historic

G

Other Landscape Features:

Condition:

Archaeological Potential of the Site:

=====

Bldg#	Date	C/NC	Function	Photo#	Construction Method	Height
2	c.1932	C	garage	11	wood-frame	1

Individual Element Cond.

Overall Condition	G	Foundation: Materials-	concrete			G
		Walls: Cladding-	clapboard			G
Windows: Type & Glazing Pattern-			wood-sash, fixed, 4 light			G
Doors: Type & Glazing Pattern-			modern, paneled wood overhead			G
Roof: Form & Materials-			gable, jerkin; asphalt shingle			G
Chimney/Vent: Material & Location-			none			

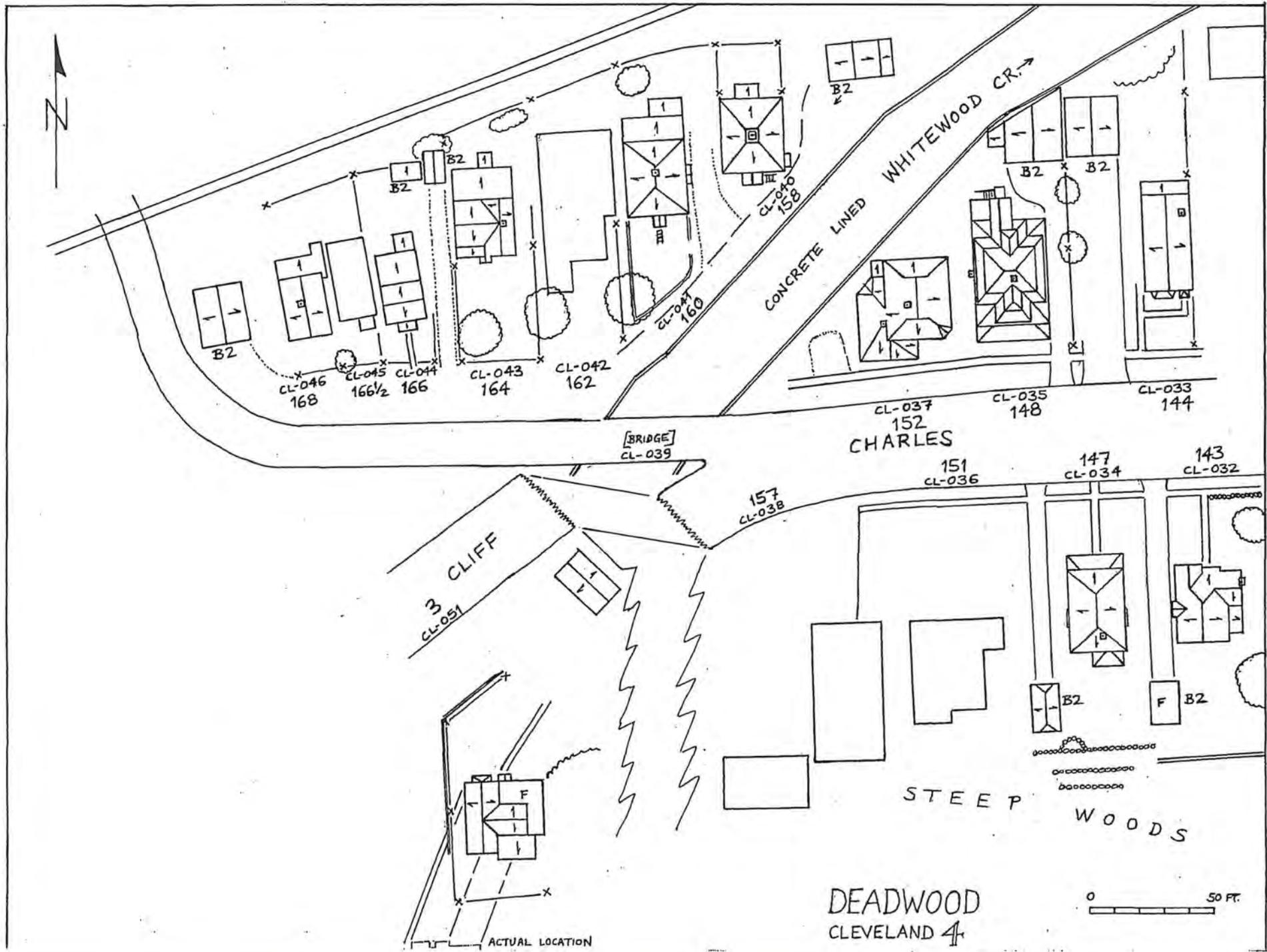
Significant Exterior Details
 Roof has exposed rafter tails.

Significant Interior Details

Alterations & Dates

Change in Use none

=====



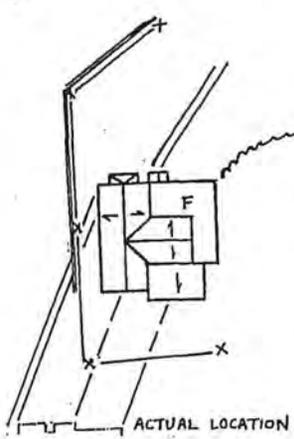
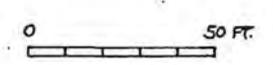
CL-046 168
CL-045 166½
CL-044 166
CL-043 164
CL-042 162

CL-040 158
CL-037 152
CL-035 148
CL-033 144
CL-036 151
CL-034 147
CL-032 143

3 CLIFF
CL-051

STEEP WOODS

DEADWOOD
CLEVELAND 4



SOUTH DAKOTA

ABSTRACT TYPE *dwdog a #63*

RESIDENTIAL

BASE YEAR

Card of Cards

REAL ESTATE LEGAL DESCRIPTION

- 1) PROPERTY ADDRESS 147 Charles
- 2) SURVEYED BY _____
- 3) DATE OF SURVEY _____
- 4) INSPECTION AUTHORIZED 08/16/90 #

Initial	Date
Measured by: <u>LR</u>	<u>7-23-90</u>
Classified by:	
Extended by:	
Checked by:	

