

DEADWOOD HISTORIC PRESERVATION COMMISSION

Monday, November 23, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – November 11, 2015
3. Voucher Approval
4. Old or General Business
 - a. First Gold Parking Lot Expansion project – Excavation / Archaeology – Exhibit C
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H15057 – 3 Shine Street – V. Carolyn White – Exterior Repairs – Exhibit A
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - b. Revolving Loan Program – Exhibit B
 - Mary Baudhin 26 Water Refinance of Loan
 - Tim Berg & Kathryn Koutavas..... 1 Forest Refinance of Loan
 - 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.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 11, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – October 28, 2015
3. Voucher Approval
4. Old or General Business
 - a. Acknowledge & welcome guests for the CLG (Certified Local Government) statewide meeting
 - b. Deadwood Main Street Wi-Fi Funding Request – Deadwood Chamber – Exhibit A
 - c. DOT Project – Street lighting standards from Walnut Street to Highway 385 – Tom Blair
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H15056 – 10 Pine Street – VFW Black Hills Post 5969 – Replace Doors – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - Tom Rensch, Franklin Hotel Building700 Main Facade Program – Exhibit C
 - Wayne Morris, Nugget Saloon606 Main Façade Program – Exhibit D
 - Wayne Morris, Nugget Saloon604 MainFacade Program – Exhibit E
 - b. Revolving Loan Program – Exhibit F
 - Joan Berner74 Van BurenRetaining Wall Loan
 - Tim Berg1 Forest..... Elderly 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.*)
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Reminder of Statewide CLG Statewide Meeting November 11-13, 2015, Deadwood, SD

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, November 11, 2015

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

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

Present City Commission: Mark Speirs and Dave Ruth Jr. were present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken and Mike Walker of NeighborWorks-Dakota Home Services and Jerity Krambeck, 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 Wednesday, November 11, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of October 28, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Wednesday, October 28, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$68,674.89. Aye – All. Motion carried.

Chair Floyd welcomed members of the Statewide Certified Local Government Summit. Mr. Don Zeller, of the Pierre/Ft. Pierre Historic Preservation, Ms. Janet Gritzner of the Brookings Historic Preservation, and Ted Spencer of the South Dakota State Historic Preservation Office were present.

Old or General Business:

Deadwood Main Street Wi-Fi Request for Funding – Deadwood Chamber – Exhibit A

Mr. Lee Harstad, of the Deadwood Chamber of Commerce & Visitor's Bureau, was present to address any questions regarding the request of seeking funds to provide a Wi-Fi system on Main Street to be used by visitors when on Main Street. Mr. Harstad stated through partnership with Vast Broadband, Deadwood Main Street Wi-Fi could be used for branding. Mr. Blair asked if Vast would manage the system. Mr. Harstad stated Vast would manage all networking issues. Mr. Blair asked where the modules would be located. Mr. Harstad stated Vast had scouted out several areas and small antennas would be placed within Main Street businesses. Mr. Blair asked if there was the ability to expand the system in the future. Mr. Harstad stated there were expansion capabilities. Chair Floyd asked if Historic Preservation is the right source to fund this project. Mr. Harstad stated the project would be tied into Historic Preservation through the gunfights, Wi-Fi homepage, and links marketing Historic Preservation. Mr. Williams asked if the intent was to eventually expand to Sherman Street. Mr. Harstad stated this is a trial period and if everything works the intent is to expand. Mr. Williams asked if there was a clause for either party to get out of the contract. Mr. Harstad stated it was not in the contract, but verbally it would be about 60 days. Mr. Williams asked if this was ever brought up to the City Commission. Mr. Harstad stated it was brought before the Commission for consideration of Bed and Booze funding and the result was they did not have funding at that time. Mr. Kuchenbecker stated one of the administrative rules governing the use of preservation dollars in Deadwood is visitor management, if approved, the Wi-Fi system must include and incorporate historic preservation. Mr. Namminga suggested the Chamber look into other partners to invest. Mr. Harstad agreed and stated he was confident other entities would participate in funding. Chair Floyd stated the expectation of use is not going to be the exclusive use of Wi-Fi. Mr. Spencer, SHPO, questioned if Historic Preservation is the appropriate resource for this particular project and stated administrative rules are broad and flexible to take liberties to make certain projects fit into HP budget, but other venues should also be used to appropriately fund this project. Mr. Speirs asked what security presence would be available from Vast. Mr. Harstad stated security is not necessarily the network, but the device being used to access the network. Mr. Speirs asked if a databank would be created. Mr. Harstad stated there would not be, unless we created that on the homepage. Mr. Blair stated in his experience, the volume of people using the Wi-Fi as a primary internet connection becomes a concern.

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the Wi-Fi funding request for one year while the Deadwood Chamber looks for other partners.

Mr. Toews stated webpages get old and antiquated and asked whose responsibility it would be to keep it current. Mr. Harstad stated Vast would maintain it. Chair Floyd asked if the information would be changed regularly. Mr. Harstad stated it could be changed daily. Mr. Blair asked if people could buy into advertisement to help costs. Mr. Harstad stated that could be considered. Chair Floyd suggested we wait to see if additional partners could be found prior to consideration. Chair Floyd asked Mr. Kuchenbecker what was in the budget that wasn't already spoken for to be utilized for other projects. Mr. Kuchenbecker stated \$15,000 was available for "other" projects, but it could affect future projects. Mr. Williams stated it is not a historical preservation problem. Mr. Kuchenbecker suggested partners and stated he would be concerned for funding the entire project for a whole year from a budget standpoint. Mr. Williams stated the contract needed review by legal counsel. Mr. Ruth stated the Commission would take it to counsel for guidance.

Aye - Mr. Johnson, Mr. Blair, and Mr. Namminga. Against - Mr. Toews, Chair Floyd, and Mr. Williams. Motion failed.

DOT Project - Street Lighting Standards from Walnut Street to Highway 385

Mr. Blair stated after going through the Highway Project that started in March, several meetings and items have been brought to the forefront regarding sidewalks, gutters, and lighting. Mr. Blair stated the streetlights from Walnut Street to Highway 385 are scheduled to have modern cobra style streetlights and suggested the historic lights be placed instead of modern streetlights. Mr. Blair asked Historic Preservation, the City of Deadwood, and the Department of Transportation to reconsider placing standard streetlights with historic streetlights. Mr. Kuchenbecker distributed a sheet reflecting the estimated cost of extending the historic streetlights from Cemetery Street to Walnut Street. Mr. Kuchenbecker informed the Commission the preliminary estimates of extending the historic streetlights from Walnut Street to Highway 385 could cost approximately \$350,000 to \$500,000 or higher to take the historic style lighting from Walnut Street to Highway 385. The National Historic Landmark District ends at Walnut Street which is based on the 1981 city limits. This is one of the reasons Walnut Street was chosen as the end of the historic lighting and not continued to Highway 385. Mr. Kuchenbecker informed the Commission if this proposal is approved, it needs to go to the City Commission to identify where the funding will come from and then a request needs to be made to the Department of Transportation because the utility lines are going in now and the project appears to be ahead of schedule. Mr. Toews asked why the city chose to stop at the bridge. Mr. Kuchenbecker stated the historic lighting was based on boundaries of the National Historic Landmark District. There are historic resources outside that boundary towards Highway 385 that are eligible and listed as contributing in architectural survey, but are outside the historic districts. These include historic homes, walls, and sites. Mr. Kuchenbecker stated those listed as contributing outside of the Landmark District would be eligible. Mr. Spencer stated he concurred with Mr. Kuchenbecker's assessment. Chair Floyd stated more history adjacent to the landmark is going to be a benefit to the landmark. Mr. Blair stated the city limits had been de-annexed in the 1930s, and the portion of the city being discussed was originally within the city limits. Chair Floyd asked the present City Commissioners if they would weigh in on the discussion. Mr. Ruth stated timing is of the essence and as of right now it seems this would be an easy fix, but as the project is ahead of schedule this matter is going to have to be placed on the agenda and conversations with Department of Transportation needs to happen immediately and there are a lot of questions that need to be answered quickly. Chair Floyd asked if the money would come out of reserves. Mr. Ruth stated a conversation needed to be had with the Finance Office to ensure it is something that could be done. Mr. Namminga asked if this discussion could be tabled until the City Commissioner meeting. Mr. Toews stated he wanted to know what the cost, impact to schedule, and all the details before making a decision. Chair Floyd asked Mr. Kuchenbecker when information would be available. Mr. Kuchenbecker stated if it moved forward, a formal request to Department of Transportation for a cost estimate and time schedule would have to be made. Mr. Ron Island, business owner, stated not having the historic streetlights all the way to Highway 385 is almost a crime. Mr. Island stated right now is the only time to have the historic streetlights and it is for the benefit of the community. Mr. Toews stated he agreed this is the time to do it, but the financial information needs to be presented. Chair Floyd asked Mr. Kuchenbecker if a special meeting could be called once the information is obtained. Mr. Kuchenbecker stated it is possible but will need to be publicized and published at least 24 hours in advance. Chair Floyd stated she would entertain a motion to recommend to the City Commission to obtain costs and feasibility information on proceeding with historic street lighting from Walnut Street to Highway 385.

It was moved by Mr. Namminga and seconded by Mr. Johnson to recommend to the City Commission to obtain costs and feasibility information on proceeding with historic street lighting from Walnut Street to Highway 385.

Mr. Blair asked if he should recuse himself from the vote. Chair Floyd asked the Commission if anyone would like Mr. Blair to recuse himself. Commission did not ask Mr. Blair to recuse himself.

Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case #H15056 – 10 Pine Street – VFW Black Hills Post 5969 - Replace Doors – Exhibit B

Mr. Kuchenbecker informed the Commission the applicant is asking permission to replace two (2) doors on the upper level. One non-public access on the west side of the building on the upper level. One roof access door on the south side/upper level. Both doors are to be insulated/ painted/ steel/ wood with no glass. Replacement doors to be same dimensions of existing doors with the work to be completed by members of the VFW. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Johnson the exterior alteration proposed is congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the reconstruction and window restoration located at 10 Pine Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

700 Main Street - Franklin Building - Façade Easement Program Approval - Exhibit C

Mr. Kuchenbecker presented the Commission with the application, stating they qualify for the capped amount of \$75,000 for their primary façade and \$25,000 for the secondary façade, for a total of \$100,000 which is the maximum 80% of the project. Mr. Kuchenbecker stated they have committed to at least \$125,000 with a project approval two weeks ago, which includes the reconstruction of the pediment on the top of the building and restoration of many windows. The Selection Committee did meet and recommends approval. Any action would be a recommendation to the City Commission and the grant could not be given until the façade easement is obtained. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Historic Preservation Program Application for Façade Easement for 700 Main Street in the amount of \$100,000, as submitted. Aye - All. Motion carried.***

606 Main Street - Nugget Saloon - Façade Easement Program Approval - Exhibit D

Mr. Kuchenbecker presented the Commission with the application, stating they qualify for the capped amount of \$75,000 for their primary façade, which is 80% of the project. Mr. Kuchenbecker stated the estimated total cost of the façade restoration is \$51,000 and the applicant is requesting \$40,800. The project received Certificate of Appropriateness on 4/22/15 and the work is complete. The Selection Committee did meet and recommends approval. Any action would be a recommendation to the City Commission and the grant could not be given until the façade easement is obtained. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Historic Preservation Program Application for Façade Easement for 606 Main Street in the amount of \$40,800, as submitted. Aye - All. Motion carried.***

604 Main Street - Nugget Saloon - Façade Easement Program Approval - Exhibit E

Mr. Kuchenbecker presented the Commission with the application, stating they qualify for the capped amount of \$75,000 for the façade. Total cost of the façade was \$2,300. The applicant is requesting \$1,840. The project received Certificate of Appropriateness on 4/22/15 and the work is complete. The Selection Committee did meet and recommends approval. Any action would be a recommendation to the City Commission and the grant could not be given until the façade easement is obtained. ***It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Historic Preservation Program Application for Façade Easement for 604 Main Street in the amount of \$1,840, as submitted. Aye - All. Motion carried.***

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. Namminga and seconded by Mr. Williams to approve HP Revolving Loan Fund disbursement in amount of \$27,971.67, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$2,500.00, 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.

74 Van Buren – Joan Berner – Request to Forgive Retaining Wall Loan

It was moved by Mr. Toews and seconded by Mr. Williams to approve the request to forgive for Retaining Wall Loan for Joan Berner, 74 Van Buren, in the amount of \$10,013.85. Aye- All. Motion carried.

1 Forest – Tim Berg & Kathryn Koutavas – Elderly Loan Program

It was moved by Mr. Blair and seconded by Mr. Toews to enter 1 Forest into the Elderly Loan Program. 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 metal and iron work for St. Ambrose Cemetery Phase 5 is being completed over the next week and a half so Phase 4 and Phase 5 are very close to being finalized;
- The City Commission approved the Actors and Performers Ordinance second reading at their last City Commission Meeting;
- City staff is working on rental and usage agreements and ordinance changes for Rodeo Grounds facility to ensure this first-class facility be better utilized;
- Construction of the 10 Harrison retaining wall is progressing in a timely manner;
- The Highway project unearthed, at a depth of five feet, an original city street light. This light was discovered past Walnut Street, proving there was historic lights beyond the current stoppage of the lights. The office will explore restoration of this artifact;
- Mr. Blair, Mr. Johnson and Kevin attended the Ft. Pierre Depot dedication and it was a great event and an outstanding project;
- The Neighborhood Block Council has the residential rehab draft and we are already receiving a few comments back;
- Pre-bid meeting for the Lower Main Welcome Center in Deadwood took place today;
- 3 Shine Street is out of probate and into new ownership. Project approval or certificate of appropriateness will be submitted for the next meeting;
- Staff understands the building inspector has sent a minimal maintenance letter to the owner of 824 Main Street. The resource has been closed up and possibly posted;
- There was a small fire at 424 Main Street. There have been maintenance issues identified before. This fire could have resulted in major damage and is a direct result of a lack of maintenance. Staff understands the building inspector has sent a letter to the owner regarding the concerns.

Committee Report

Mr. Blair stated the Ft. Pierre Depot Reception was a nice event and the Governor recognized Historic Preservation for the grants provided to complete this project;

Mr. Johnson stated great job in Ft. Pierre and it was a must see.

Mr. Spencer thanked the Historic Preservation Committee for their professionalism and dedicated service.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:15 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary



MEMORANDUM

EXHIBIT C

Date: November 19, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: First Gold Excavation

At approximately 1:45 p.m. on Thursday, November 19, 2015, this office received plans from Dream Design International, Inc. for the First Gold Parking Lot Expansion project in Deadwood, SD.

This office was aware this project was being considered through conversations with the Zoning Administrator and the Building Inspector. I also had mentioned the possible need for archaeology to the contractor. In fact, together City staff requested plans (attached) to determine the scope of the project for staff to determine quantities of the excavation, setbacks and the possible impact and necessity of archaeology prior to the issuance of an excavation permit.

The Guidelines for Archeology require review by the Historic Preservation Commission (HPC) prior to the issuance of an excavation permit. The Applicant is encouraged to start attempting to meet the criteria up to six months prior to breaking ground on the proposed project area to alleviate potential delays in the process.

The purpose of establishing a review is to:

1. Identify potential cultural resources within the city limits of Deadwood, South Dakota, (a National Historic Landmark), which will be impacted through any development activities.
2. Determine a course of action that will protect potential cultural resources.
3. Provide a detailed list of criteria the Applicant, the City of Deadwood, and the professional archaeologist will follow to provide quality assurance that portions of Deadwood's past are not lost.

Staff would recommend consideration of requiring at least a STAGE I – SURVEY to determine if further archaeological recordation is necessary. The Applicant is responsible for collecting the following information and presenting their findings to the HPC.

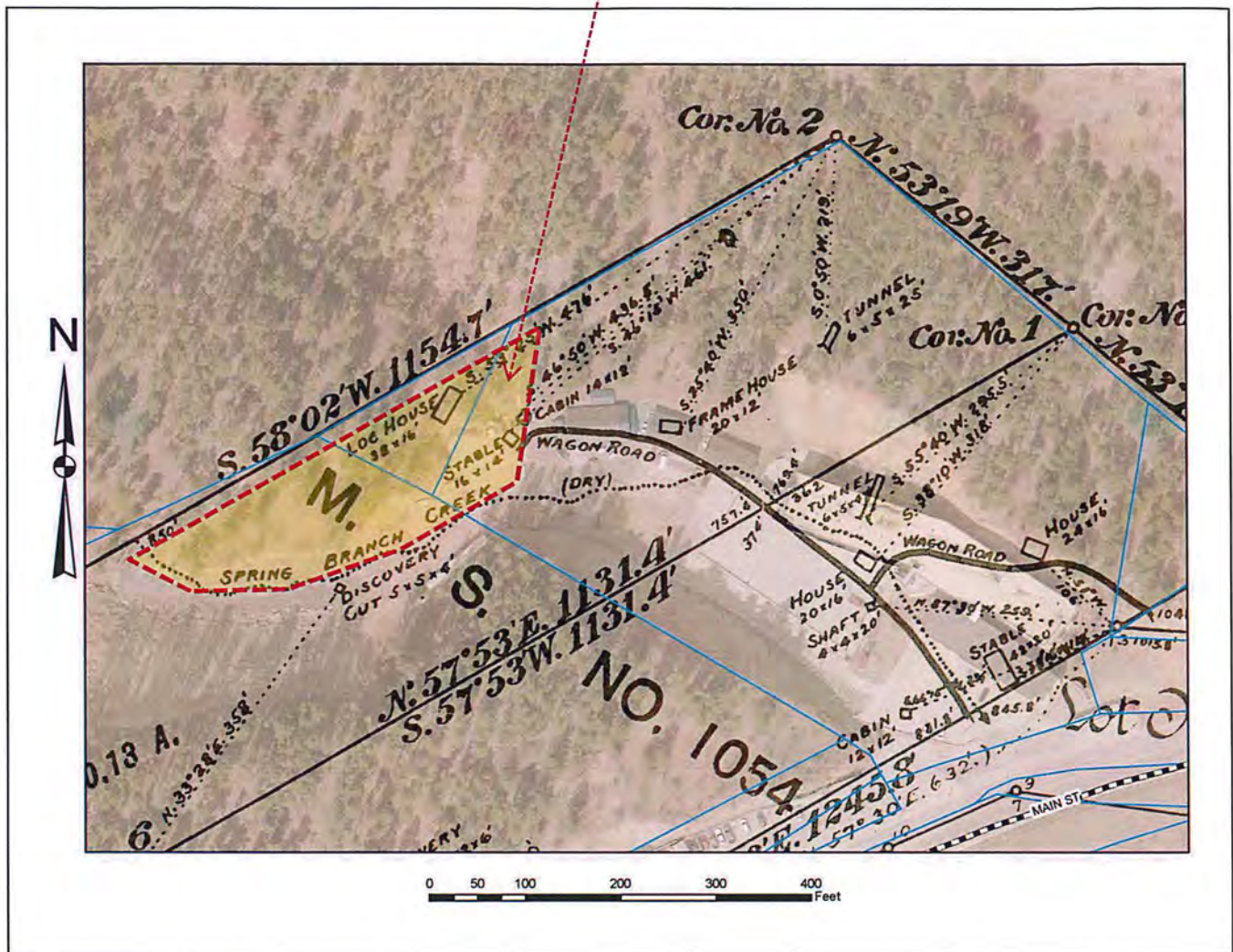
Based on previous archaeological reports conducted in the vicinity of the proposed excavation and the mineral survey documentation, staff has reason to believe the proposed project area may contain cultural resources and/or the possibility of archaeological resources. A GIS map with appropriate overlays of the mineral survey is on the next page. Maps of previous archaeological reports from earlier projects of First Gold are attached to this memo.

The Historic Preservation Commission should determine if First Gold should hire a professional archaeologist to conduct a Stage I Survey of the project site and develop a report outlining the findings and recommendations of the archaeologist in regards to the proposed project area.

Copies of the Archaeological Guidelines are attached to this memo along with proposed excavation plans, and portions of the previous archaeological reports. The complete reports are available through this office for the Historic Preservation Commission to review if desired.

Map of proposed area:

Approximate area of proposed excavation



On the morning of November 20, 2015, this office obtained permission to walk and observe the proposed excavation site. At approximately 2:00 p.m. on November 20, 2015, staff visited the site and discovered the proposed project area was already in progress of being excavated. Between the snowfall and the already disturbed site from the excavation it was difficult for staff to assess what remains of any potential archaeology resources. Staff did not fully walk the site to make any further determinations due to a substantial portion of the proposed project area already disturbed through current excavation. (See attached photos)

The Historic Preservation Commission should determine if they believe archaeology should be required within the proposed project area prior to issuance of an excavation permit.







