

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 24, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from June 10, 2015
3. Voucher Approval
4. Old or General Business
 - a. Historic Preservation Commission Committee Assignments
 - b. 2016 Historic Preservation Budget Approval
 - c. Boys & Girls Club – Thank you and explanation of HPC Fund Allocation
 - d. Buffalo Dreamer's, LLC – Update on request for Financial Support
 - e. Vacant Home Program review and adoption – Loan Committee
 - f. Historic Façade Easement Program review and adoption – Loan Committee
 - g. 2015 Outside-of-Deadwood Grant Round 2 Recommendations and approval
5. New Matters before the Deadwood Historic District Commission
 - a. CoA - Case#H15031 – 136 Sherman St – Pioneer Transfer & Storage – Windows/Exterior Alterations
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA - Case#H15029 – 46 Denver Ave – Aleksandra Mastro – Windows/Retaining Wall/Siding
 - b. PA - Case#H15030 – 390 Main – Wayne Morris – Windows
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - Aleksandra Mastro..... 46 Denver Windows
 - Aleksandra Mastro..... 46 Denver Siding
 - Aleksandra Mastro..... 46 Denver Vacant Home
 - Aleksandra Mastro..... 46 Denver Retaining Wall
 - Wayne Morris 390 Main Windows
 - Jeff & Lauren Trouton..... 33 Jackson Retaining Wall
 - Tim Coomes 55 Taylor..... Windows
 - b. Revolving loan Fund Disbursements
 - Travis Floyd – 81 Stewart
 - John Hopkins – 308 Williams
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

Executive Session for Legal Matters pursuant to SDCL1-25-2 (3) with no action to be taken

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, June 10, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Election of Officers
3. Approval of Minutes from May 27, 2015
4. Voucher Approval
5. Old or General Business
 - a. Requests for Financial Assistance and Support
 - Boys & Girls Club of Lead/Deadwood
 - Buffalo Dreamers Dancers
 - b. Elderly Residents Program review and adoption - Loan Committee
 - c. NeighborWorks Agreement of Administration - Renewal
 - d. CoA - Case#**H15025** - 175 Sherman - Tim Buckstead/Bone Daddy - Windows/Paint Exterior/Sign
6. New Matters before the Deadwood Historic District Commission
 - a. CoA - Case#**H15026** - 83 Sherman - LLB, LLC - Exterior Renovations
 - b. CoA - Case#**H15027** - 669 Main St - Harley Kirwan - Exterior Paint & Lighting
 - c. CoA - Case#**H15028** - Lower Main Street - City of Deadwood - New Visitor Center
7. New Matters before the Deadwood Historic Preservation Commission
8. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - Fairmont Hotel
 - c. Retaining Wall Program / Disbursements
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
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CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, June 10, 2015

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

Absent: Vice-Chair Michael Johnson, Dale Berg and Ms. Terri Williams, City Attorney, were absent.

Mr. Kevin Kuchenbecker, Historic Preservation Officer and Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services were all present.

Present City Commission members: Dave Ruth Jr. and Jim Van Den Eykel were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 10, 2015 at 5:00 PM in Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Election of Officers:

It was moved by Mr. Blair and seconded by Mr. Namminga to nominate Ms. Laura Floyd as Chair of the Historic Preservation Commission for the period of June 10, 2015 to May 25, 2016. Hearing no other nomination from the Commission, it was moved to close nominations for Deadwood Historic Preservation Commission Chair. Aye – All. Motion carried to approve the nomination and reappointing of Ms. Floyd as Chair of the Deadwood Historic Preservation Commission.

It was moved by Mr. Namminga and seconded by Mr. Blair to nominate Mr. Michael Johnson as Vice-Chair of the Historic Preservation Commission for the period of June 10, 2015 to May 25, 2016. Hearing no other nomination from the Commission, it was moved to close nominations for Deadwood Historic Preservation Commission Vice-Chair. Aye – All. Motion carried to approve the nomination and reappointing of Mr. Johnson as Vice-Chair of the Deadwood Historic Preservation Commission.

It was moved by Mr. Toews and seconded by Mr. Williams to nominate Mr. Thomas Blair as Second Vice-Chair of the Historic Preservation Commission for the period of June 10, 2015 to May 25, 2016 in the case both the Chair and Vice Chair were absent. Hearing no other nomination from the Commission, it was moved to close nominations for Deadwood Historic Preservation Commission Second Vice-Chair. Aye – All. Motion carried to approve the nomination of Mr. Blair as Second Vice-Chair of the Deadwood Historic Preservation Commission.

Approval of May 27, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Williams to approve the minutes of Wednesday, May 27, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$423,325.20. Aye – All. Motion carried.

Old or General Business:

Request for Financial Assistance and Support – G.R.A.P.E. Committee

Mr. Kuchenbecker informed the Commission the G.R.A.P.E. Committee met on June 9, 2015 to review financial assistance and support requests for the following two groups: *Boys & Girls Club of Lead/Deadwood* and *Buffalo Dreamers Dancers*. He noted these are not budgeted items and would come out of the Public Education and Advocacy line item.

The G.R.A.P.E. Committee recommended awarding up to and not to exceed \$2500 to each applicant contingent upon a Programmatic Agreements with both organizations outlining their programs, timelines and specifying guidelines of the funding with a statement noting failure to follow the requested guidelines would jeopardize future funding. (*Requests attached as Exhibit A*)

Mr. Blair asked how each organization planned to use the HPC funding.

Mr. Kuchenbecker stated the Boys & Girls Club of Lead/Deadwood submitted a summary of their request. He noted the Boys & Girls Club is a non-profit organization requesting funds to help create an integrated history curriculum that

explores the cultural heritage of Lead/Deadwood communities through three lenses: general history, the arts, and science. He added the Boys & Girls Club is targeted toward Lead-Deadwood students in grades 4-12 as a year-round, out of school time educational opportunity with 207 students currently enrolled.

Mr. Kuchenbecker informed the Commission the Buffalo Dreamer's LLC appears to be a family operated business made up of several dancers who, through storytelling, music, dance and their traditional Native American cultural related performances share their Native history, culture and heritage with the public. He added last year Deadwood Alive had them perform for part of the season; however Deadwood Alive does not have the funding to do so this year. He stated Mr. Fairbanks, representative for the Buffalo Dreamer's LLC, spoke with Mayor Turbiville who instructed Mr. Fairbanks to speak with the Historic Preservation office. Mr. Kuchenbecker requested a written proposal. He did note a concern of keeping a structured schedule and having coordination with Deadwood Alive along with the following of ordinances such as insurance and panhandling, all of which could be addressed within a Programmatic Agreement.

Mr. Kuchenbecker stated, if awarded, funding would not be released or programs endorsed until the Programmatic Agreement was in place.

Mr. Blair questioned what affiliation the Buffalo Dreamer's LLC would be listed under at the City.

Mr. Kuchenbecker stated under the City Ordinance for any street performance or acts, all performers and actors must show the appropriate insurance and be licensed with the City Police Department. He reiterated the importance of coordinating with Deadwood Alive to ensure there is a proper schedule for blocking of the Main Street accordingly.

Mr. Williams asked if the group has performed in Deadwood before. He questioned why a group not limited to either of these hasn't approached the Historic Preservation Commission prior to the budget process.

Mr. Kuchenbecker stated last year was the first year the Buffalo Dreamer's LLC were brought in by Deadwood Alive to perform and they were very popular with the tourist. He added the challenge was coordinating with Deadwood Alive and keeping the Buffalo Dreamer's LLC on a tight program schedule.

Mr. Kuchenbecker stated the Historic Preservation office is approached for funding throughout the year.

Mr. Blair stated the Elks sees the same issue when it comes to funding requests. He added groups approach when the funding is needed, but he suggested that as groups are supported year after year, it is the Commission's opportunity to request from these groups to submit a proposal for the budget for consideration.

Chair Floyd agreed requesting a proposal would be a possibility for the Commission this year because it does fall prior to 2016 Budget meetings.

Mr. Williams stated he liked and appreciated how the Boys & Girls Club took the time to break down and explain in detail where the funding requested would be put to use. However, he expressed his disappointment in how the Buffalo Dreamer's LLC did not. He added he understands how the group is a tourist favorite and should be a part of Deadwood's entertainment, but he cautioned the Commission on approving a request if they don't know where the money is being spent.