30025-07700-270-10 DEADWOOD 40-1
ORIGINAL TOWN

VACATED STEWART ST. & LOTS 25 & 27
BLK 77

ACRES

LAND NA-D
BLDG NA-D1

L

578-1091

LAND VALUE CALCULATION

Size of Lot or No. Acres	Depth or other influence				Effective Front Feet	Basic Unit Value	Total Value
	Table	Factor	Rule	Factor			
19 <i>50417</i>		<i>.756</i>			<i>5850</i>	<i>*</i>	<i>4425</i>
19							
19							
19							
19							
19							
19							
19							

PROPERTY OWNER

Shama Henry

Filing Date	Instrument Date	Book	Page	Sales Price	Verified	Remarks

STREET	UTILITIES	TOPOGRAPHY
Concrete	Water	Level <i>D-3</i> <i>5480</i>
Blacktop	Natural Gas	High <i>D1-3</i> <i>4560</i>
Semi-imp.	L.P. Gas	Low <i>5100</i>
Dirt	Electricity	Rolling
No Street	Sewer	Swampy
Sidewalk	Septic Tank	Ditch
Curb & Gutter	Cistern	Flood Zone
	Cable TV	

CONTINUOUS RECORD OF ASSESSED VALUE

Sections	19 92	19 93	19 94	19 95	19 96	19 97	19 98	19 99	19 2000	19 2001	19 2002
Year											
Replacement Cost											
Depreciation %											
Depreciated Cost											
Accessory Building Appraisal											
Accessory Item Appraisal											
Structure Value											
SDCL 10-6-35.2/Completion %											
Assessed Structure Value	<i>41740</i>	<i>44650</i>	<i>44690</i>	<i>48130</i>	<i>48130</i>	<i>48130</i>	<i>49920</i>	<i>49920</i>	<i>48560</i>	<i>48560</i>	<i>44810</i>
Assessed Land Value	<i>6420</i>	<i>4420</i>	<i>5530</i>	<i>5480</i>	<i>5480</i>						
Total Assessed Value	<i>48160</i>	<i>49070</i>	<i>50220</i>	<i>53660</i>	<i>53660</i>	<i>53660</i>	<i>55450</i>	<i>55450</i>	<i>54090</i>	<i>54040</i>	<i>50290</i>

- 1) TYPE
 1 Single Family
 2 Apartment
 3 Townhouse or Duplex
 4 Manufactured Housing

- 2) SINGLE FAMILY
 1 One Story
 2 Two Story
 3 Three Story
 4 Split Level
 5 1 1/2 Story/Fin.
 6 1 1/2 Sty/Unf.
 7 2 1/2 Sty/Fin.
 8 2 1/2 Sty/Unf.
 9 3 1/2 Sty/Fin.
 10 3 1/2 Sty/Unf.
 11 Bi-Level

- APARTMENT
 1 One Story
 2 Two Story
 3 Three Story

- TOWNHOUSE OR DUPLEX
 1 One Sty. End/Row
 2 Two Sty. End/Row
 3 Two Sty. Inside Row
 4 One Sty. Duplex
 5 Two Sty. Duplex
 6 One Sty. Inside Row

3) LOC. MULT. OR ZIP CODE _____

- 4) QUALITY
 1 Low
 2 Fair
 3 Average
 4 Good
 5 V. Good
 6 Excellent

5) GROUND FLOOR AREA
 Total Living Area 1724 1st Floor Area 869
 Number of Units _____ Number of Bedrooms _____

6) EFFECTIVE AGE _____ (years)

- 7) CONDITION
 1 Worn Out
 2 Badly Worn
 3 Average
 4 Good
 5 V. Good
 6 Excellent

- 8) EXTERIOR WALL FRAME
 1 Plywood
 2 Hardboard
 3 Stucco
 4 Siding
 5 Shingle
 6 Masonry Veneer
 12) PORCHES
 Open Slab Porch _____ (sq. ft.)
 Roof _____ (sq. ft.)
 Ceiling _____ (sq. ft.)
 Glazed _____ (sq. ft.)
 Encl. & Fin. _____ (sq. ft.)
 Deck _____ (sq. ft.)
 Carport _____ (sq. ft.)

- MASONRY
 7 Common Brick
 8 Face Brick
 9 Stone

- 10 Concrete Block
 11 Alum., Ribbed
 12 Alum., Lap Siding
 13 Hardboard

- 14) PLUMBING
 Baths _____ Fixtures _____ (number of)
 Rough-ins _____ (number of)

- 15) FIREPLACES (Number of)
 1 Single One Story
 2 Double One Story
 3 Single Two Story
 4 Double Two Story

- COVERING
 1 Asphalt Shingle
 2 Built-up Rock
 3 Wood Shingle
 4 Wood Shake
 5 Concrete Tile
 6 Clay Tile
 7 Metal Roof
 8 Slate
 9 Composition Roll

- 10) BALCONIES (Sq. Ft.)
 1 Wood
 2 Cement Composition

- 11) EXTERIOR FLIGHTS OF STAIRS
 (Number of flights)
 1 Cement Composition
 2 Steel Stairs
 3 Wood Stairs

GROUND AREA			
PART	WIDTH	LENGTH	AREA
A	25	34	850 x 2
B	1	12	12
C	1	7	7 x 2
TOTAL AREA			1724

MAJOR ALTERATIONS OR ADDITIONS
 Date 1940 Cost upper story Added

- 16) BUILT-IN APPLIANCES
 1 Microwave oven
 2 Range
 3 Oven
 4 Combination
 5 Compactor
 6 Vacuum
 7 Dishwasher
 8 Other
 9 Other