PHASE 1 GRADING QUANTITIES TABLE		
1) PROPOSED SITE GRADING	2,966.3 CUBIC YARDS	CUT
	1,777 CUBIC YARDS	FILL*
	2,788.6 CUBIC YARDS	NET
*VALUE ADJUSTED BY FILL FACTOR OF 1.2%		

LEGEND

- 3245 PROPOSED INDEX CONTOUR
 - 3242 PROPOSED INTERMEDIATE CONTOUR
 - 3245 EXISTING INDEX CONTOUR
 - 3242 EXISTING INTERMEDIATE CONTOUR
- CONTOUR INTERVAL = 2'

Submittal
2015/10/16 GRADING PLAN

Revision
REVISION 2015-11-18 PER OWNER

Drawn by
11/18/2015

Checked by
11/18/2015

Survey Date
10/14/15



DREAM DESIGN
INTERNATIONAL, INC.
ENGINEERING, LANDSCAPE ARCHITECTURE,
LAND PLANNING, CONSTRUCTION ADMINISTRATION
528 KANSAS CITY STREET, SUITE 800, CHICAGO, IL 60607
PHONE: (800) 348-0388 FAX: (800) 348-0345 WWW.DREAMDESIGNINC.COM

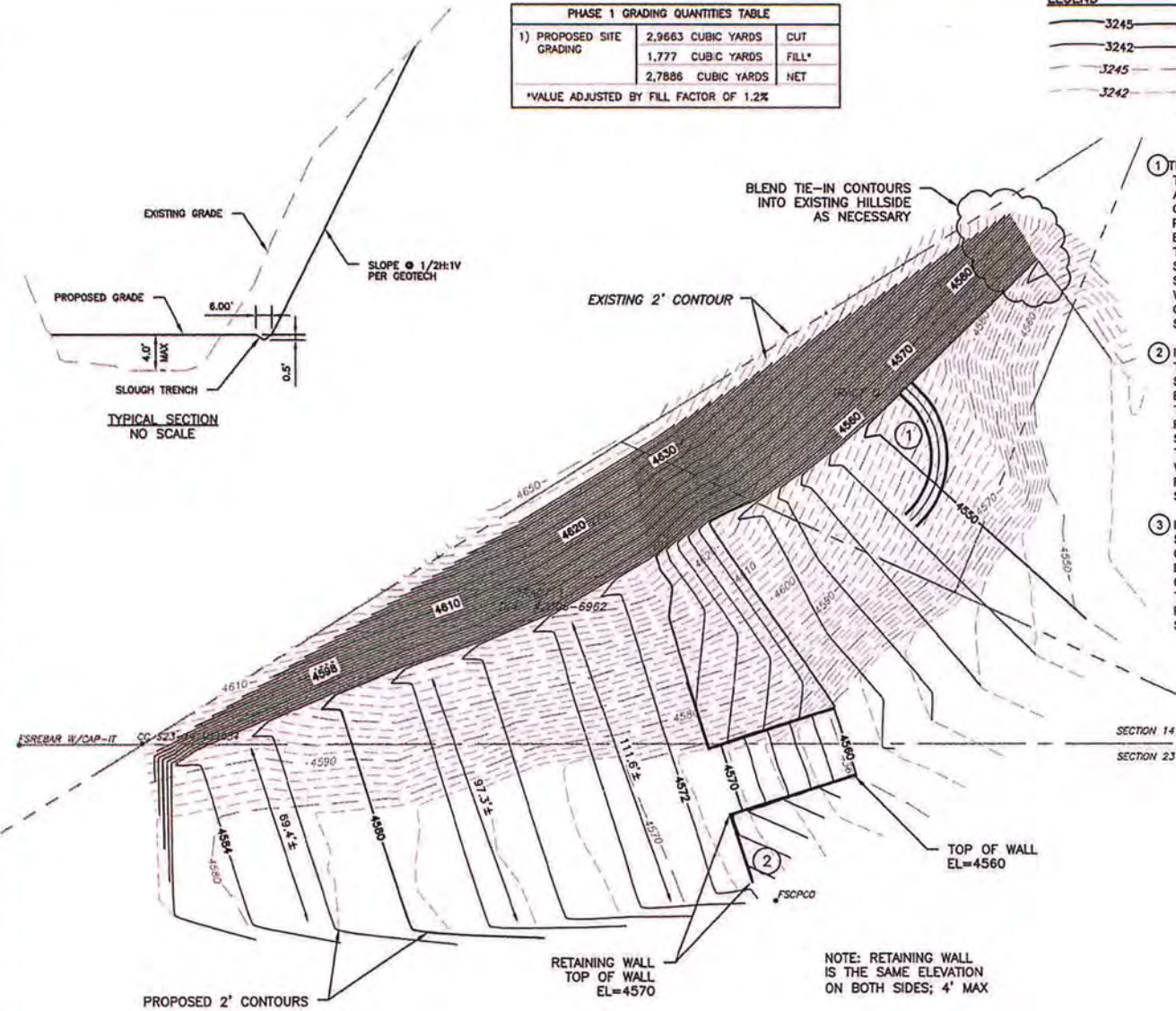
FIRST GOLD PARKING LOT EXPANSION
DEADWOOD, SOUTH DAKOTA



Drawn by

GRADING PLAN,
TYPICAL SECTION, AND
QUANTITIES

Sheet Number
1 of 3



- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY STORAGE PONDS ADJACENT TO AREAS THAT ARE BEING GRADED. THE TEMPORARY STORAGE PONDS CAN BE CONSTRUCTED BY BUILDING A 2' HIGH X 6' WIDE SOIL BERM TO CREATE A POND AREA. THE POND SHOULD BE LOCATED AT A DOWN STREAM LOCATION BELOW WORK AREA, WHERE RUNOFF FROM THE SITE CAN BE CAPTURED AND SEDIMENTS CAN SETTLE FROM RUNOFF.
- IT IS ANTICIPATED WITH THIS PLAN THAT AT LEAST ONE, POSSIBLY SEVERAL SMALL RETAINING WALLS MAY BE CONSTRUCTED. THE LOCATION OF THESE WALLS WILL BE BY OWNER. RETAINING WALLS SIMILAR TO THE ONE SHOWN ARE ACCEPTABLE PROVIDED THE WALL IS NOT MORE THAN 4' TALL. WALLS MORE THAN 4' TALL WILL REQUIRE ADDITIONAL DESIGN BY A STRUCTURAL ENGINEER.
- IT IS ANTICIPATED THAT THE GRADING SHOWN ON THIS SHEET WILL BE COMPLETED IN SEVERAL PHASES. IF DEVIATIONS FROM THE PROPOSED GRADES OR SLOPES SHOWN OCCUR, THE ENGINEER SHOULD BE CONTACTED PRIOR TO ADJUSTING THE GRADES OF SLOPES.

SCALE: 1" = 40'

ONE CALL
BEFORE DIGGING
1-800-781-7474

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THIS PROJECT PRIOR TO BEGINNING WORK.
2. ALL EXISTING UTILITIES MAY NOT BE SHOWN OR THE LOCATIONS MAY VARY FROM THAT SHOWN. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL UTILITIES LOCATED PRIOR TO BEGINNING WORK.
3. IN GENERAL THE CONSTRUCTION LIMITS FOR THIS PROJECT SHALL BE CONFINED TO THE OWNERS PROPERTY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ANY DAMAGED AREAS OUTSIDE THE CONSTRUCTION LIMITS TO A CONDITION BETTER THAN EQUAL TO THE EXISTING CONDITION.
4. GEOTECHNICAL RECOMMENDATION'S FOR THIS PROJECT WERE COMPLETED BY AET, INC. AND HAVE BEEN INCORPORATED INTO THIS SET OF DRAWINGS. THE CONTRACTOR IS TO FOLLOW ALL RECOMMENDATIONS PROVIDED IN THE REPORT.
5. THE INTENT OF THESE DRAWINGS IS TO PROVIDE FOR A TWO-PHASED GRADING PROJECT. PHASE I GRADING INCORPORATES FROM THE WESTERN MOST LIMITS OF THE PROPERTY TO THE EXISTING TRAIL FROM THE SOUTH WEST. PHASE I GRADING INCLUDES CONSTRUCTION OF A RETAINING WALL SYSTEM (BY OWNER) TO BE LESS THAN 4 FEET IN HEIGHT. PHASE II GRADING INCLUDES FUTURE GRADING ALONG THE NORTH WESTERN PORTION OF THE PROPERTY. APPROXIMATE GRADING QUANTITIES HAVE BEEN PROVIDED ONLY AS AN ESTIMATE OF MATERIALS TO BE MOVED.
6. THE CONTRACTOR IS RESPONSIBLE TO ESTABLISH AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH SDCENR RULES AND REGULATIONS FOR THE DURATION OF THIS PROJECT.
7. EXISTING FEATURES, INCLUDING TREES, LANDSCAPING, PAVEMENTS, STRUCTURES, ETC., NOT CALLED OUT FOR REMOVALS; OR REMOVE AND RESET SHALL BE PROTECTED BY THE CONTRACTOR.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL WASTE DISPOSAL ON THE PROJECT. NO WASTE DISPOSAL IS ALLOWED WITHIN RIGHT-OF-WAY OR EASEMENTS.
9. CONSTRUCTION STAKING, IF REQUIRED, FOR THIS PROJECT WILL BE BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER FOR COMPACTION OF EARTHEN AND GRANULAR MATERIALS FOR THIS PROJECT.



CONSULTANTS
• GEOTECHNICAL
• MATERIALS
• ENVIRONMENTAL

Mr. Mike Towey, PE
Dream Design International, Inc.
528 Kansas City Street
Rapid City, South Dakota 57701


Dear Mike,

This letter provides American Engineering Testing, Inc.'s (AET) geotechnical recommendations for the above referenced project. Our services were performed in accordance with our proposal to you dated September 15, 2015 and your written authorization to proceed provided on September 16, 2015.

Based on the information provided, we understand the project will consist of the expansion of an existing parking/equipment storage area north of the First Gold Hotel and Casino in Deadwood, South Dakota. The existing area currently sits at the base of a ravine bordered to the north and south by steeply sloping hillsides vegetated with mature pine trees. An access road has been cut into the southern slope which services residential areas to the northwest of the site.