Mr. Blair agreed suggesting the Buffalo Dreamer's LLC submit a detailed budget explaining how funds will be used, financial overview of their group and structured schedule for review along with assurance of the compliance to City Ordinances.

It was moved by Mr. Blair and seconded by Mr. Namminga to award the Boys & Girls Club of Lead/Deadwood funding not to exceed \$2500 contingent upon a Programmatic Agreement from the Public Education and Advocacy budget's Other line item.

It was moved by Mr. Blair and seconded by Mr. Williams to continue discussion on awarding the Buffalo Dreamer's LLC funding pending additional information regarding how funding will be allocated and addressing stated concerns.

Mr. Toews expressed having Native American Culture a part of Deadwood again is a positive and the Commission in the end should find a way to make this work. He added it all comes down to finding the right way of funding and the right way of controlling the schedule of the group.

Mr. Blair agreed with Mr. Toews, but expressed the only way it would work was to ensure Deadwood Alive and the Buffalo Dreamer's LLC was coordinated.

Chair Floyd stated the concerns mentioned were all addressed in G.R.A.P.E. Committee and that is why a Programmatic Agreement was suggested. She added she is not opposed continuing discussion until the Commission has obtained additional information.

Mr. Williams stated as a business there should be financials of past years the Commission could review to confirm the allocation of funds and to give the Commission an overview of the group's "check and balance" process.

Ms. McCracken of NeighborWorks addressed the Commission stating throughout the year there may be funding request opportunities that arise. She added these opportunities may be a great idea and a benefit to the community; however, the funding is just not available for support. She cautioned shutting the door to the idea.

Mr. Williams reiterated the Commission must follow a budget process as they are accountable for distribution of funds.

Ms. McCracken noted she understands the reasoning for caution and added her interest in meeting with the Buffalo Dreamer's LLC to propose participation in the Days of '76 Parade and celebration.

Ms. Anne Rodgers, Director of the Boys & Girls Club, informed the Commission the Club is a new non-profit organization which opened June 2, 2014 with only 12 students participating. She added the organization has grown to 207 students and thanked the Commission for the current funding awarded. She stated now with the information regarding the interest of the students, understanding the gaps of their own communities' history and new programs implemented, she will present the Commission with a funding proposal to be considered for the 2016 Budget. Ms. Rodgers reiterated her appreciation adding, because of the level of support and interest Historic Preservation has in educating their young people, it is wonderful to have the opportunity to get this project off the ground and running.

Mr. Namminga asked who would be addressing the Buffalo Dreamer's LLC for the additional requesting information to continue discussion.

Mr. Kuchenbecker stated he would be contacting Mr. Fairbanks in writing to request more details, financials, outcomes and structured schedule along with their other items based on the Commission's discussion.

Chair Floyd noted there are two motions on the table. She asked the Commission for further discussion. Hearing none, she called the vote.

Aye – All. Motion carried on both motions.

Elderly Residents Program Review and Adoption – Loan Committee

Mr. Kuchenbecker informed the Commission of the proposed changes to the Special Needs Elderly Program to be renamed Elderly Residents Program along with revisions to application, policy guidelines and administrative procedures as recommended by the Loan Committee. *(Memo, application, policy guidelines and administrative procedures attached as Exhibit B)* ***It was moved by Mr. Blair and seconded by Mr. Toews to adopt revisions of the guidelines, administrative procedures and application for the HP Elderly Residents Program as recommended by the Loan Committee. Aye – All. Motion carried.***

NeighborWorks Agreement of Administration - Renewal

Mr. Kuchenbecker informed the Commission the distributed annual contract agreement with NHS to administer the Revolving Loan Fund is the same agreement as in the prior year. He added the following language "may be terminated or re-negotiated" was added to the contract last year anticipating the possibility of administering some grants in-house. *(The Agreement is attached hereto as Exhibit C and incorporated herein by this reference.)* ***It was moved by Mr. Blair and seconded by Mr. Williams to make a motion to accept the agreement for the administration of Deadwood Historic Preservation Revolving Loan and Grant Funds by Neighborhood Housing Services. Aye – All. Motion carried.***

Case#H15025 - 175 Sherman – Tim Buckstead/Bone Daddy - Windows/Paint Exterior/Sign

Mr. Kuchenbecker refreshed the Commission stating the applicant requests permission to replace the large window in center of building due to bad wood frame and change color to more suit business; the proposed colors are Base: gray, Trim: black, and Accent: orange as submitted in Certificate of Appropriateness dated May 20, 2015. Mr. Kuchenbecker noted the discussion was continued as there were only four Commissioners at the previous meeting and pointed out Mr. Buckstead, owner of the property was in attendance for any questions the Commission may have.

Mr. Blair noted he understands the color scheme is important to the business and added the building was looking good.

Mr. Toews expressed his appreciation to Mr. Buckstead for the effort put into the building and noted the discussion at the last meeting surrounded whether or not the building was "too orange" and building's color history.

Mr. Namminga added the other concern was the setting of precedence.

City Commissioner Dave Ruth Jr informed the Commission the building was previously a Philip 66 and later a Sinclair Station, both of which used bright colors.

City Commissioner Jim Van Den Ekyel asked the Commission to keep in mind there are new businesses coming into the Community and adding to the City's tax roll.

Mr. Kuchenbecker added the color is a fairly reversible alteration to a building and does not damage or destroy the individual physical historic property. *(Staff report and application attached as Exhibit C)*

Mr. Kuchenbecker stated Mr. Buckstead came in to speak with him regarding the rules and regulations of owning a historic property. He added Mr. Buckstead expressed how excited he was in owning a historic property and wanted to bring it back to what it originally was. He noted when people are buying historic properties, most all understand that we are a National Historic Landmark with rules and regulation to follow.

Mr. Toews stated Philip 66 colors are historic and they were orange, white and black. He added that alone should satisfy the Commission's concern of historic and a precedence set.

It was moved by Mr. Blair and seconded by Mr. Toews to accept the proposed changes at 175 Sherman by Tim Buckstead/Bone Daddy. Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case#H15026 – 83 Sherman - LLB, LLC - Exterior Renovations

Mr. Kuchenbecker informed the Commission the applicant requests permission to remove existing glass blocks at front of building; add new storefront glass entry doors and windows; repair existing front overhang underside with new mortar at rear of building; add overhead door where existing overhead door used to be; and retrofit existing windows at rear as submitted in application signed May 13, 2015. *(Staff report and application attached as Exhibit D)* ***It was moved by Mr. Blair and seconded by Mr. Toews this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 83 Sherman Street. Aye- All. Motion carried.***

Case#H15027 – 669 Main St – Harley Kirwan - Exterior Paint & Lighting

Mr. Kuchenbecker informed the Commission the applicant requests permission to paint the building different colors: Base Chocolate Bonbon with Accent Sunflower Field as well as add four new lights across front at 669 Main Street as submitted in application dated June 1, 2015. *(Staff report and application attached as Exhibit E)* ***It was moved by Mr. Toews and seconded by Mr. Blair this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 669 Main Street. Aye- All. Motion carried.***

Case#H15028 – 499 Main St – Lower Main Street – City of Deadwood – New Visitor Center

Mr. Kuchenbecker informed the Commission the City of Deadwood's proposed plan to build the Lower Main Visitor Center will maximize the use of the lower Main Street parking lot, house the Chamber of Commerce, increase the number of users of the parking lot and visitor's center, and enhance the visitor's experience of Deadwood with other creekside and corridor enhancements at 499 Main Street as submitted in Certificate of Appropriateness signed June 5, 2015. *(Staff report and application attached as Exhibit F)* ***It was moved by Mr. Blair and seconded by Mr. Namminga this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 499 Main Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic District Commission

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Mr. Blair and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursement in amount of \$408.00, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

Fairmont Hotel – 628 Main Street

It was moved by Mr. Blair and seconded by Mr. Namminga to approve Commercial Life Safety Loan for 628 Main in amount of \$50,000 based on information presented. Aye - All. Motion carried. (NeighborWorks packet attached as Exhibit G and incorporated herein by this reference)

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

Items from Citizens not on Agenda

None were addressed at this meeting.