- 17) FLOOR COVERINGS (% or Sq. Ft.)
 1 Carpeting
 2 Ceramic Tile
 3 Hardwood
 4 Linoleum
 5 Parquet
 6 Quarry Tile
 7 Resilient Floor Covering
 8 Terrazzo

FLOOR COVERING REMARKS

- 18) HEATING & COOLING
 1 Forced Air
 2 Gravity Furnace
 3 Floor Furnace
 4 Wall Furnace
 5 Floor Radiant Hot Water
 6 Ceiling Radiant Electric
 7 Baseboard Electric
 8 Baseboard Hot Water
 9 Radiator Hot Water
 10 Radiators, Steam
 Heating & Cooling:
 11 Warmed and Cooled Air
 12 Heat Pump System
 Cooling only:
 13 Evaporative with Ducts
 14 Refrigerated with Ducts

- 19) BASEMENT
 Total Sq. Ft. 850
 Sq. Ft. Fin. Basement 0
 Rec. _____ Living Area _____
 BASEMENT REMARKS
a room partitioned - 4
entry has knotty pine, not
enough to add value
6-99-NO CHG.
 20) TYPE OF GARAGE
 1 Detached
 2 Built-In
 3 Attached
 4 Carport
 5 Basement Garage
 Sq. Ft. of Garage 240
 Common Wall _____
 Lin. Ft. _____
 Finished Area _____
 Walls _____
 Ceiling _____

FIELD NOTES
interior paneling over plaster - 6-99 - all still
the same.

OBSERVED DEPRECIATION	
Site Improvements	_____
Physical Depreciation	<u>4800</u>
Functional Obsolescence	_____
Economic Obsolescence	_____



30025-07700-270-00
6/17/99

CAI

Cost Extension

1.									
2.									
3.									
4.	Flooring 1st floor								
5.	Flooring upper floors								
6.	Heating-Cooling								
7.	Insulation								
8.	Interior Finish								
9.	Plumbing								
10.	Built-in appliances								
11.									
12.	Fireplace								
13.	Miscellaneous								
14.	SUBTOTAL ADJ. RESIDENCE COST: Line 1 plus or minus Lines 3-13								
15.	BASEMENT, UNFINISHED								
16.	Add for basement interior finish								
17.	Add for basement outside entrance								
18.	Add for basement garage: Single <input type="checkbox"/> Double <input type="checkbox"/>								
19.	Porches or balconies, describe								
20.									
21.	SUBTOTAL RESIDENCE COST: Total of Lines 14-20								
22.	GARAGE OR CARPORT — Sq. ft. area x selected sq. ft. cost								+
23.	Garage interior finish								-
24.	Garage miscellaneous								
25.	Garage miscellaneous								
26.	SUBTOTAL GARAGE COST: Line 22 plus or minus Lines 23-25								
27.	SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Sum of Lines 21 and 26								
28.	Current Cost Multiplier		x Local Multiplier		x Line 27				
DEPRECIATION AND OBSOLESCENCE									
29.	Physical Depreciation %								
30.	Net Condition % (100 - Line 29)								
31.	Functional Obsolescence %								
32.	Economic Obsolescence %								
33.	Total Obsolescence (Line 31 + Line 32)								
34.	Net Condition % (100 - Line 33)								
35.	Depreciated Cost % (Line 30 x Line 34)								
36.	DEPRECIATED COST (Line 28 x Line 35)								