We understand it has been proposed to layback the existing slope on the north-side from the base of the project area up to the Forest Service Boundary in order to create more useable parking/storage space. The excavated material will be used to level the base of the expanded area. Fill depths on the order of up to about 4 feet are anticipated.

PAGE 1 OF 3

<p>  DREAM DESIGN INTERNATIONAL, INC. ENGINEERING, LANDSCAPE ARCHITECTURE, PLANNING, LAND RECONSTRUCTION 4326 KENNEDY BLVD. SUITE 400 CHICAGO, IL 60631 PHONE: (606) 348-0538 FAX: (606) 348-0545 WWW.DREAMDESIGNINC.COM </p>			<p> FIRST GOLD PARKING LOT EXPANSION DEADWOOD, SOUTH DAKOTA </p>		
<p> GENERAL NOTES AND AET GEOTECH REPORT </p>			<p> 2 of 3 </p>		

AMERICAN
ENGINEERING
TESTING, INC.

A site visit was performed by AET personnel on September 21, 2015 to review the existing slope area. The slope is vegetated with native weeds/grasses, small scrub brush and mature pine trees and rises about 90 feet in elevation from the existing base to the Forest Service Boundary. The slope is comprised of a thin layer of colluvial/slope wash soils, generally less than about 2 feet in thickness, overlying bedrock consistent with the Deadwood Formation. This formation is mainly comprised of variegated red to yellow, brown, grey, and green, glauconitic conglomerate sandstone, shale, and dolomitic limestone. The bedrock is generally horizontally bedded with a slight dip plane to the southwest.

A cross-section of the proposed cut slope was modeled using Geotechnical Software Solutions STABL program based on a topographic map of the existing hillside provided by Ponderosa Land Surveys. A minimum factor of safety (FS) of 1.5 was used for this application. Based on our analysis, we recommend permanent cut slopes should be constructed at slopes no steeper than 3:1:1V for a FS exceeding 1.5 and to reduce slope instability and consequent raveling.

The material excavated from the slope cut may be used for fill to reach the desired parking/storage area base area. The excavated material should be cleaned of all topsoil, organics, unsuitable materials, and mechanically pulverized to reduce the nominal material size to 6-inches or less. Where applicable, areas to receive engineered should be scarified to a depth of at least 8-inches, the moisture content of the scarified soils adjusted to near optimum moisture content and the soils recompacted to at least 92% of maximum modified Proctor dry density (ASTM D1557). Scarification should not be necessary within cuts made in the sandstone and shale bedrock unless the exposed surface is overly disturbed during grading operations or allowed to become excessively wet/dry.


The processed soils/pulverized bedrock should be moisture conditioned to within $\pm 3\%$ of optimum prior to re-use. The fill should be compacted to at least 92% of the maximum dry density (ASTM D 1557) for fill heights less than 10 feet in height. For fill heights greater than 10 feet, we recommend the compaction requirement be increased to 95% of the maximum dry density (ASTM D1557).

PAGE 2 OF 3

AMERICAN
ENGINEERING
TESTING, INC.

Within the limitations of scope, budget, and schedule, our services have been conducted according to generally accepted geotechnical engineering practices at this time and location. Other than this, no warranty, either expressed or implied, is intended. If you have any questions or we can be of further service, please contact our office at (605) 388-0029.

Walt Feeger, P.E.
Senior Geotechnical Engineer


Robert Temme, P.E.
Western Area Manager



PAGE 3 OF 3

2015/10/08 GRADING PLAN

1000

Internal Job No:	Dispatch By:	Dispatch Date:
15-0732	MT	CM
Submitted By:		Submit Date:
PCN DERO SA		2015-08

**DREAM DESIGN
INTERNATIONAL, INC.**
ENGINEERING, LANDSCAPE ARCHITECTURE,
LAND PLANNING, CONSTRUCTION ADMINISTRATION
10000 W. 10TH AVE. SUITE 1000 DENVER, CO 80231
PHONE: (303) 754-0538 FAX: (303) 754-0545 WWW.DREAMDESIGNINC.COM

**FIRST GOLD PARKING LOT EXPANSION
DEADWOOD, SOUTH DAKOTA**

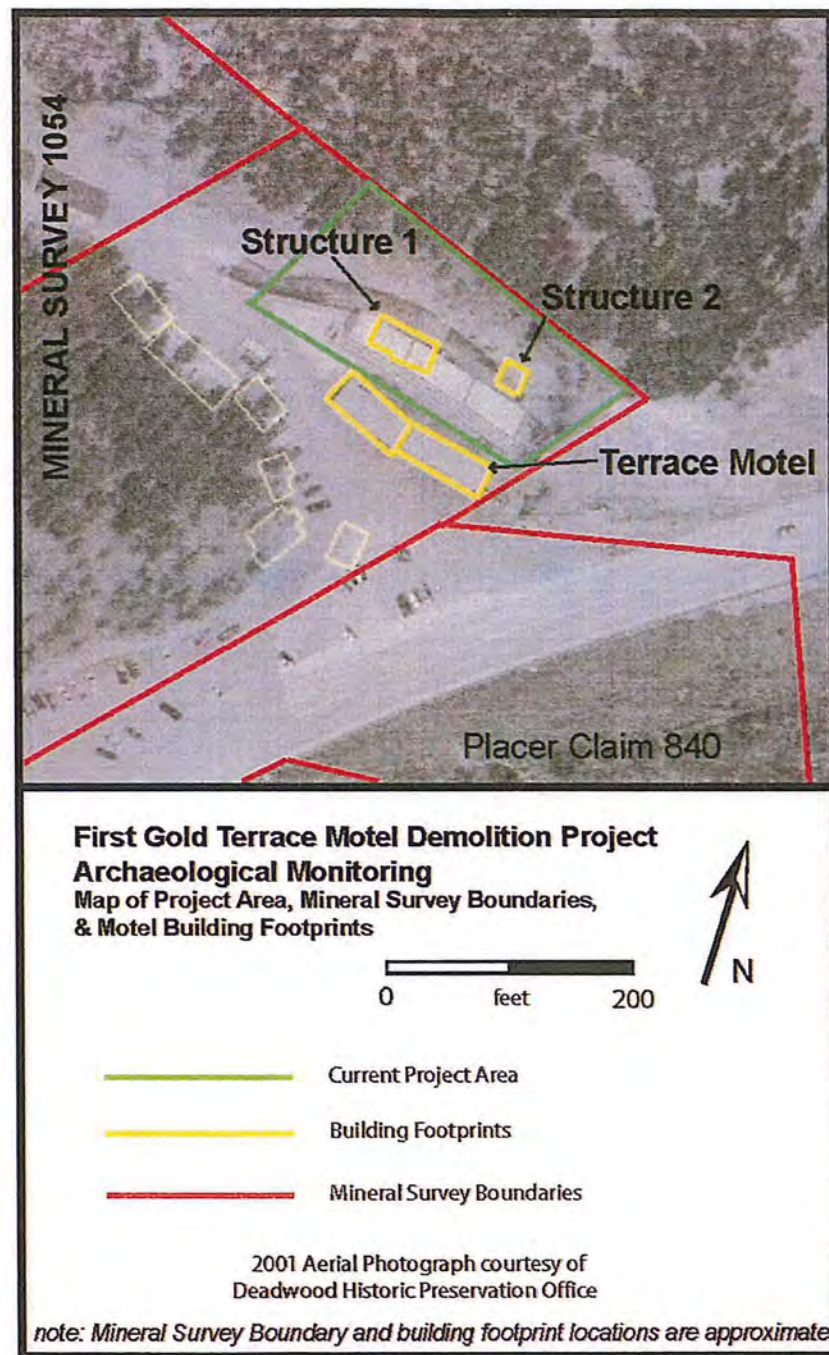


52nd St. N.Y.C.

AET GEOTECH REPORT
(CONTINUED)

3	of	3
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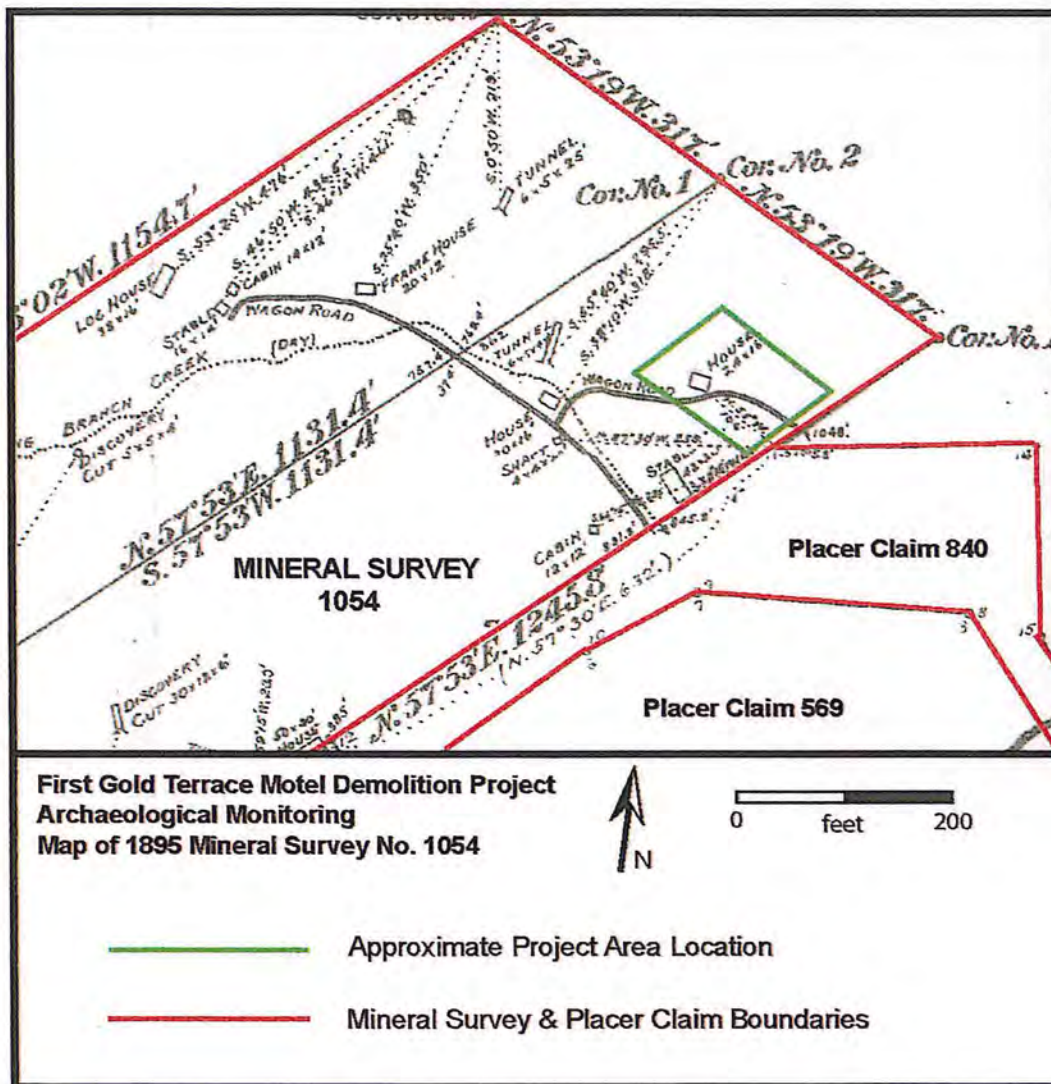
PIERCE, SOUTH DAKOTA "N. Warner (friend) for
September 27, 1895 SOUTH DAKOTA