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

Mr. Kuchenbecker reported on the following items:

- Wayfinding bid opening was moved from June 9 to June 12 with results going before City Commission on Monday, June 15, 2015;
- With Lower Main Visitor Center Certificate of Appropriateness approved by the Commission, next phase will involve putting together construction documents and RFPs for Visitor Center's exhibit space of approximately 3000 sq ft;
- Mt Moriah's bid opening will be June 12, 2015 to address drainage issues;
- Permission to go out to bid for 10 Harrison will go before the City Commission on Monday, June 15, 2015;
- St Ambrose Cemetery construction meeting was today; Metal caskets from the 1920s were uncovered;
- Rodeo Grounds Concession Project is proceeding as scheduled and should meet the July 15 deadline;
- Library Window Project continues through the rain;
- 2 Dudley Retaining Wall has about a week left on that project;
- Work is continuing on the Connector Trail;
- The Program/Loan Committee will meet to review the Vacant and a new Facade program;
- Deadwood Trust for Historic Preservation approached this office to conduct on July 14 a public workshop regarding all the Historic Preservation programs offered in partnership with NeighborWorks;
- Budget meeting is scheduled for next week, Tuesday, June 16, 2015 at 8:00 a.m. and Tuesday, June 23, 2015. This is a mandatory meeting;
- Gateway sign project is still in the design phase.

Committee Reports

- Mr. Toews asked what the Commission does to help with some of these historic houses and would like to have input from the Commission as to some ideas for the upcoming meeting;
- Mr. Blair stated there was a Deadwood Alive meeting this afternoon and shared they have received enjoyable comments so far this season;
- Chair Floyd stated adjustments will be made to committee assignments and asked commissioners let her know if they have changes or comments; new assignments will be presented at next meeting.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:13 p.m.

ATTEST:

Laura Floyd
Chairman, Historic Preservation Commission
Kate Storhaug, Historic Preservation Office/Recording Secretary

2014-2015 Historic Preservation Commission Committee Assignments – as of 11.12.2014

Archaeology, Archives, & Acquisitions (AAA) Committee

2015-2016 Members

Meets the third Wednesday of the month, as needed, at 8:00 a.m.

- 1). Michael Johnson, Vice-Chair
- 2). Lynn Namminga
- 3). Lyman Toews

Budget Committee

Meets the second Wednesday (even months only) as needed at 4:30 p.m.

- 1). Laura Floyd, Chair
- 2). Michael Johnson, Vice-Chair
- 3). Tom Blair, Second Vice-Chair

Cemetery/GIS Committee

Meets as needed

- 1). Michael Johnson, Vice-Chair
- 2). Lynn Namminga
- 3). Chuck Williams

Chamber of Commerce

- 1). Chuck Williams
- 2). Dale Berg

Demolition by Neglect

Meets as needed

- 1). Lynn Namminga
- 2). Chuck Williams
- 3). Lyman Toews

Grants, Recognition, Advocacy, and Public Education (G.R.A.P.E.) Committee

Meets the second Tuesday of the month (as needed) at 3:30 p.m.

- 1). Laura Floyd, Chair
- 2). Tom Blair, Second Vice-Chair
- 3). Dale Berg
- 4). Mayor Chuck Turbiville

Loan Committee

Meets the first and third Thursday of the month (as needed) at 8:00 a.m.

- 1). Laura Floyd, Chair
- 2). Tom Blair, Second Vice-Chair
- 3). Michael Johnson, Vice-Chair

NeighborWorks

- 1). Lynn Namminga

Deadwood Alive

- 1). Tom Blair, Second Vice Chair

Policies & Procedures

Meets as needed

Entire Commission

<u>TASK FORCES:</u>	<u>Program Review Committee</u>	<u>Ordinance Review Committee</u>
	<ol style="list-style-type: none">1). Laura Floyd, Chair2). Tom Blair, Second Vice Chair3). Lyman Toews	<ol style="list-style-type: none">1). Laura Floyd, Chair2). Lyman Toews3). Lynn Namminga

2016 HPC Budget

	Actual Year End	Approved Budget	Requested Budget
	2014	2015	2016
INCOME			
Projected Income	\$ 7,165,800.21	\$ 7,000,000.00	\$ 7,100,000.00
Transfer from Reserves - Bond Pmt	\$ -	\$ 634,732.00	\$ -
Transfer from Reserves	\$ 1,023,103.34	\$ 2,404,710.00	\$ 3,683,620.00
TOTAL	\$ 8,188,903.55	\$ 10,039,442.00	\$ 10,783,620.00
EXPENSES			
Fixed Expenses			
Bond Payment	\$ 2,569,937.50	\$ 3,496,732.00	\$ 2,887,800.00
HP Office			
HP Operations	\$ 296,178.77	\$ 330,090.00	\$ 330,000.00
Archaeology	\$ 165,729.19	\$ 60,000.00	\$ 60,000.00
Archives	\$ 42,747.92	\$ 52,950.00	\$ 50,400.00
Dues & Subscriptions	\$ 1,309.00	\$ 2,250.00	\$ 2,250.00
Collections / Acquisition	\$ 20,666.20	\$ 32,500.00	\$ 15,000.00
GIS	\$ 15,572.95	\$ 15,000.00	\$ 27,000.00
Scholarship	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Advocacy/Public Education	\$ 111,637.44	\$ 158,000.00	\$ 203,000.00
SubTotal	\$ 655,841.47	\$ 652,790.00	\$ 689,650.00
Grants & Loans			
Cemetery Headstones	\$ 4,250.00	\$ 3,500.00	\$ 4,000.00
Not-for-Profit Deadwood Grants	\$ 50,499.83	\$ 50,000.00	\$ 50,000.00
Outside of Deadwood Grants	\$ 230,853.81	\$ 250,000.00	\$ 250,000.00
Retaining Wall Program	\$ 527,180.86	\$ 250,000.00	\$ 450,000.00
Paint Program	\$ 12,640.57	\$ 10,000.00	\$ 12,500.00
SubTotal	\$ 825,425.07	\$ 563,500.00	\$ 766,500.00
Capital Assets			
Building/Maintenance	\$ -	\$ 114,750.00	\$ 175,000.00
Capital Improvement Planning			
Adams House Steps	\$ -	\$ 24,000.00	\$ -
Highway 85/385	\$ -	\$ 200,000.00	\$ 300,000.00
Powerhouse Park	\$ -	\$ 100,000.00	\$ 100,000.00
City Retaining Walls	\$ -	\$ 70,000.00	\$ 300,000.00
St. Ambrose Cemetery	\$ 389,510.73	\$ 400,000.00	\$ 400,000.00
Library Windows	\$ -	\$ 150,000.00	\$ -
Gateway Improvements	\$ -	\$ -	\$ 175,000.00
Lower Main Visitor Information Center	\$ -	\$ -	\$ 2,000,000.00
Wayfinding	\$ -	\$ 250,000.00	\$ 100,000.00
Rodeo Grounds	\$ -	\$ 1,244,000.00	\$ 35,000.00
	\$ 1,342,304.83	\$ 2,438,000.00	\$ 3,410,000.00
Visitor Management			
Trolley Reserve	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Trolley Operations Shortfall	\$ 92,000.00	\$ 92,000.00	\$ 92,000.00
Marketing (Chamber)	\$ 496,188.27	\$ 495,000.00	\$ 480,000.00
History & Info Center	\$ 70,000.00	\$ 70,000.00	\$ 73,000.00
SubTotal	\$ 683,188.27	\$ 682,000.00	\$ 670,000.00
Interpretation			
Days of 76 Museum	\$ 80,000.00	\$ 80,000.00	\$ 97,000.00
Days of 76 Rodeo	\$ 50,000.00	\$ 50,000.00	\$ 60,000.00
Adams Museum	\$ 105,000.00	\$ 105,000.00	\$ 115,000.00
Adams House	\$ 123,000.00	\$ 123,000.00	\$ 123,000.00
Living History (Deadwood Alive)	\$ 70,000.00	\$ 90,000.00	\$ 103,000.00
Fassbender	\$ 14,500.00	\$ 15,000.00	\$ 20,000.00
SubTotal	\$ 442,500.00	\$ 463,000.00	\$ 518,000.00
Professional Services			
Current Expenses	\$ 88,422.28	\$ 40,000.00	\$ 75,000.00
Legal Services	\$ 43,609.70	\$ 45,000.00	\$ 45,000.00
Neighborhood Block Clubs	\$ 3,004.43	\$ 7,000.00	\$ 8,000.00
State Office	\$ 51,500.00	\$ 53,500.00	\$ 55,500.00
SubTotal	\$ 186,536.41	\$ 145,500.00	\$ 183,500.00
Impact Dollars for City Services			
SubTotal	\$ 1,483,170.00	\$ 1,483,170.00	\$ 1,483,170.00
TOTAL	\$ 8,188,903.55	\$ 10,039,442.00	\$ 10,783,620.00
Difference	\$ -	\$ -	\$ -