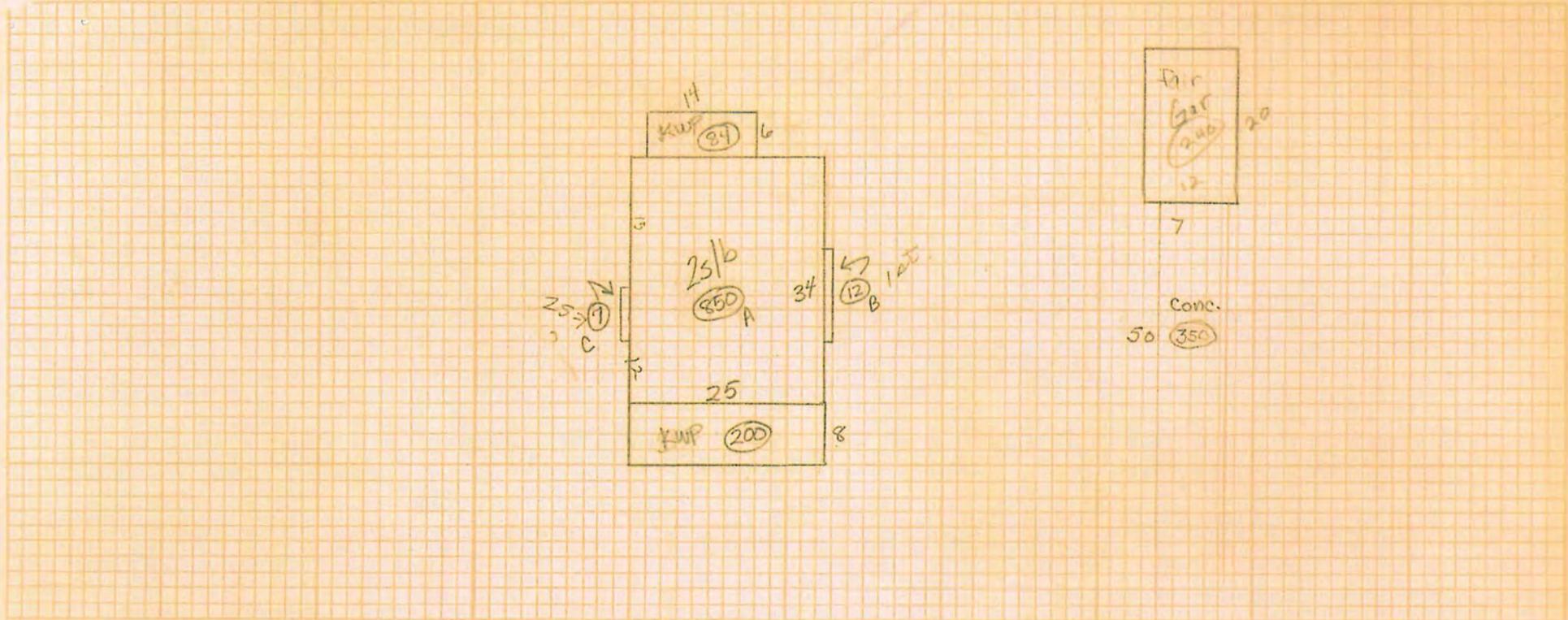
CALCULATOR CO

Cost Extension

1. COMPUTE RESIDENCE COST					
2. Basic residence cost			+	-	
3. Roofing					
4. Flooring 1st floor					
5. Flooring upper floors					
6. Heating-Cooling					
7. Insulation					
8. Interior Finish					
9. Plumbing					
10. Built-in appliances					
11.					
12. Fireplace					
13. Miscellaneous					
14. SUBTOTAL ADJ. RESIDENCE COST: Line 1 plus or minus Lines 3-13					
15. BASEMENT, UNFINISHED					
16. Add for basement interior finish					
17. Add for basement outside entrance					
18. Add for basement garage: Single <input type="checkbox"/> Double <input type="checkbox"/>					
19. Porches or balconies, describe					
20.					
21. SUBTOTAL RESIDENCE COST: Total of Lines 14-20					
22. GARAGE OR CARPORT — Sq. ft. area x selected sq. ft. cost				+	
23. Garage interior finish					-
24. Garage miscellaneous					
25. Garage miscellaneous					
26. SUBTOTAL GARAGE COST: Line 22 plus or minus Lines 23-25					
27. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Sum of Lines 21 and 26					
28. Current Cost Multiplier _____ x Local Multiplier _____ x Line 27					
DEPRECIATION AND OBSOLESCENCE					
29. Physical Depreciation %					
30. Net Condition % (100 - Line 29)					
31. Functional Obsolescence %					
32. Economic Obsolescence %					
33. Total Obsolescence (Line 31 + Line 32)					
34. Net Condition % (100 - Line 33)					
35. Depreciated Cost % (Line 30 x Line 34)					
36. DEPRECIATED COST (Line 28 x Line 35)					



RESIDENTIAL FIELD FORM — PT 24 FOR USE WITH MARSHALL AND SWIFT MANUAL



REMARKS — ADJUSTMENTS

used conservative concrete size to adjust for condition

IMPROVEMENTS

(1) Bldg. No.	(2) Class	(3) Type & Quality	(4) Age	(5) Cond	(6) Size LxWxH	(7) Sq. Ft. Area	(8) Unit Cost	(9) Ht. & Per Mults	(10) Refined Sq. Ft. Cost (8x9)	(11) Cost & Loc Mults	(12) Final Sq. Ft. Cost (10x11)	(13) Base Cost (7x12)	(14) Lump Sum Adj	(15) Replace Cost (13 + 14)	(16) Phy Depr	(17) Func Obsc	(18) Net Cond	(19) Appraised Value
1																		
2																		
3																		
4																		
5																		

FRAME			WALLS			RAFT		FLOORS			INTERIOR					BLDG		
WOOD	POLE	STEEL	WOOD	METAL	OTHER	MISSING	TRUSS	LAMIN	WOOD	CONC	DIRT	HEAT	COOL	ELEC	PLUMB	FINISH	INSUL	BLDG
																		1
																		2
																		3
																		4
																		5