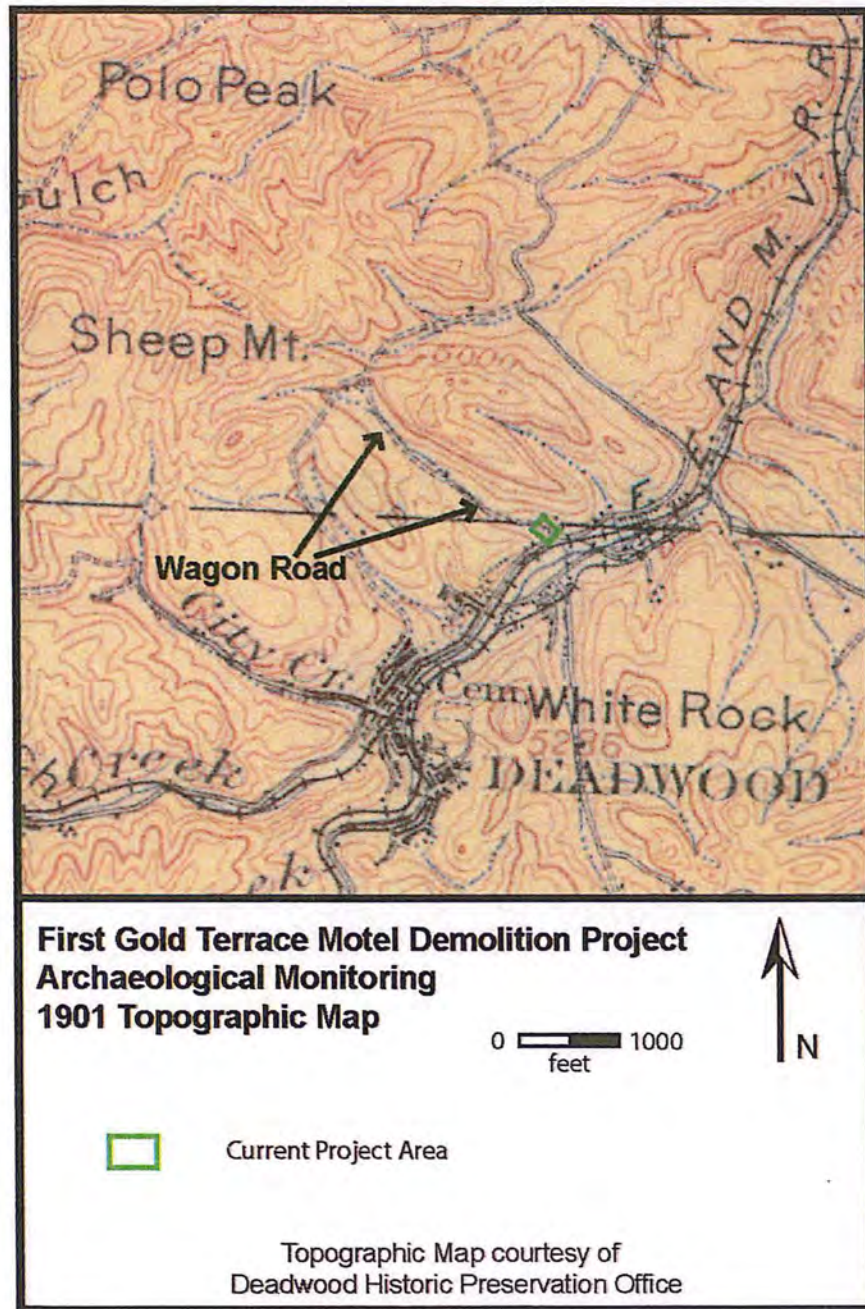
In the map of the project area, mineral survey boundaries, and motel building footprints (see above), the Terrace Motel building and Structures 1 and 2 are pictured. The Terrace Motel building was situated outside the southern portion of the project area. Structures 1 and 2 were located in the central portion of the project area. It is important to note that the aerial photograph depicted in the map above was taken in 2001, after the demolition of Structures 1 and 2 was already completed. The photo also illustrates that a large hotel structure was built in the portion of the project area where Structures 1 and 2 had formerly been located.

Map of Mineral Survey 1054 and a 1901 Topographic Map

A 1895 map of Mineral Survey 1054 (see below) illustrates the presence of two wagon roads in the northwest corner of the mineral survey, which also happen to be located in the vicinity of the current project area. It is interesting to note, as well, the presence of two houses, one cabin, and one stable in the area of these wagon roads.