June 15, 2015

Mr. Kuchenbecker,

Please extend my thanks to the Historic Preservation Commission for their grant of \$2500 toward the integrated local history curriculum at the Boys & Girls Club of Lead-Deadwood. These dollars will be used to complete one full curricular segment on Deadwood's Chinese community.

Project summary: Begins with an introduction to historic Deadwood and the gold rush, as part of helping youth understand what brought various ethnic groups to the gulch. The first step will be to recruit a BHSU student to begin work on the curriculum. This student will work closely with me to develop lesson plans. These lessons will take a hands-on approach to learning. Youth will be immersed in the culture of those Chinese-Americans central to early Deadwood's economy and cultural development. Lessons will highlight the Fee Lee Wong family and use that family as the lens through which to understand other families and merchants in early Deadwood. This will include an overview of traditional Chinese customs, food, art and family structure. The Chinese curriculum will also include two to three field trips: to the Deadwood History, Inc. properties, to Mt. Moriah Cemetery and to the City of Deadwood archives. This curriculum will have a substantial archaeology component, because of the critical role archaeology plays in our current understanding of Deadwood's Chinese community.

Budget: The budget for this project includes three main components, and makes up approximately 1.5% of the annual budget for the Boys & Girls Club of Lead-Deadwood. It is essential to keep in mind that the cost for a child to attend the Boys & Girls Club is just \$25 per year, and that no child is ever turned away because of their inability to pay.

Program Equipment/Supplies: \$500

The program equipment and supplies dollars will be used to purchase supplies to create a dynamic, hands-on curriculum. This includes books, basic art supplies for relevant art projects, food for Chinese cultural study, compasses to understand archaeology and surveying, and other relevant materials specific to this curriculum.

Field Trips: \$500

Bussing is a large and unavoidable cost. To make this history real, it is essential for students to visit the sites and places where events occurred and where real artifacts are stored. By visiting these locales, youth will make a meaningful connection with the history of their own communities.

BHSU Intern: \$1500

The recruitment of a BHSU intern brings vast and meaningful benefits to this program. Teen and pre-teen youth respond well to college-age mentors. Not only do these mentors make college and the concept of a degree more attainable for our youth, but they are essential to employing the strategy of students teaching students. In order to encourage a career in history and education, we feel that it is essential to pay an intern to place value on the history field and the intellectual work that it requires.

I will provide a report to the Commission at the conclusion of the project.

Thank you again for your generous support of Lead-Deadwood youth,

A handwritten signature in cursive script, reading "Anne Rogers". The signature is written in dark ink and is positioned above the printed name.

Anne Rogers

unit director

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

SENT VIA CERTIFIED MAIL

June 18, 2015

Buffalo Dreamer's LLC
Attn: Troy Fairbanks
333 Saint Andrew Street
Rapid City, SD 57701

RE: *2015 Funding Request*

Dear Mr. Fairbanks:

On behalf of the Deadwood Historic Preservation Commission (DHPC), I would like to inform you the Buffalo Dreamer's, LLC funding request was referred to the G.R.A.P.E. (Grants Recognition Advocacy & Public Education) Committee which reviewed the request on June 9, 2015. On June 10, 2015, a recommendation was presented to the DHPC to consider awarding \$2,500.00 contingent upon a Programmatic Agreement specifying guidelines of the funding and ensuring mutual protection to the parties.

While the Deadwood Historic Preservation Commission is supportive of your worthwhile request, the Commission has NOT committed nor endorsed the Buffalo Dreamer's, LLC for funding at this time. During discussion of the funding request, the Commission was very favorable toward the prospect of incorporating the heritage, culture and beauty of Native American history back into Deadwood. However the DHPC continued their discussion of the request until the Buffalo Dreamer's LLC provided the commission the following items:

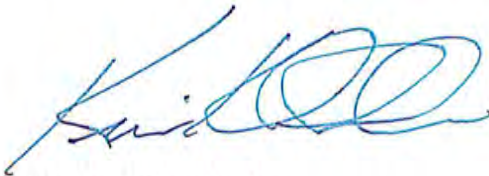
- 1) Evidence of your IRS 501(c)3 Tax Exemption Letter providing proof and certifying your current tax exempt, nonprofit status
- 2) An original insurance certificate of no less than a \$1,000,000.00 liability insurance with the City of Deadwood and the Deadwood Historic Preservation Commission named as an "additional insured."
- 3) Resume or background on the management of Buffalo Dreamer's LLC
- 4) A detailed description of your proposed performances including any pertinent information about the performance along with complete schedule and location of performances which will not impact Deadwood Alive.
- 5) Detailed description on how the performances will be promoted, advertised or marketed in any manner including acknowledgement of financial support by the Deadwood Historic Preservation Commission.
- 6) Detailed sources and uses of financials for performances associated with the performances in Deadwood.

- 7) Acknowledgement that Buffalo Dreamer's, LLC shall be solely responsible for any damage to personal property located in or stored in or upon City of Deadwood property pursuant to the performances for which funding is being sought and the City of Deadwood shall not be responsible for any damage or loss to or of Buffalo Dreamer's, LLC property which results from any cause or reason with regard to personal property owned by Buffalo Dreamer's, LLC stored or located on City of Deadwood property pursuant to approval of the activity for which funding is being sought herein.
- 8) Buffalo Dreamer's, LLC agrees to hold the City of Deadwood and the Deadwood Historic Preservation Commission harmless and indemnify same from any sums of money which Buffalo Dreamer's, LLC might have to pay to any person as a result of property damage, personal injury or death resulting from Buffalo Dreamer's, LLC use of the City property pursuant to any the activity for which funding is being sought.

Once the above information is received, it will be reviewed by the G.R.A.P.E. Committee and a written programmatic agreement will be developed by the Deadwood City Attorney for consideration and approval by the Deadwood Historic Preservation Commission.

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

Sincerely,



Kevin Kuchenbecker
Historic Preservation Officer

PS: This office received your hand written proposal dated Monday, June 15, 2015; however, the above information must be submitted prior to any action by the Deadwood Historic Preservation Commission.

cc: Mayor Chuck Turbiville
Deadwood City Attorney
Kelly Fuller, Police Chief
Bob Nelson, Sr., Safety Officer
Deadwood Historic Preservation Commission
Mary Jo Nelson, Finance Officer
Deadwood Alive
File

Troy Fairbanks Jumping Buffalo Monday June 15, 2015
Buffalo Dreamers (HPL mtg - 6/24/15)

We will dance thru this tourist season and help Deadwoods Historical Preservation. Up until Labor day week-end. Story Telling of our Historical Heritage. The songs of our Ancestors. The many Dances of our people. Also our World Class one of a kind Dance Regalia. Exotic Quill Work Bead Work all designs pre dating 1870. No profanity only family orientated fun. With emphasies of Deadwoods Historical West.

Sincerely
Troy Fairbanks
Jumping Buffalo
Buffalo Dreamers



Buffalo Dreamer's LLC.