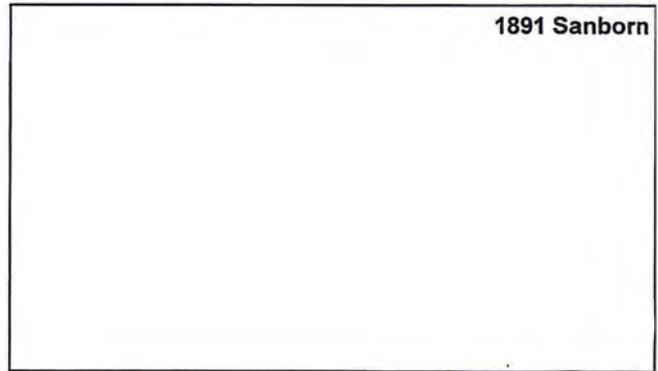
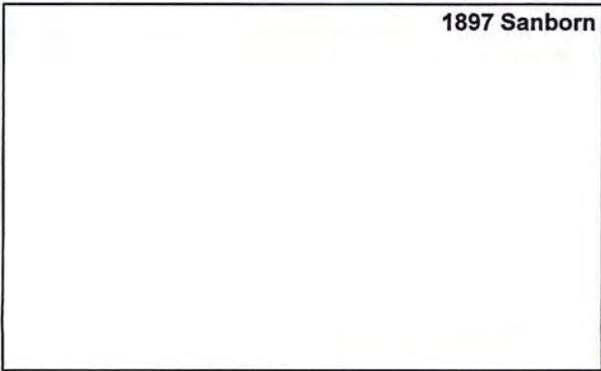
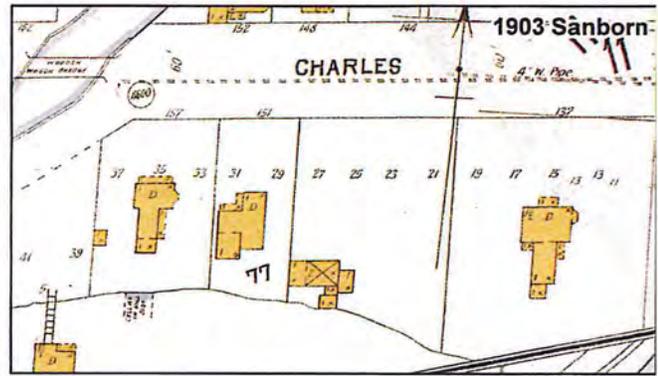
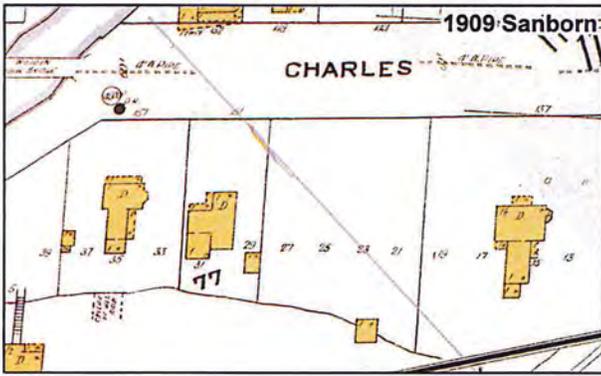
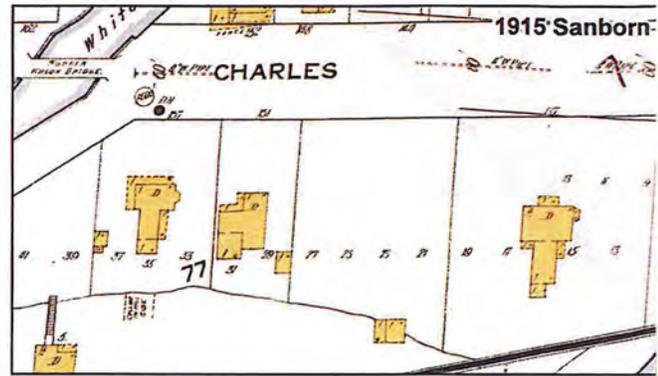
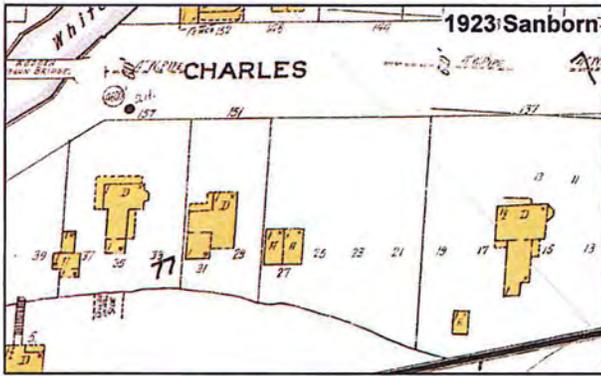
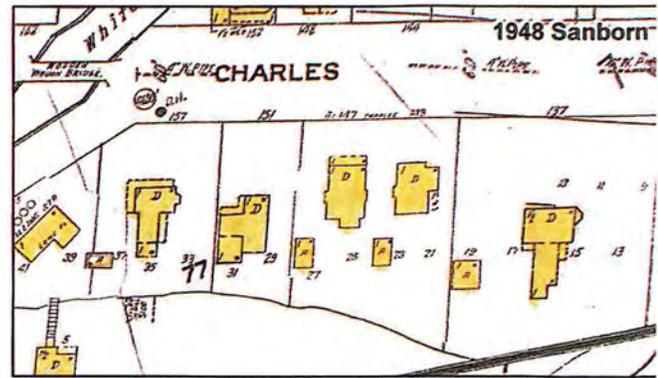
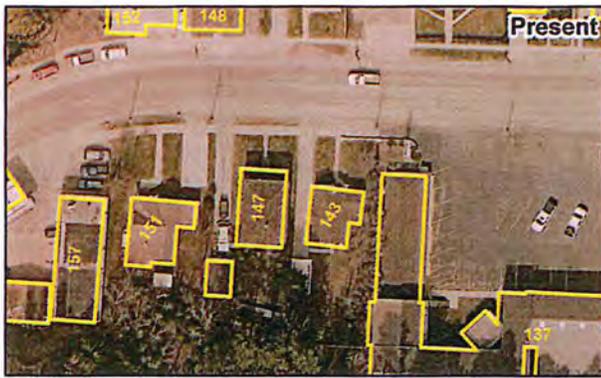
TOTAL