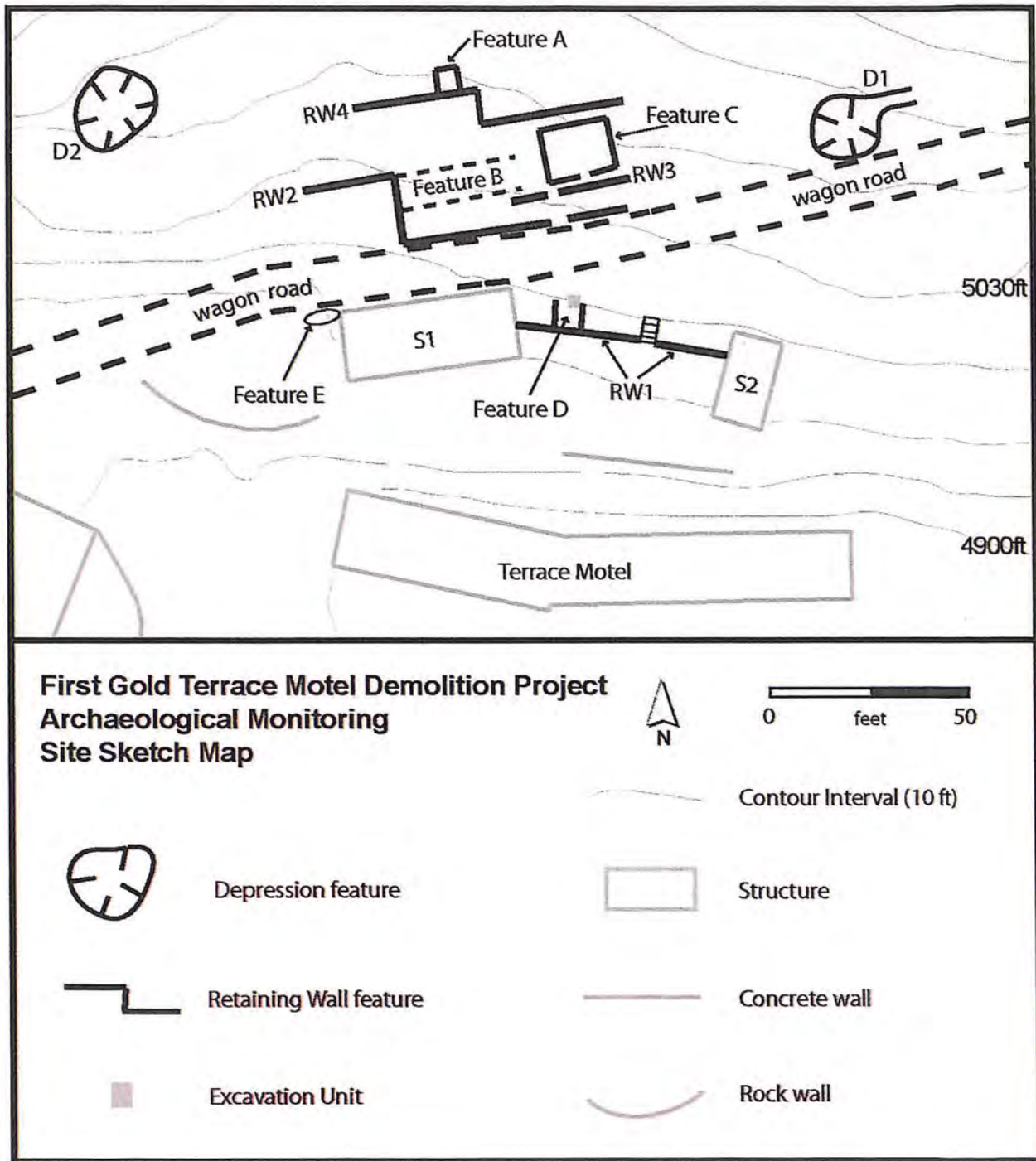


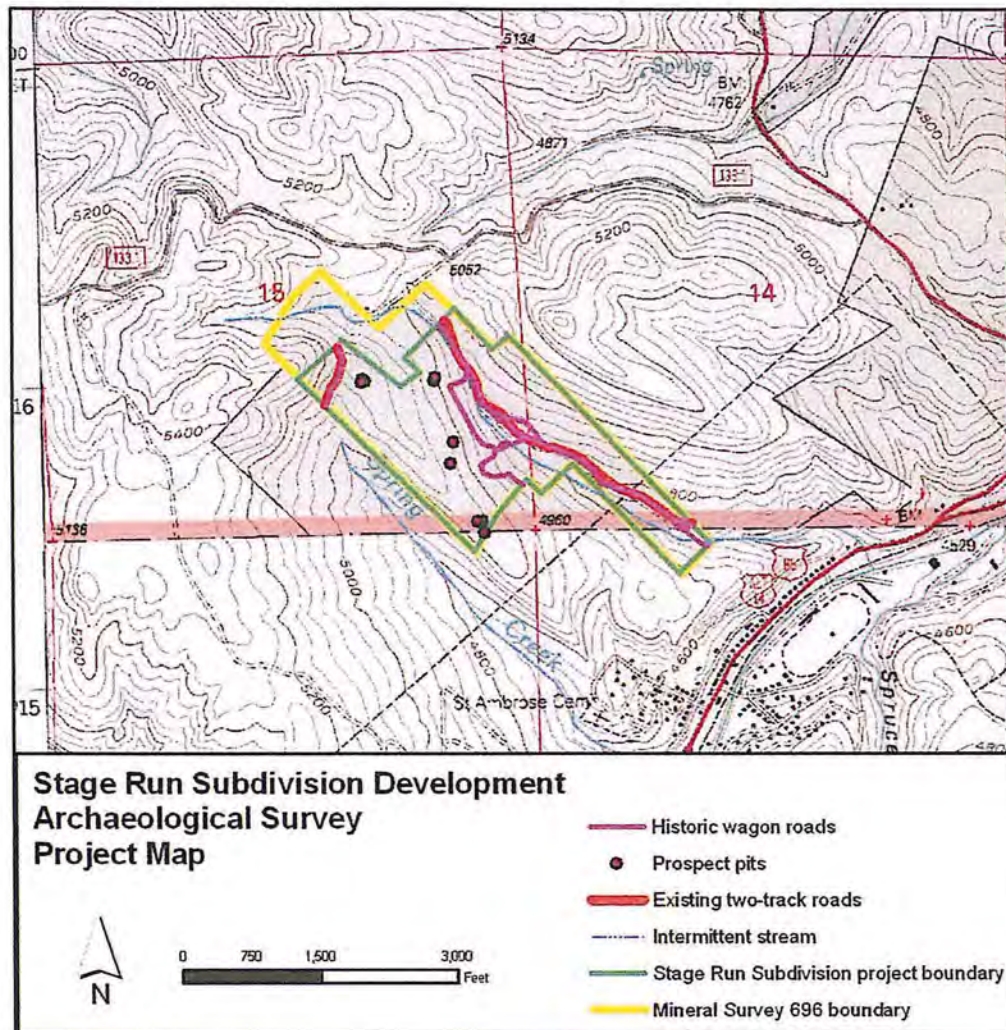
A 1901 topographic map (see below) illustrates the presence of numerous roads leading into Deadwood and winding through the terrain surrounding it.



Historians note the presence of considerable numbers of freight, stage line, and wagon train routes, many of which operated as private toll roads, located throughout the Black Hills in the late-19th century (Klock 1979, Lee, ed. 2004). It is likely that the wagon roads (pictured above), which bisect the current project area, were utilized as one of these main thoroughfares into Deadwood at the height of the gold boom era. But by the turn of the century, the development of public roads and the use of railway transport led to drastic decreases in the utilization of toll roads (Lee 2004).

The archaeological recording portion of the work was completed prior to demolition on October 22 & 23 and November 8, 1999. The following historic-period cultural resources were recorded: 4 sandstone retaining walls, 1 sandstone kiln feature, 1 sandstone structural foundation, 3 depressions, and a wagon road. One test excavation unit was conducted as well.



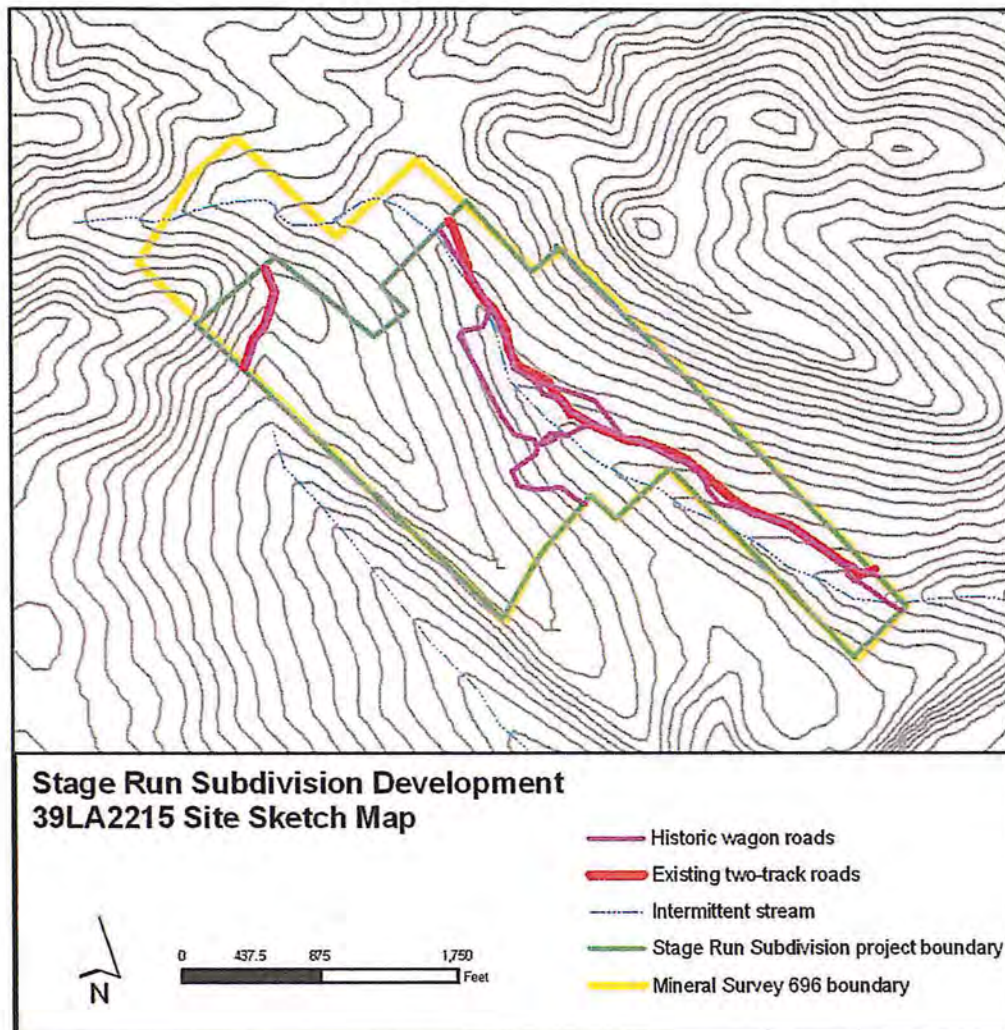


Stage Run Subdivision Development Project Area
Sections 14, 15, 22, & 23, T5N, R3E
USGS 7.5' Deadwood North Quadrangle (1:24,000)

Project Area Environment

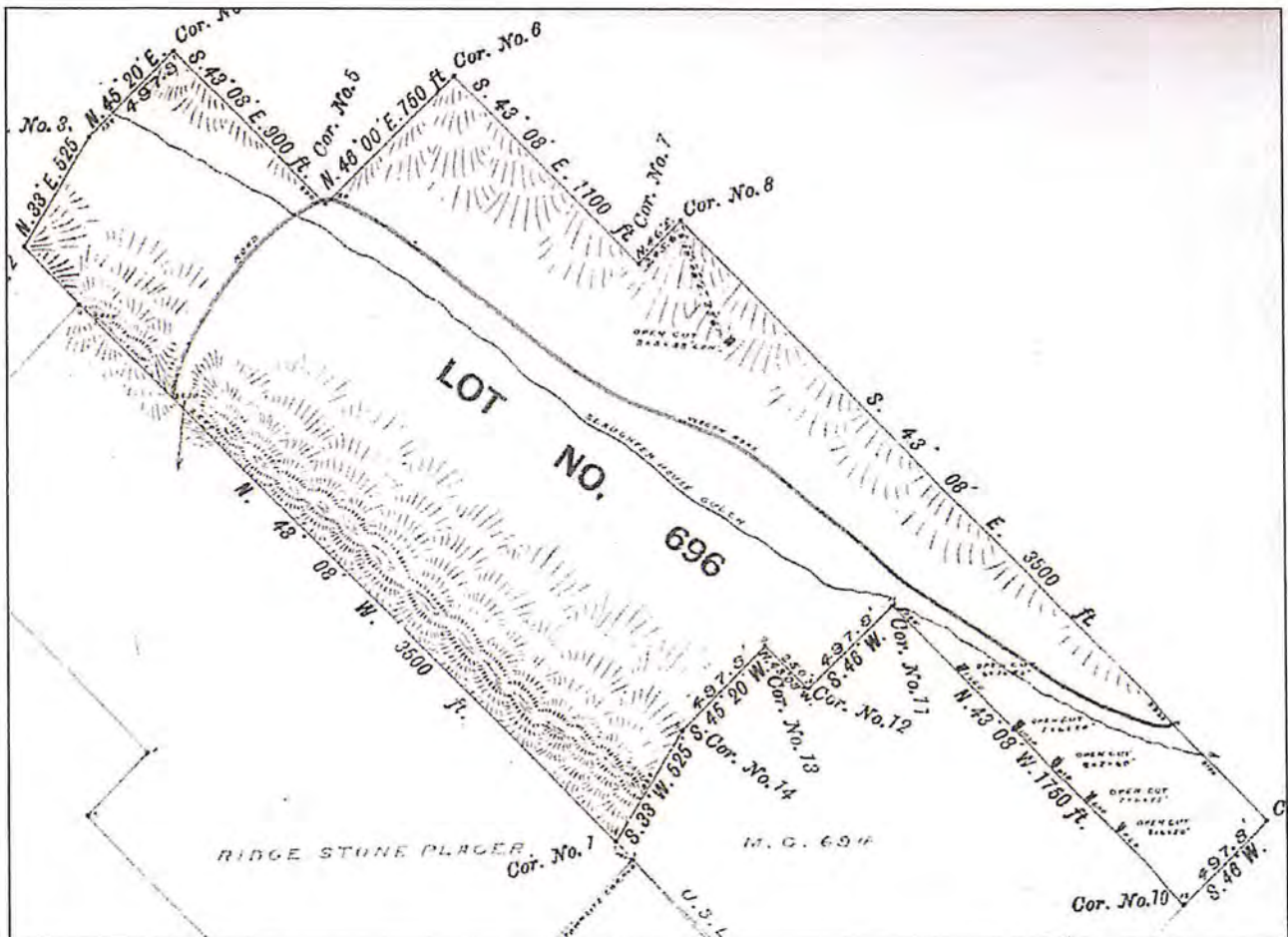
The project area is located within an unnamed, intermittent drainage that trends northwest to southeast towards the Whitewood Creek valley and bisects the project area. This drainage is located northwest of the City of Deadwood and the south-easternmost portion of the project area is located within Deadwood's city limits.