Troy Fairbanks
Jumping Buffalo
6th Generation Grandson of Chief Sitting Bull

Phone: 605.415.0598
Buffalodreamers4@gmail.com

333 Saint Andrew St.
Rapid City, South Dakota 57701

Vacant Home Program

No Changes

- Covers costs of Historic Preservation / Life Safety Projects for Vacant Home
- Residential properties on Historic List or eligible for historic status or Life Safety Projects
- Property must be in Deadwood and must be vacant for at least two (2) years prior to Owner purchase.
- Owner must apply within three (3) months of home purchase.

Potential New Items

- Property must need serious upgrades before it can be occupied
- Clarify Historic Preservation Projects (give examples)
- Clarify Life Safety Projects (give examples)
- Prorate Forgivable Loan at 10% / calendar year
- Remaining loan amount payable at ownership change
- Add new Administrative Procedure (previously not available)

Other Issues

- Need HP Commission approval for changes (possibly at next meeting)
- Need to update
 - Application with Guidelines Form & post online
 - Administrative Procedures Document & post online
 - Web Pages (2 areas)
 - Deadwood Historical Preservation Program Summary (REV 7)
 - HPC Commission Manual
- Education Process
 - Monthly News Letter Article
 - Building Inspector
 - NeighborWorks (administrators and staff personnel)



Vacant Home Program Application

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

1. Address of Property:

2. Applicant's name & mailing address:

Telephone: (_____) ____ - ____

E-mail _____

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

Telephone: (_____) ____ - ____

E-mail _____

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

5. Certification

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

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

Applicant's signature: _____

Date submitted: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

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

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

For Consideration 06/24/15



Vacant Home Program Policy Guidelines

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 that contribute to the historic integrity of the City of Deadwood.

3. Eligibility:

To be eligible for the Vacant Home Program, the applicant and project must meet the following criteria:

- a. The project must exist as part of a residential property within the Deadwood City Limits. Mobile homes and manufactured structures are not eligible for this program;
- b. The property must be vacant two (2) years prior to the date of purchase by Owner. The Owner must apply for funding from this program within three (3) months of purchase.

A project must also meet one of the following:

- The project must affect a property listed on the city's 1994 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.
- The project must affect individual life safety as determined by the City of Deadwood's Building Inspector and applicable life safety codes. Determination of individual life safety issues is based upon the Uniform Building Code, the Uniform Mechanical Code, and the Uniform Fire Code.

The City of Deadwood's Historic Preservation Officer and Building Inspector determine a project's eligibility. All eligible applications are subject to the review of the Deadwood Historic Preservation Commission.

4. Definition and Examples:

Historic Preservation Project Definition – Projects which are intended to preserve or protect historic properties or properties eligible for historic status.

Examples of Historic Preservation Projects	
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- | | |
|--|---|
| <ul style="list-style-type: none">• Repair building foundation• Repair / replace retaining walls• Repair / replace building siding | <ul style="list-style-type: none">• Repair damaged roofing• Remove tree hazards to historic structures• Repair / replace doors and windows• Grading protect structures from water damage |
|--|---|

Life Safety Project Definition – Projects which are intended to protect people based on a facility's construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.

Examples of Life Safety Projects

- Upgrade substandard electrical systems
- Lead based paint abatement
- Install access ramps and doors
- Installation of building insulation / weather proofing
- Replace substandard heating system
- Asbestos removal
- Mold removal
- Repair / replace damaged sidewalks / steps / handrails

5. Program Requirements:

- a. All properties must meet the Revolving Loan Fund's eligibility requirements.
- b. All persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
- c. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
- d. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- e. All projects will be performed pursuant to the requirements of the codes adopted by the City of Deadwood under Chapter 15.01.010.
- 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. The property must meet Minimum Property Standards adopted by the City of Deadwood; therefore, the City Building Inspector will inspect the property every two years for compliance. If the property is not within compliance, the City Building Inspector will notify the homeowner of the deficiency and will provide a reasonable time frame to correct the deficiency. If the deficiency has not been corrected after three notifications the loan will be considered to be in default and the Deadwood Historic Preservation Commission will take legal action.

6. Loan Conditions:

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$10,000 maximum	0% ¹	10 years	No Payments due ^{1,2} Forgivable over term of loan	Loan Agreement

¹All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a Good Faith Estimate by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.

²Failure to complete work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be payable in full at that time and not forgiven.

Property Owners must provide proof of ability to repay loan. Various documents will be requested by NeighborWorks to complete a loan application.

The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

Additional forgivable loan considerations:

- a. At the end of each full year, 10% of the loan amount will be forgiven.
- b. If the owner desires to sell the property before the end of the loan term, the remaining unforgiven portion of the loan will be due in full.
- c. The owner must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be transferred or forgiven.

7. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Project Approval or 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 Preservation Commission for consideration. *[No work can start until Historic Preservation Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*

- c. **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.



Vacant Home Program Administrative Procedures

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, NeighborWorks or City of Deadwood Website:
 - Vacant Home Program Application form
 - Application for Project Approval or Certificate of Appropriateness form
- The Owner submits completed copies of the above forms with signatures to 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.

2. Determination of Eligibility

- The Historic Preservation Officer and/or City Building Inspector conduct an on-site inspection of property to determine eligibility.
- Photographs are taken for documentation.
- A needs assessment will be done by the Historic Preservation Officer.
- The Historic Preservation Officer will prepare a written HP Staff Report for use by the Historic Preservation Committee (HPC). If a loan is involved, the Historic Preservation Officer communicates with NeighborWorks about the conclusions drawn in the HP Staff Report.

3. Loan Application

- Historic Preservation Officer verifies the home vacancy period and the date of purchase.
- The Owner makes an appointment with NeighborWorks to determine the Owner's financial eligibility.
 - Owner is responsible for any costs exceeding the loan amount or any costs that are not permitted under the Program.
 - Owner is responsible to pay for all closing costs.
- NeighborWorks prepares Loan documents for which the Owner must provide:
 - Cost Estimate / quote for entire project.
 - Information to verify Owner's financial ability to repay.
- NeighborWorks provides Owner with:
 - Worksheet showing Owner's financial responsibility.
 - Letter of Understanding stating Owner's share of costs. Owner must sign this document.
 - Closing Documents (i.e. mortgages and settlement statements)
 - Promissory note (i.e. assignments on contract for deed, personal guarantees, etc.) Owner must sign this document.
- NeighborWorks presents loan request to Historic Preservation Loan Committee for recommendation to approve or deny loan.

4. Historic Preservation Commission Project Approval

- Based on HP Staff Report, the Historic Preservation Commission (HPC) approves or denies the Application for Project Approval or Certificate of Appropriateness.
- Based on recommendations from the HP Loan Committee, HPC approves or denies the application for loan.
- If loan is approved, the agreements and any other necessary documents are recorded.
- A "Notice to Proceed" is issued to the Owner and/or Contractor and the City of Deadwood by NeighborWorks, in the case where a Construction Loan is involved.

5. Project Beginning and Ending

- The Owner is encouraged to enter into a contract with a City of Deadwood licensed Contractor for the project.
- The Owner or Contractor obtains a City of Deadwood Building Permit. A "Notice to Proceed" from either the Historic Preservation Officer or NeighborWorks must be obtained before applying for a City of Deadwood Building Permit.
- Where Progressive Payments are involved:
 - The Owner is responsible for making arrangements for delayed payments or progress payments to the Contractor / Material Supplier. Owner must be aware that payments from the City of Deadwood may require up to 30 days or more before payments are made due to the City's approval process.
 - Progressive payments are made subject to payment withholding to ensure project completion is accomplished.
 - All final or progressive payments are for materials and/or contractor's costs only, supported by verifiable invoices. Owner's time is not reimbursable. No prepayments for materials are permitted.
- The Historic Preservation Officer and/or Building Inspector inspect the work in progress.
- The Historic Preservation Officer and Building Inspector conduct a final inspection after the completion of the entire project.

6. Expenditure Disbursement

- After the Building Inspector has reviewed the work and/or materials and has consulted with the Historic Preservation Officer, the Building Inspector authorizes NeighborWorks to approve invoiced amount (less any withholding).
- NeighborWorks initially approves invoices.
- At a HPC meeting, the HPC approves the disbursement which is 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.
- Owner or Contractor pick-up disbursement check from the Historic Preservation office and, if Contractor is involved, the Contractor must sign lien waivers before final payment is made.