IMPROVEMENT ECONOMIC OBSOLESCENCE

IMPROVEMENT TOTAL

BUILDING NOTES & LUMP SUM ADJUSTMENTS

1 X Henry & Hanna 10-4-93 M/C.
2 6-17-99 Henry Hanna M/C.

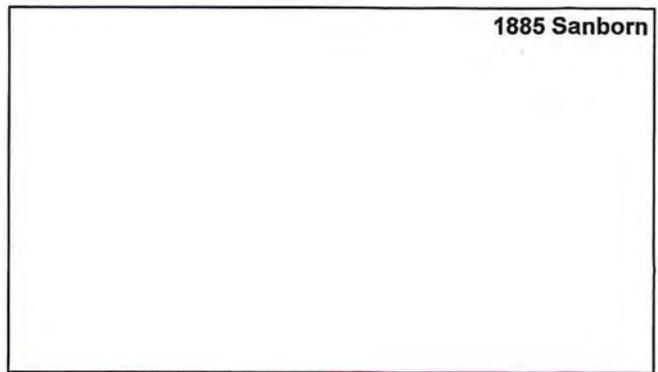


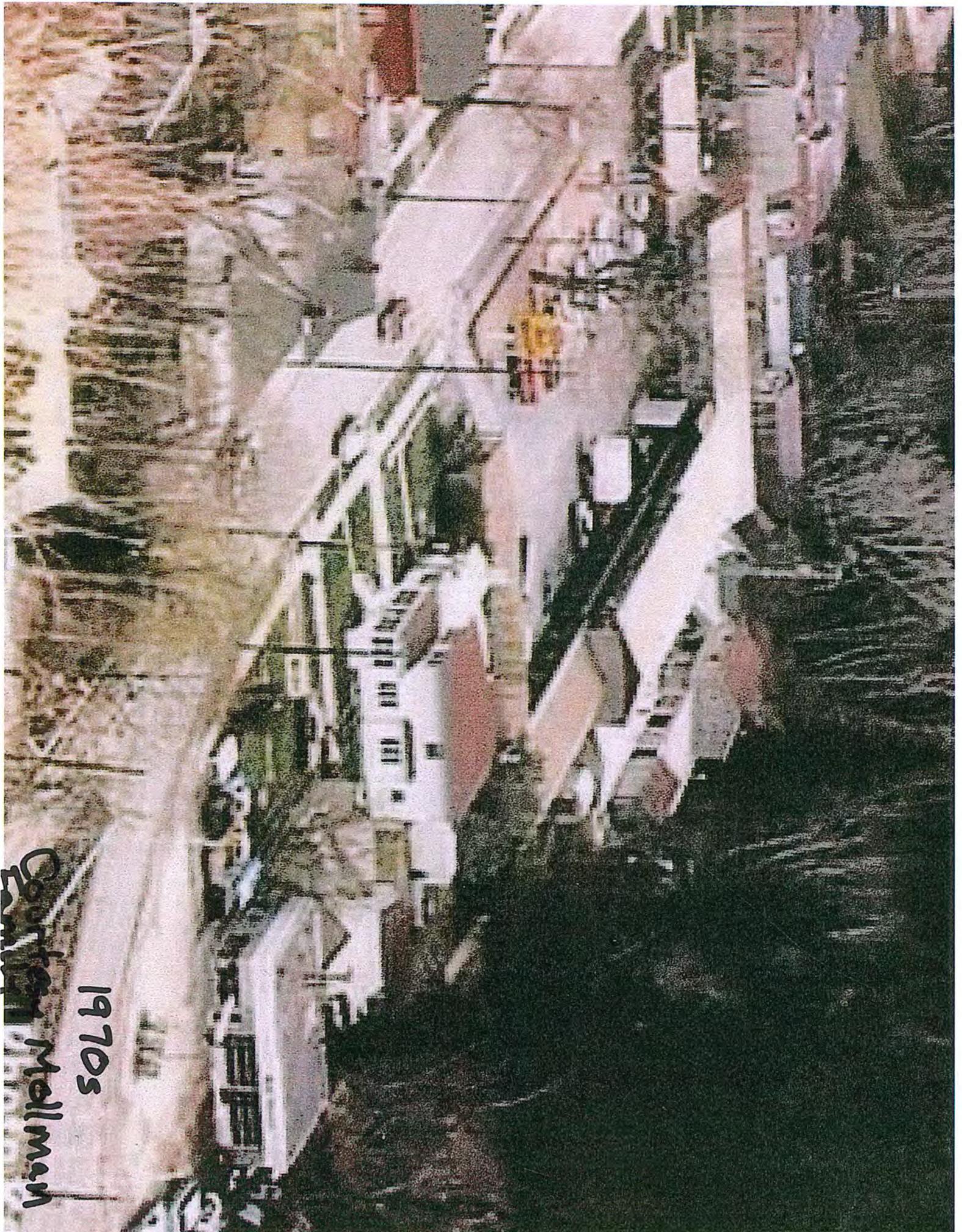
47 Charles Street

0 62.5 125 1:889 250 Feet

Building Foot Print

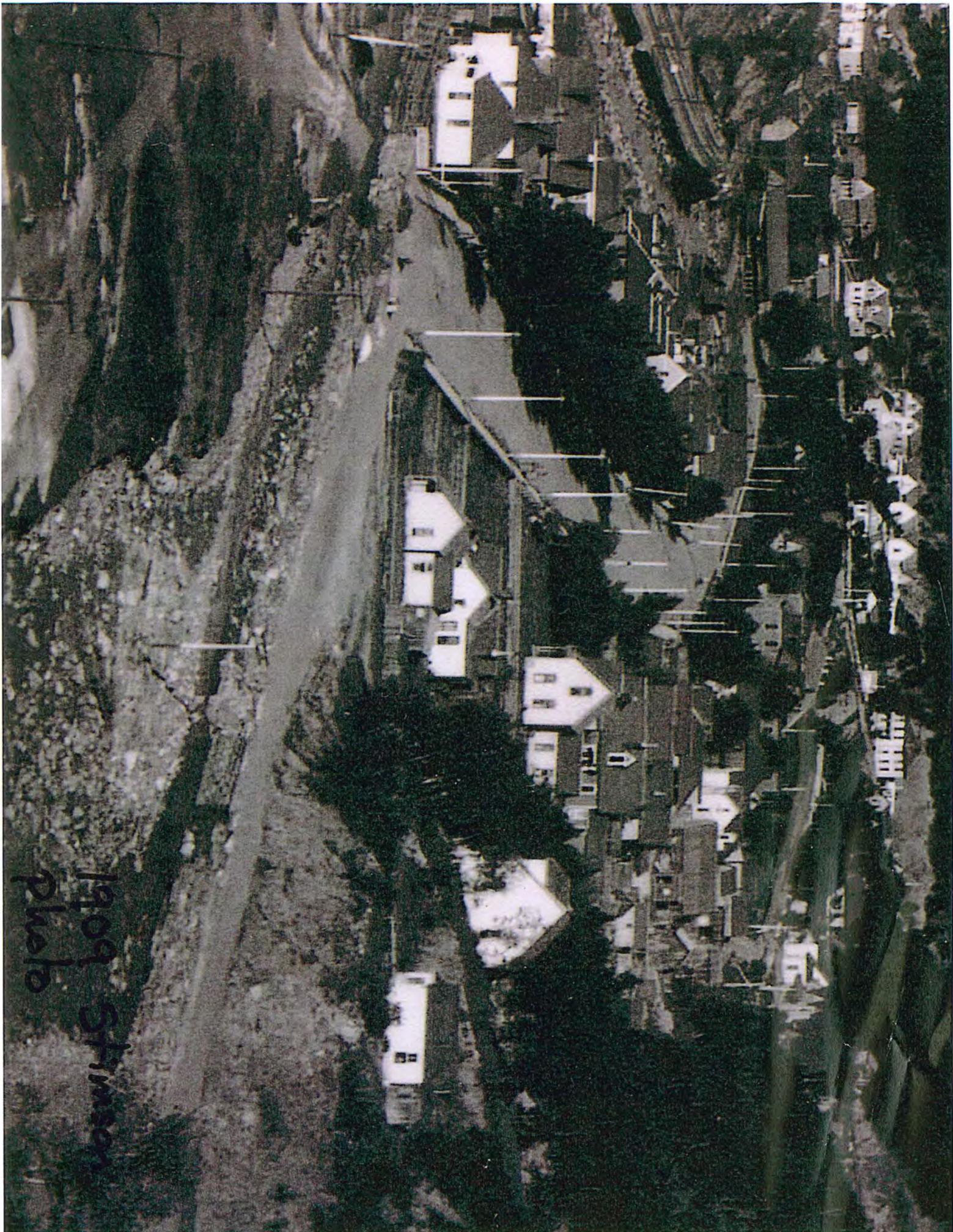
Sanborn Fire Insurance Map





1970s

Geoffrey Mallman



1909 Stinson
Pueblo

CITY ARCHIVES MONTHLY REPORT FOR DECEMBER 2015

These are the items and projects I worked on during the month of December 2015.

RESEARCH REQUESTS

During the month of December, I received and answered fifteen (15) research requests that took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

COLLECTIONS MANAGEMENT

- **City Attorney Files:** In December, I was asked by the City Attorney to organize and scan five boxes of city documents related to BID 1-6, the Broadway Parking Garage. During the month, these files were pulled, scanned, and made available to the City Attorney for review.
- **Funeral Records:** In December, the city received both the microfilm and the digital discs from the funeral home records on loan from the Fidler-Isenburg Funeral Chapel in Spearfish, South Dakota. These digital files were then checked against our catalog inventory. Next, I uploaded the digital files onto ARCHIVES_03 external hard drive, checking the content of each disc. Three of the twenty discs were corrupt and did not meet my standards. I requested that the State Archives re-scan and digitize these three ledgers. By December 31, 2015, our office received the new microfilm and digital files for these ledgers. Upon completion of this project, I filed these items with the City's other microfilm collection.
- **Fountain House Archaeological Collection:** On December 3, 2015, I picked up six boxes of artifacts from Quality Services Inc. of Rapid City, South Dakota. These artifacts were unearthed in March by city staff during the excavation of the basement at the Fountain House. Once at City Hall, I unpacked and arranged the collection on two tables in the archaeology lab (see image #1). Two things became apparent. First, the artifacts from this assemblage did not contain catalog numbers and second, there was no way of cross referencing the spreadsheet provided by QSI to the artifacts. This assemblage contains approximately 400+ artifacts relating to the 1883 flood that devastated Deadwood. In my opinion, this is one of the more significant archaeological collections unearthed in Deadwood and needs to be formally documented.
- **City Archaeological Collections – 2014.01, Martha Bullock/Rotary Park Project:** In December, as part of the site visit to the SD-ARC, I received one box of artifacts unearthed during the Rotary Park project. Back at City Hall, the contents of this box were laid out, arranged in numerical sequence, checked against the catalog index provided SD-ARC, and then re-boxed. Once this was complete, I then incorporated the catalog records into the City's master index of archaeological artifacts.

PROJECTS