The eastern portion of the project area is located on the left bank of the drainage. The grade of the hill slope on the left bank of the drainage ranges from 10° to 50°. The vegetation on this hill slope consists primarily of mixed grasses, but several stands of

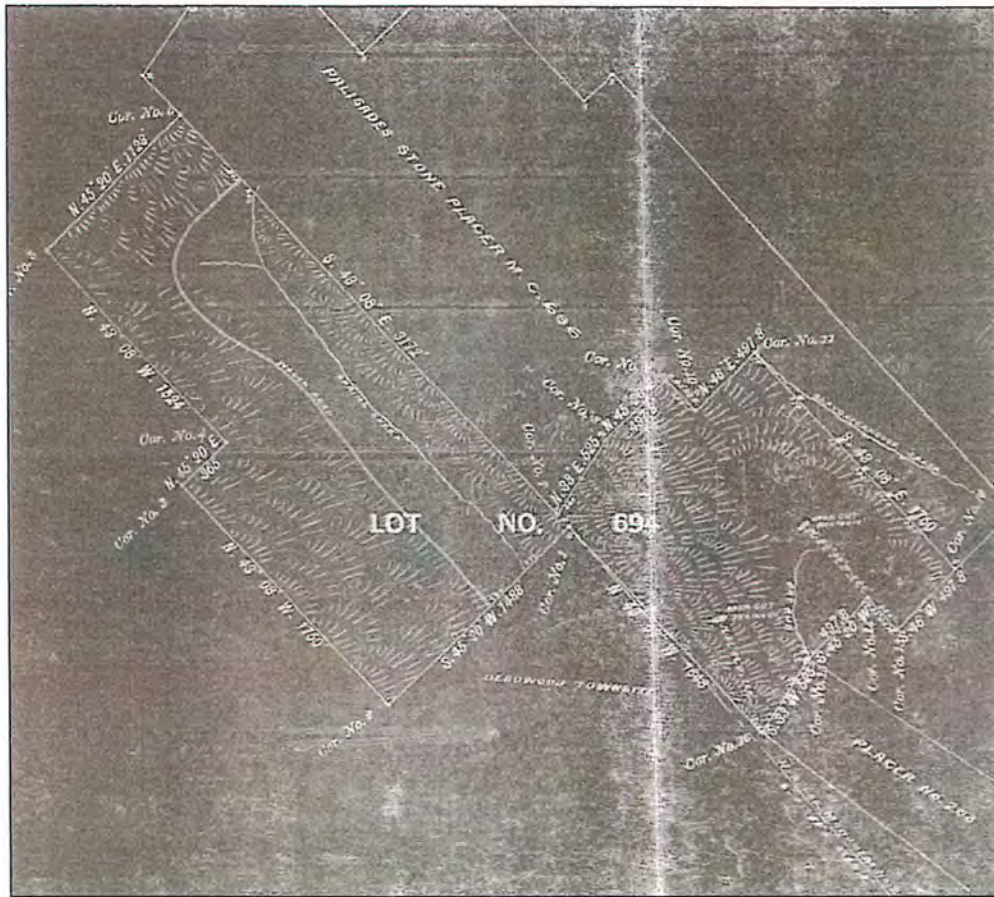
*39LA2215 Site Map*

Site Interpretation

It has been suggested that the wagon road through the current project area was the Centennial Wagon Road. Construction of the Centennial Wagon Road, one of the first toll roads into Deadwood, was completed in August 1876 (Klock 1981; Lee, ed. 2004; Parker 1981; Parker 2003). An 1877 Rand McNally & Co. map depicts the route of the Centennial Wagon Road (see map below). According to this map, it appears that the Centennial toll road travels towards Deadwood from the north and enters the city between City Creek and Spring Creek. Both of these creeks are located west of the current project area. However, this map is not drawn to scale and thus, the precise location of the Centennial Wagon Road cannot be determined. Unfortunately, to date, this is the only historic map that illustrates the approximate route of the Centennial Wagon Road. While it appears that the Centennial Wagon Road traveled close to the



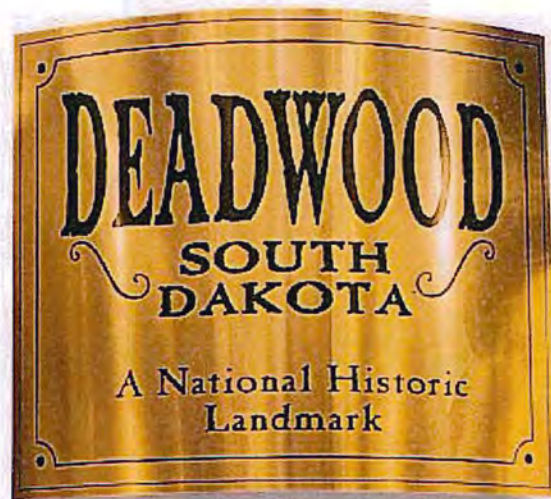
1890 Map of Mineral Survey 696, which depicts the presence of a historic wagon road that bisects the current project area. Map courtesy of Deadwood Historic Preservation Office.



*1890 Map of Mineral Survey 694, which is located west of and adjacent to Mineral Survey 696. This MS 694 map depicts the presence a historic wagon road that runs parallel to Spring Creek and connects to the wagon road illustrated in MS 696.
Map courtesy of Black Hills National Forest Northern Hills District office.*

Conclusions & Recommendations

A historic wagon road, 39LA2215 was recorded and is recommended as **eligible** for the National Register of Historic Places. **The City of Deadwood Historic Preservation Office has made a determination of “adverse effect”, but the project may proceed because Deadwood Stage Run, L.L.C. has agreed to preserve as much of 39LA2215 as possible in consultation with the Deadwood Historic Preservation Office.**



City of Deadwood
Archaeology Policies & Procedures
Adopted August 9, 2006

108 Sherman Street
Deadwood, South Dakota 57732
Telephone: (605) 578-2082

I. Definitions and Overview

A. **Applicant**

Applicant means the owner of record of a particular property; the lessee thereof with the approval of the record in notarized form; or a person holding a bona fide contract to purchase a particular property, who makes application under this title.
Page 211 Chapter 17.08.010 DEFINITIONS

B. **Archaeological Sites**

Archaeological sites are physical locations containing concentrations of data, such as artifacts and features, produced or modified by past human activity.

C. **Archaeologist**

An archaeologist means the principal investigator that provides professional direction for every cultural-resources survey carried out in South Dakota. This investigator must have an advanced degree in archaeology, architectural history, historical architecture, or history, as appropriate to the particular survey requirements and meet other academic and experience requirements, for his/her discipline as found in *Archaeology and Historic Preservation: Secretary of Interior's Standards and Guidelines* [As Amended and Annotated], Code of Federal Regulations, 36 CFR Part 61. The federal agency must ensure that its principal investigator meets these requirements. Principal investigators must sign every survey report and in so doing, attest to its completeness, accuracy, professional adequacy of content, and the competence of survey personnel. Project review is not complete without professional validation of the site and survey information.

D. **Deadwood Historic Preservation Commission – HPC**

Historic Preservation Commission means the Deadwood historic district commission established by virtue of SDCL 1-19B-2, pursuant to Resolution 1987-10. Under this virtue, the city is authorized to establish a historic preservation commission to preserve, promote, and develop the historical resources of the city, and to perform such other functions as may be provided by law.

E. **Excavation**

Excavation means ground disturbing activity that involves the removal of more than ten (10) cubic yards of soil in a one-year period.
Page 217 Chapter 17.08.010 DEFINITIONS

F. **Ground Disturbing Activity**

Ground disturbing activity means any activity other than the planting or removal of trees, shrubs, or other plants that results in the disturbance of the ground surface to a depth of more than six inches including but not limited to the installation of drain pipes, exposure of a building foundation, construction of footings, and demolition of subsurface features of any kind. Ground disturbing activity that involves the removal of more than ten (10) cubic yards of soil in a one-year period constitutes "excavation".

G. Pedestrian Survey

A pedestrian survey is the visual inspection of the project. This is accomplished by walking survey transects no more than 30 meters (100 feet) apart. It will be the responsibility of the archaeologist to explain survey methods and the rationale for their use.

In accordance with the City ordinance 17.04.090:

"No excavation or ground disturbing activity shall be undertaken within the corporate limits of the city without having been first issued an excavation permit from the building inspector. Approval may be contingent upon review by a registered professional engineer, archaeologist, city historic preservation officer and other city officials at the discretion of the city. (Ord. 851 (part), 1993; Ord. 831 § 4.1, 1992)"

In order to fulfill the City ordinance, the following criteria will need to be met by the Applicant and reviewed by the Historic Preservation Commission (HPC) prior to being issued an excavation permit. It is recommended the Applicant meet the following criteria up to six months prior to breaking ground on the proposed project area to alleviate potential delays in the process.

The purpose of establishing a review period is to:

1. Identify potential cultural resources within the city limits of Deadwood, South Dakota, (a National Historic Landmark), which will be impacted through any development activities.
2. Determine a course of action that will protect potential cultural resources.
3. Provide a detailed list of criteria the Applicant, the City of Deadwood, and the professional archaeologist will follow to provide quality assurance that portions of Deadwood's past are not lost.

The following criteria are broken down into three stages. If any of the criteria per stage are not met by all parties, an excavation permit may be delayed.

II. CRITERIA FOR STAGE I: SURVEY

The Applicant will be responsible for collecting the following information and presenting their findings to the HPC.

- ☐ Submit the appropriate application to the Deadwood HPC outlining the proposed project design.

If it is determined by the HPC or its designated representative that the proposed project area may contain cultural resources and/or the possibility of an archaeological site, the Applicant will be responsible to meet the following criteria.