7. Continued Administration of Loans

- NeighborWorks reviews all loan accounts once a month.

- Building Inspector notifies property owner if property does not meet Minimum Maintenance Standards, and if these issues are not resolved, the Building Inspector advises the HP Loan Committee. The HP Loan Committee provides recommendation to HPC either to work with owner, or make loan immediately payable.

8. Satisfaction of 10 year Loan

- After terms and conditions of the loan are completed, NeighborWorks prepares a satisfaction of mortgage for the loan funds.
- HPC signs the satisfaction of mortgage.
- NeighborWorks collects from the Owner the recording fees for the satisfaction of mortgage documents.
- NeighborWorks delivers the satisfaction of mortgage to the Register of Deeds.
- NeighborWorks closes the Owner's loan account.
- NeighborWorks forwards the loan documents to the HP Office.
- The HP Office retains the loan documents for at least seven (7) years.

Proposed Facade Easement Program

New Program Highlights

- Sets eligible criteria for the program to covers Historic Commercial Buildings exterior façade(s) only
- Resolves and allows for the recently removed Commercial Buildings from Windows and Siding Programs
- The standard maximum award per building is 80 percent of the qualified expenditures and capped at \$75,000.
- Any award cap may be increased by up to \$25,000 for buildings on corner lots and with more than one prominent facade for funding the restoration or rehabilitation of additional prominent facades.
- The number of projects funded for each year will be dependent to the maximum budgeted for the program by the Deadwood Historic Preservation Commission.
- Provides a selection process through a recommendation from a selection committee to Deadwood Historic District Commission.
- May use a qualified HPC loan as owner's share for construction financing and permanent finance loan.
- Requires conservation easement on resource for exterior façade(s).
- Program to include Qualified Expenditures for the rehabilitation work on the exterior façade(s) of the building which meets the Secretary of the Interiors Standards for Rehabilitation.
- Qualified Expenditures include masonry cleaning, tuck-pointing, replication of historic awnings or canopies and historically significant façade details.
- Purchase price, site work, decks, patios, walkways, ramps, landscaping, non-historic signage, contingency costs, fees or taxes, and new additions to the building are not qualified expenditures.
- Must use City Licensed Contractors

Other Issues

- Need HP Commission approval for new program
- Need to approve and publish
 - Application with Guidelines Form & post online
 - Administrative Procedures Document & post online
 - Web Pages (2 areas)
 - Deadwood Historical Preservation Program Summary (REV 7)
 - HPC Commission Manual
- Education Process
 - Monthly News Letter Article
 - Building Inspector
 - NeighborWorks (administrators and staff personnel)



Historic Facade Easement Program Application

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

1. Address of Property:

2. Applicant's name & mailing address:

Telephone: (____) ____ - ____

E-mail _____

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

Telephone: (____) ____ - ____

E-mail _____

4. Project Costs:	Total cost of the façade restoration project:	\$ _____
	Amount requested for the façade project (Keep in mind eligible expenses and program maximums)	\$ _____
	Total cost of building rehabilitation project (Include additional interior work planned)	\$ _____
	Anticipated appraisal value at conclusion of project	\$ _____

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
 - Provide detailed description of exterior changes including materials, colors and dimensions
 - Proposed rehabilitation renderings and elevations
 - Current and historic photos of the building
 - Project budget including the entire project and façade project
 - Project timeline
 - General information on project financing or other such information showing feasibility of project
 - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

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

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

Applicant's signature: _____

Date submitted: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

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

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



Facade Easement Program – Policy Guidelines

1. Statement of Purpose:

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

2. Objective:

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

3. Eligibility:

To be eligible for the Facade 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 Local Historic District.
- c. The building must be a commercial property as defined by Deadwood Planning and Zoning Department and be within the Deadwood Local Historic District.

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

4. Definitions:

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

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

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

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

Qualified Expenditure – is the rehabilitation work on the exterior façade(s) of the building which meets the Secretary of the Interior's Standards for Rehabilitation including masonry cleaning, tuck-pointing, replication of historic awnings or canopies and historically significant façade details. Purchase price, site work, decks, patios,

walkways, ramps, landscaping, non-historic signage, contingency costs, fees or taxes, and new additions to the building are not qualified expenditures.

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

5. Program Requirements:

- a. The actual costs of restoring or rehabilitating the façade(s) will be used in determining the value of the façade grant. There is a maximum award allowed per building. The following factors apply in determining the maximum award:
 - i. The standard maximum award per building is 80 percent of the qualified expenditures and capped at \$75,000.
 - ii. Any award cap may be increased by up to \$25,000 for buildings on corner lots and with more than one prominent facade for funding the restoration or rehabilitation of additional prominent facades.
- b. The conservation easement and transfer of funds occur after the project has been completed and verified by the Historic Preservation Officer and the Building Inspector.
- c. The funds are to be used for restoration or rehabilitation of the historic facade first, if possible, and then removal and replacement of inappropriate materials or façade alterations or for masonry repairs on brick walled buildings.
- d. All final payments are to be for materials and/or contractor's costs only supported by verifiable invoices. Owner's time is not reimbursable.
- e. Construction and / or Permanent Loans:
 - i. Persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
 - ii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
 - iii. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
 - iv. All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a Good Faith Estimate by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.
- 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.

6. Selection Process

Selection Process will be through a recommendation from a selection committee to Deadwood Historic District Commission with input from the Historic Preservation staff. The selection committee shall include the Mayor, City Commissioner of Historic Preservation, Chair of Deadwood Historic Preservation Commission, Deadwood Economic Development Director and City Finance Officer.

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

7. Forms and Technical Assistance:

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

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

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



Facade Easement Program Administrative Procedures

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, NeighborWorks or City of Deadwood Website:
 - Facade Easement Program Application form
 - Application for Certificate of Appropriateness form
- The Owner submits completed copies of the above forms with signatures to Historic Preservation (HP) 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.

2. Determination of Eligibility

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

3. Application Approval

- Historic Preservation Officer meets with the selection committee for recommendations for approval or denial into the Façade Easement Program.
- Selection Process will be through a recommendation from a selection committee to Deadwood Historic District Commission with input from the Historic Preservation staff. The selection committee shall include the Mayor, City Commissioner of Historic Preservation, Chair of Deadwood Historic Preservation Commission, Deadwood Economic Development Director and City Finance Officer.
- The number of projects funded for each year will be dependent to 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 Façade Easement Program.

4. Historic District Commission Project Approval

- Based on HP Staff Report, the Historic District Commission (HPC) approves or denies the Application for Certificate of Appropriateness.
- A "Notice to Proceed" is issued to the Owner and/or Contractor and the City of Deadwood, by the Historic Preservation Officer.

5. Project Beginning and Ending

- The Owner enters into a contract with a City of Deadwood licensed Contractor for the project.
- The Owner or Contractor obtains a City of Deadwood Building Permit. A "Notice to Proceed" from either 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. Owner's time is not reimbursable. No prepayments for materials are permitted.
- The Historic Preservation Officer and/or Building Inspector inspect the work in progress.
- The Historic Preservation Officer and Building Inspector conduct a final inspection after the completion of the entire project.

6. **Expenditure Disbursement**

- After the Building Inspector has reviewed the work and/or materials and has consulted with the Historic Preservation Officer, the Building Inspector authorizes Historic Preservation Officer to approve invoiced amount (less any withholding, if required).
- Historic Preservation Officer initially approves invoices.
- At a HPC meeting, the HPC approves the disbursement which is 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.
- Owner or Contractor pick-up disbursement check from the Historic Preservation office and, if Contractor is involved, the Contractor must sign lien waivers before final payment is made.



Historic Façade Easement Program



City of Sioux Falls Façade Easement Program

The Sioux Falls Façade Easement Program promotes the City's goals of economic development, revitalization, and historic preservation in the core of the city. Through the program, the owner of a participating building agrees to make approved improvements to the building façade(s) and transfer to the City an easement on the character-defining façade. The program is designed to provide maximum opportunities for development while enhancing the aesthetic appeal of buildings in the core of the city by providing resources to assist in revitalizing the appearance of significant buildings.