- **Deadwood Baseball Book:** As time permitted, I continued to write and edit text pertaining to the Deadwood Baseball Book. This book is a side project stemming from the development of the six panel traveling exhibit on baseball in Deadwood. I am hoping to have all of text turned in by February of 2016 to Mariah Press for review.
- **Deadwood Community Calendar:** In December, I received a call from TDG Communications indicating that the 2016 Community Calendar was completed and ready for distribution. The 2016 Community Calendar contains photographs from the Deadwood Historic Preservation and City's photographic collection. The calendars were shipped to Neighborworks and then distributed to the Neighborhood Block Clubs for distribution. Thank you to those who helped select and edit the calendar.
- **1954 USDA Forest Service Map:** In December, Paul Thompson, the Lawrence County Emergency Manager, asked our office to digitize a map. This map was a detailed USDA Forest Service map from 1954 showing the Black Hills and all of the land open for deer hunting.
- **Coburn Sanborn Fire Insurance Map Project:** In the beginning of December, we received digital copies of Sanborn Maps from Mathisons Graphics of Rapid City. After short review period, I was asked to change the white background of the maps to transparent. This would allow for a better overlay in the GIS program. I spent several days converting the maps using Photoshop. Once this was complete, I uploaded the maps to Ferber Engineering's FTP site. By the end of December, the maps were geo-referenced and the project was completed.
- **Coburn Exhibit, Deadwood City Hall:** In December, I developed a new exhibit focusing on the Coburn Collection for the display case at City Hall. This new exhibit contains a series of photographs from the collection, more specifically the Days of 76 Rodeo, the Deadwood Volunteer Fire Department, Tomahawk County Club, and the Coburn Family Insurance business. As an offshoot of this project, we will create a HP Moment on the Sanborn Fire Insurance Map project, slated for February of 2016.
- **Video Project, Burial at 66 Taylor Avenue:** In December, Grant Welford of MacroVision, LLC asked me to review a video treatment for the proposed one hour documentary on the burial discovered at 66 Taylor Avenue. After reviewing and editing the treatment, I passed it along to Kevin for review. Once he made his edits and suggestions, I made these corrections, composed a one page letter and mailed these items to South Dakota Public Broadcasting. We are currently waiting on a response.
- **Arcadia Press, Book Proposal:** In December, I was contacted by Arcadia Press, the publishers of the "*Images of America*" series about developing a book on Mt. Moriah Cemetery. After talking with Kevin about this project, he asked me to complete the book proposal. Currently, we are waiting on a response back from Arcadia Publishing. If

accepted, the tentative completion date for this book would be September of 2017, in time for the South Dakota Festival of the Book.