Applicant Responsibilities

- ☐ Hire an archaeologist that meets or exceeds the minimum professional qualifications standards under 36 CFR 61, Appendix A.
- ☐ Finance a report outlining the findings and recommendations of the archaeologist in regards to the proposed project area.
- ☐ Ensure copies of the professional report are submitted to the following agencies: HPC, and the South Dakota State Archaeological Research Center (ARC) in accordance to the Secretary of the Interior's Standards for Archeological Documentation.

Archaeologist Responsibilities

It will be the responsibility of the archaeologist to meet the following criteria and present their findings in a formal report upon completion the STAGE I: SURVEY.

- ☐ Conduct a historical background search on the proposed project area using the below references.
- ☐ ARC archaeological site files, map files, and archaeological reports within one mile of proposed survey.
- ☐ ARC archaeological site files, map files, and archaeological reports within the National Historic landmark boundaries and city limits of Deadwood.
- ☐ Deadwood Sanborn Fire Insurance Maps of proposed work area.
- ☐ Consult photographs, historical documents, and other relevant materials to determine use and activity on proposed project area.
- ☐ Pedestrian survey of the proposed project area.
- ☐ Identify the location and size of visible archaeological features within the proposed project area (if applicable).
- ☐ Determine National Register status.
- ☐ Recommend additional investigations if National Register status cannot be determined.
- ☐ Submit two copies of the professional report to each of the agencies: HPC, ARC, and the Applicant in accordance to the Secretary of the Interior's Standards for Archeological Documentation.

III. CRITERIA FOR STAGE II: LIMITED TESTING

If it is recommended by the archaeologist in the STAGE I SURVEY report that additional work will be needed to determine the National Register recommendation, the following criteria will be applied for a STAGE II LIMITED TESTING.

Applicant Responsibilities

The Applicant will be responsible to meet the criteria listed below.

- ☐ Present blueprints to the HPC and archaeologist showing in detail the locations of all “ground disturbing activity” and/or “excavation” within the proposed project area.
- ☐ Present a grading plan showing the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of J104.2 Site plan requirements of the International Building Code.
- ☐ Hire an archaeologist that meets or exceeds the minimum professional qualifications standards under 36 CFR 61, Appendix A.
- ☐ Finance a report that outlines the findings of the limited archaeological investigations.
- ☐ Provide financial support to properly catalog, preserve, and store the cultural resources unearthed during the limited testing.
- ☐ Ensure copies of the report are submitted to the following agencies: HPC, and ARC in accordance to the Secretary of the Interior's Standards for Archeological Documentation.

Archaeologist Responsibilities

It will be the responsibility of the archaeologist in the STAGE II: LIMITED TESTING to meet the following criteria.

- ☐ Submit a timeline and scope of work to the Applicant and Historic Preservation Officer outlining estimated time and procedures needed to properly test the proposed project area.
- ☐ Submit a detailed budget for the scope of work to the Applicant and the Historic Preservation Officer for review.
- ☐ Conduct subsurface testing and/or monitoring of proposed archaeological deposits. Testing and/or monitoring will be at the discretion of the archaeologist.
- ☐ Submit bi-weekly reports outlining the progress of the project to the Applicant and Historic Preservation Officer until completion of the project.
- ☐ Catalog and curate recovered cultural materials in accordance to 36 CFR 79 guidelines administered by the National Park Service and ARC (see Requirements for Submitting a Collection to the State Archaeological Research Center).
- ☐ Submit a detailed list of artifacts and box count to HPC and the respected benefactor.
- ☐ Submit two copies of the report to each of the agencies: HPC, ARC, and the Applicant in accordance to the Secretary of the Interior's Standards for Archeological Documentation.

HPC Responsibilities

If HPC funds are used during any part of the STAGE II: LIMITED TESTING, the City will be responsible to meet the criteria listed below.

- ☐ Provide financial support to properly catalog, preserve, and store the cultural resources unearthed during the limited testing.
- ☐ Retain ownership of all collected data, artifacts, and associated materials generated during the STAGE II: LIMITED TESTING.

IV. CRITERIA FOR STAGE III: AVOIDANCE/DATA RECOVERY

A STAGE III: AVOIDANCE/DATA RECOVERY will be necessary if the site has been deemed contributing by the archaeologist, the HPC, and the SHPO. Upon review and recommendation of the SHPO and HPC, the Applicant will have two options.

1. Redesign the project to avoid disturbance of the contributing property/cultural resource(s).

OR

2. Extract all cultural materials within the proposed project area through data recovery.

OPTION #1 RESPONSIBILITIES

Applicant Responsibilities

Should Option #1 be chosen, the Applicant will be responsible to meet the criteria listed below.

- ☐ Submit the appropriate application to the HPC outlining the proposed project design.
- ☐ Present new building blueprints to the HPC and archaeologist showing in detail the locations of all “ground disturbing activity” and/or “excavation” within the project area.
- ☐ Present a grading plan showing the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of J104.2 Site plan requirements of the International Building Code.
- ☐ Hire an archaeologist that meets or exceeds the minimum professional qualifications standards under 36 CFR 61, Appendix A to conduct a STAGE II LIMITED TESTING if this has not already been completed and monitoring of the proposed project area.
- ☐ Finance a report that documents in full the archaeological investigations.
- ☐ Provide financial support to properly catalog, preserve, and store the cultural materials unearthed during the limited testing.
- ☐ Ensure copies of the report are submitted to the following agencies: HPC, and ARC in accordance to the Secretary of the Interior's Standards for Archeological Documentation.

OPTION #2 RESPONSIBILITIES

Applicant Responsibilities

Should Option #2 be chosen, the Applicant will be responsible to meet the criteria listed below.

- ☐ Create a Memorandum of Agreement with the City of Deadwood that will preserve significant cultural resources through:
 - Data Recovery
 - Full Report
 - Conservation/curation-long term collections storage and conservation
- ☐ Submit the appropriate application to the HPC outlining the proposed project design.
- ☐ Provide maps showing in detail the location of all “ground disturbing activity” and/or “excavation” within the proposed project area.
- ☐ Hire an archaeologist that meets or exceeds the minimum professional qualifications standards under 36 CFR 61, Appendix A to conduct data recovery of the proposed project area.
- ☐ Finance a report that documents in full the archaeological investigations.
- ☐ Finance the conservation of materials recovered through the data recovery.
- ☐ Arrange a storage facility with the ARC or the City of Deadwood that will properly house the collections under 36 CFR 79 guidelines.
- ☐ Ensure copies of the report are submitted to the following agencies: HPC, and the ARC in accordance to the Secretary of the Interior's Standards for Archeological Documentation.

Archaeologist Responsibilities

It will be the responsibility of the professional archaeologist in the Avoidance/Data Recovery to meet the following criteria.

- ☐ Submit a timeline and scope of work to the Applicant and Historic Preservation Officer outlining the data recovery plan.
- ☐ Submit a detailed budget for the scope of work to the Applicant, the Historic Preservation Officer, and the HPC.
- ☐ Submit bi-weekly reports outlining the progress of the project to the Applicant and Historic Preservation Officer until completion of the project.
- ☐ Conduct data recovery.
- ☐ Catalog and curate recovered cultural materials in accordance to 36 CFR 79 guidelines administered by the National Park Service and the South Dakota-ARC (see Requirements for Submitting a Collection to the State Archaeological Research Center APPENDIX A).
- ☐ Submit a detailed list of artifacts and box count to HPC and the respected benefactor.
- ☐ Recommend a proper storage facility that meets 36 CFR 79 guidelines administered by the National Park Service and the ARC.
- ☐ Submit two copies of the professional report to each of the agencies: HPC, the ARC, and the Applicant in accordance to the Secretary of the Interior's Standards for Archeological Documentation.

HPC Responsibilities

If HPC funds are used during any part of the STAGE III AVOIDANCE/DATA RECOVERY, the City will be responsible to meet the criteria listed below.

- ☐ Provide financial support to properly catalog, preserve, and store the cultural materials unearthed during the limited testing.
- ☐ Retain ownership of all collected data, artifacts, and associated materials generated during the limited testing or data recovery.

EXHIBIT A

Date: 11/13/2015

Case No. H15057
Address: 3 SHINE ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 3 SHINE ST, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: V. CAROLYN WHITE
Owner: CAROLYN WHITE
Constructed: c. 1900

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: Applicant requests to tear off and replace porch, basement entry, main entry and to paint and remove bottom stucco, and repair brick and mortar.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>415057</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/12/15</u>
Date of Hearing	<u>11/25/15</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>#3 Shine Deadwood, SD 57732</u>
Historic Name of Property (if known):	

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

Owner's Name: <u>V. Carolyn White</u>	
Address: <u>7001 Rd 43</u>	
City: <u>Toerington</u>	State: <u>WY</u> Zip: <u>82240</u>
Telephone: <u>(307) 534-5705</u>	Fax: <u>(307) 836-7719</u>
E-mail: <u>verowhite43@yahoo.com</u>	

Architect's Name: <u>Gene Fennell (Fennell Design Inc.)</u>	
Address: <u>1113 St Joseph St</u>	
City: <u>Rapid City</u>	State: <u>SD</u> Zip: <u>57701</u>
Telephone: <u>605 716 0530</u>	Fax: _____
E-mail: <u>gene@fendesinc.com</u>	

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

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>11/26/15</u>		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER -- Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Tear off and replace porch, Basement entry, Main entry.
Paint and remove bottom stucco.
Repair brick and mortar.

SIGNATURES

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

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

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

V. Carolyn White 11/12/15
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

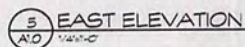
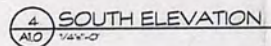
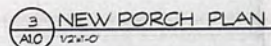
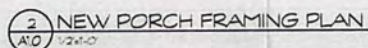
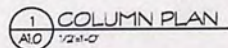
SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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



ANCHOR ROOF BEAM INTO BRICK MORTAR W/ ANCHOR BOLTS

3/4" PITCH ROOF
-2x4 RAFTERS @ 24" O.C.
-5/8" DDB
-SELF SHERING CE
-WATER GUARD
-STEEL SHEATHING

5'-0"

30"

30"

ASSUMED HEIGHT OF EXISTING BRICK WALL TO FLOOR PLATE

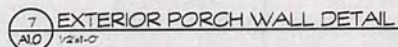
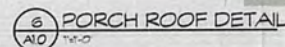
2'-0 1/2"

2x10 BEAM

4" x 4" WOOD POST, TYPICAL @ BOTH SIDS

6'-0"

ARCHITECTURAL



A1.0