Program Guidelines

The Façade Easement Program is a discretionary program administered by Sioux Falls Community Development. The decision to make any award of Façade Easement funds rests with the Mayor at his discretion. Economic impact, historic preservation, neighborhood revitalization, proposed use, aesthetics, and strength of proposal are factors that may affect the selection of projects. Any invitation to participate in the program will follow the subsequent guidelines. The City may add additional provisions as part of any award offer.

General Guidelines

- Buildings participating in the program must be within the City of Sioux Falls' Façade Easement Program area seen on page 5.
- The actual costs of restoring the façade will be used in determining the purchase price of the easement. There is a maximum award allowed per building. The following factors apply in determining the maximum purchase price:
 - The standard maximum award per building is 80 percent of the eligible project costs and capped at \$80,000.
 - The maximum award for buildings on the National Register of Historic Places is 100 percent of the eligible project costs with a maximum award of \$100,000.
 - Any award cap may be increased by up to \$25,000 for buildings on corner lots and with two prominent facades for funding the restoration of both facades.
- The purchase of the easement and transfer of funds occur after the project has been completed and verified by the City.
- Prior to final closeout and execution of the easement agreement and payment, at least 50 percent of the building's interior space must be certified for occupancy by the City's Building Services Division.
- Buildings on the National Register of Historic Places must meet the preservation standards established by the National Park Service.

Date Application
Received: _____



Historic Façade Easement Program



City of Sioux Falls Façade Easement Program Application

Address of Property: _____

Legal Description of Property: _____

Year Structure Built: _____

Property Owner: _____

Email: _____

Phone Number: _____

Applicant/Point of Contact

Name: _____

Address: _____

Email: _____

Phone Number: _____

What is the total cost of the façade restoration project? \$ _____

What is the amount of reimbursement requested for the façade project?
(Keep in mind eligible expenses and program maximums.) \$ _____

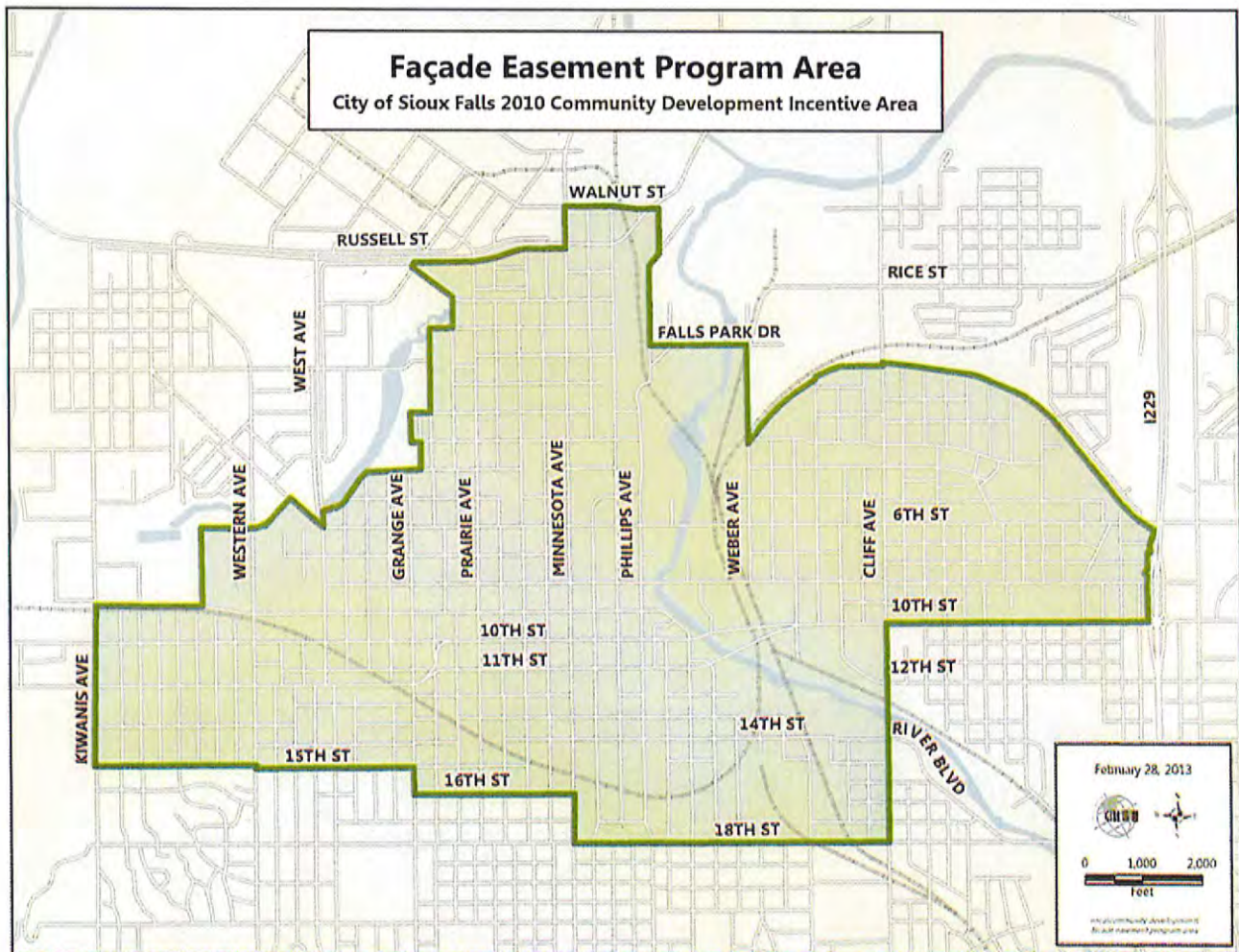
If the façade restoration is part of a larger building project, including
interior renovation or site work, what is the total project construction cost? \$ _____

What is the anticipated appraisal value of the entire property at the
conclusion of the project? \$ _____

- Project budget including the entire project (general expenses) and façade project (bona fide estimates or quotes must be detailed to determine eligible and noneligible costs).
- Project timeline.
- General information on project financing or other such information showing feasibility of overall project.
- Detailed conformance of the project is applicable to Downtown Design Guidelines, National Parks Service Standards for Preservation, and other applicable standards.
- Floor plans—current and proposed. Historic plans are requested, if available.

Signature of property owner/representative: _____

Submit completed application to: Sioux Falls Community Development
 224 West Ninth Street
 P.O. Box 7402
 Sioux Falls, SD 57117-7402





MEMORANDUM

Date: June 19, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
G.R.A.P.E. Committee
Re: 2015 Outside of Deadwood Grants – Round Two

On June 9, 2015, the Deadwood Historic Preservation Commission's G.R.A.P.E. Committee met and reviewed the second round of the 2015 Outside of Deadwood Grants applications. The second round included ten (10) Outside of Deadwood Grant applications requesting a total of \$139,177.60.

The following is a table of the recommendations of the G.R.A.P.E. Committee with the applicant, project, location and amount for ten (10) grants totaling \$125,000.00 for the second round. The following pages are a brief explanation of each grant which is recommended for approval from the second round of applications.

2015 OUTSIDE OF DEADWOOD GRANT RECOMMENDATIONS

All Angels Episcopal Church	Roof	Spearfish	25,000.00
Emanuel Episcopal Church	Tuckpointing project	Rapid City	15,463.00
Honoring Our Heroes	Freedom Trail Statue	Hot Springs	10,000.00
Philip Masonic Cemetery Association	Masonic Cemetery Project	Philip	9,139.00
City of Mobridge	Auditorium Bathroom	Mobridge	5,375.00
Deadwood Trust for Historic Preservation	Mt Roosevelt Friendship tower ...	Deadwood	8,000.00
Historic Homestake Opera House Society	Bushnell Building restoration	Lead	5,564.50
Pyle House Museum	Lead Paint Abatement	Huron	16,755.00
SD Science & Technology Authority	Interactive Elevator Exhibit	Lead	25,000.00
Windcross Conservancy Inc.	Building Repairs	Buffalo Gap	4,703.50
TOTAL GRANTS ROUND ONE			\$125,000.00

All Angels Episcopal Church – Roof

The All Angels Episcopal Church of Spearfish is seeking an Outside of Deadwood Grant to assist in the cost of shingle removal, roof repair and placement of new shingles. Listed on the National Register of Historic Places, All Angels Episcopal Church was built in 1895 as a memorial to Alexander Hamilton. Spearfish and Deadwood have had a close relationship over the last century or more due to the Homestake Mine. In 1911 Homestake built a power plant on Spearfish Creek to provide consistent electrical power to the Homestake mine; several Spearfish citizens, who attended this church, were employed by Homestake. In addition, Spearfish was a source of the majority of fruit and vegetable produce consumed by citizens of Deadwood and surrounding areas.