MISCELLANEOUS ITEMS

- **Archives Scanner/Plotter:** In December, the City Archives scanner and plotter went on the fritz. During the month, I contacted Large Scanning Solutions in Colorado to trouble shoot the problems. In the end, I re-calibrated the scanner and purchased parts of the plotter. It was during this time I was informed that the Canon W8400 was placed on the "End of Life" list. This basically means that Canon will no longer service or build parts for this plotter.
- **Site Visit, South Dakota Archaeological Research Center (SD-ARC):** On December 3, 2015, I spent a day at the SD-ARC reviewing portions of Deadwood's Chinatown Collection. These were the items that were not transferred to the City in 2009. In addition, I also reviewed several small collections of artifacts from Deadwood. It is my goal in 2016 to formally accept these collections and house them in the City's Archaeological Lab.
- **Site Visit, Goldbergs Grocery Store:** On December 10, 2015, Kevin asked me to photograph the removal of the floor at Goldbergs Grocery Store. While on site, I met with the owners who gave me a tour of their building.
- **GIS Training, South Dakota School of Mines:** On December 14-18, 2015 I attended a week long class at the South Dakota School of Mines. The classes were an introduction on how to use GIS.
- **Gun Defense Training:** On December 23, 2015, I attended a mandatory 45 minute gun defense class hosted by the Deadwood Police Department.
- **Site Visit, Lower Main Street Visitor Center:** In December, I was asked to visit the Lower Main Street Visitor Center and remove any objects that were owned by the City. This included several framed pictures and one wood replica of Wild Bill Hickok's headboard. The headboard was broken in half, so I asked Lynn Namminga to repair it for the City. In January, Lynn repaired and repainted the headboard. This new headboard will be integrated into the new visitor center.
- **Mt. Moriah Cemetery Brochure:** In December, I was asked to update the Mt. Moriah Cemetery tri-fold brochure. This edit focused on changing the entrance fee from \$1.00 to \$2.00 in the brochure.

If you would like to see what I am working on or have questions, feel free to stop in and see me.
Mike Runge, City Archivist



Image #1 – overview of the Fountain House archaeological collection

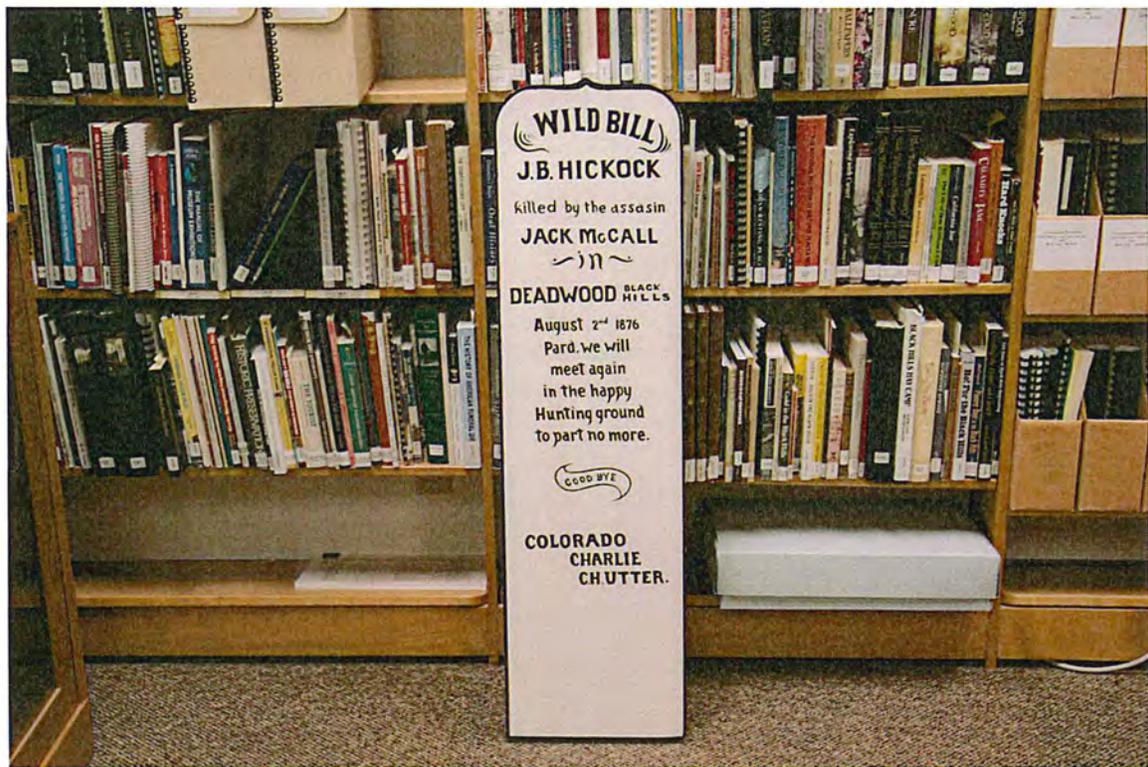


Image #2 Restored Wild Bill headboard from lower Main Street Visitor Center