Match \$26,032.00 Grant Request \$25,000.00 Total \$51,032.00

Match-to-Grant Ratio 49.00%

Proposed Grant amount = \$25,000.00

Emmanuel Episcopal Church – Tuckpointing

The Emmanuel Episcopal Church in Rapid City is seeking an Outside of Deadwood Grant to assist restoration of mortar and tuckpointing project to preserve the integrity of the sandstone block/brick structure of church. Listed on the National Register of Historic Places, the Church's cornerstone was laid in 1887 making it the oldest church in Rapid City. Throughout its 127-year existence, the Emmanuel Episcopal Church remains closely tied to the Black Hills Deanery, which includes Episcopal Churches in Lead and Deadwood.

Match \$15,463.00 Grant Request \$15,463.00 Total \$30,927.00

Match-to-Grant Ratio 50.00%

Proposed Grant amount = \$15,463.00

"Honoring our Heroes" – Freedom Trail Statue

"Honoring our Heroes" with the cooperation of the City of Hot Springs plan to develop the Freedom Trail into a physical timeline marking significant wars and conflicts as well as erect life-size bronze statues of real life veterans from Hot Springs, SD along the path. Since Hot Springs was founded by and for Veterans of the Civil War, the first statue will be of Lt. Charles Russell. Lt. Russell served in the 93rd Regiment New York Infantry during the Civil War and was a Medal of Honor winner; he lived, worked, was treated at the State Home, died and was buried in Hot Springs. Hot Springs was built around the Battle Mountain Sanitarium, a 100-bed center built in 1907 for patients suffering from rheumatism or tuberculosis. Now part of the Veterans Affairs Black Hills Health Care System, it offers extensive outpatient treatment, acute hospital care, PTSD treatment, and an alcohol and drug treatment facility serving the surrounding communities.

Match \$25,000.00 Grant Request \$25,000.00 Total \$50,000.00

Match-to-Grant Ratio 50.00%

Proposed Grant amount = \$10,000.00

Philip Masonic Cemetery Association – Un-marked Graves & Marker Project

The Philip Masonic Cemetery Association in Philip, SD is seeking an Outside of Deadwood Grant to help in the cost of directory display cases, placing permanent granite markers on 106 un-marked graves and improve locating plots by erecting locator posts throughout the Masonic Cemetery. Established in 1909 the Oddfellows recorded 2,171 burials. The City of Philip's founder, Scotty Philip, along with his wife Sarah hauled freight on the Deadwood Trail before establishing himself as a cattle baron in the area.

elected to the United States Senate without a previous appointment. In 1930 Ms. Pyle was the first women candidate for governor in SD and was the first woman to place a name in nomination for President of the United States at the Republican National Convention in 1940. In 1947 after a law passed allowing women to serve on juries in South Dakota, Ms. Pyle was one of six women seated at a Deadwood grand jury where she served as the assistant foremen in the first South Dakota jury permitting women to serve in Deadwood.

Match \$16,575.00 Grant Request \$16,755.00 Total \$33,150.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$16,575.00

South Dakota Science and Technology Authority – Interactive elevator exhibit

The South Dakota Science and Technology Authority of Lead is requesting an Outside of Deadwood Grant for the final phase in creating an Interactive Elevator Exhibit. The project includes fitting the refurbished elevator, done with previous Outside of Deadwood grant funds, with audio and video to create the opportunity for visitors to experience the sights, sounds and feeling of riding a cage from the surface of the mine to a mile underground at the speeds up to 35 mph. The communities of Lead and Deadwood are interwoven in the rich history of the Black Hills Gold Rush and the Homestake Gold Mine.

Match \$50,600.00 Grant Request \$25,000.00 Total \$75,600.00

Match-to-Grant Ratio 33.00% Proposed Grant amount = \$25,000.00

Windcross Conservancy Inc. – Historic Sandstone School House Restoration

The Windcross Conservancy Inc. of Buffalo Gap is requesting an Outside of Deadwood Grant to support efforts in the restoration of the Historic Sandstone School House. This project includes sealing the remaining sandstone to halt further deterioration of the exterior of the building's stone work and complete tuck pointing of the entire building. The School House was built in two sections; first section built in 1896 and the second section including the tower was built in 1911. The Windcross is in the process of applying for National Historic Register eligibility with the intention to restore the building to its former state. Windcross currently uses it as a visitor center and headquarters for its organization which is open year round to the public. The non-profit hosted 14 international student interns in the last 18 months as well as provided numerous tours and public outreach events such as the 2014 quilt show, 2014 Buffalo Gap Frontier Days, kid's horse camps and served veterans lunches from the SD State Veterans Home in Hot Springs, SD. Once completed, Windcross plans to open the auditorium/ballroom to more public events. Buffalo Gap was once a town made up of cattleman's beef suppliers who provided meat not only to the reservation, but to the gold camps in Deadwood.

Match \$4,703.50 Grant Request \$4,703.50 Total \$9,407.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$4,703.50

Total amount of 2015 Outside of Deadwood Grant awards in Round 2:	\$125,000.00
--	---------------------

Date: 6/18/2015

Case No. H15031

Address: 136 SHERMAN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 136 SHERMAN ST, a CONTRIBUTING structure located in South Deadwood Planning Unit in the City of Deadwood.

Applicant: TODD KSENYCH

Owner: TODD KSENYCH

Constructed: 1934

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 non-contributing resource with architectural style and use of materials similar to that of the other commercial buildings along Sherman Street. Originally constructed as separate buildings, they were joined and a common façade constructed. According to Keene the building has not been significantly remodeled since its construction. Initially a trucking and storage facility, this building reflected the primary economic activities along Sherman Street – transportation, wholesale and warehouses. By the 1970s much of this activity was no longer an important aspect of Sherman Street businesses and in late 1970s the facility became the Terry Peak Ski Equipment and Rental facility.

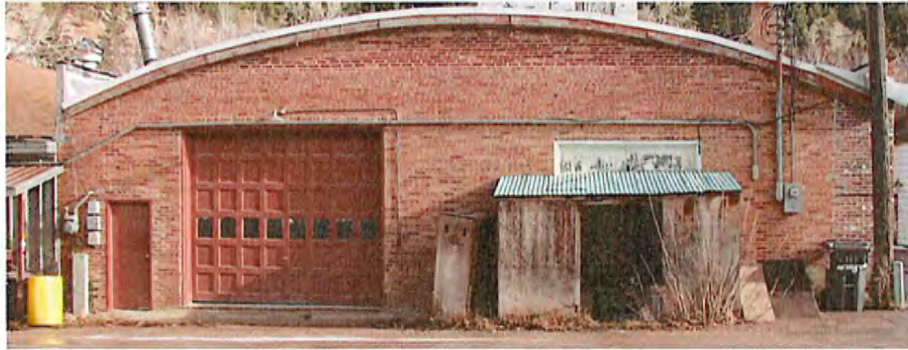
2. Architectural design of the resource and proposed alterations: The applicant requests permission to replace existing storefront and transom windows and doors on front of the building and reopening the window openings along the side of building. The project will also include installing garage doors with a similar configuration to the original front of building at 136 Sherman Street as submitted in the Certificate of Appropriateness signed June 10, 2015.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: After reviewing the submitted plans, staff finds the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and that it does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the Local, State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action for Certificate of Appropriateness:

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

DEADWOOD

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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 that is 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
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: <u>136 Sherman St</u>
Historic Name of Property (if known): <u>Pioneer Transfer & Storage</u>

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: Todd Ksenych
Address: P.O. Box 501
City: Deadwood State: SD Zip: 57732
Telephone: 605-881-8351 Fax: _____
E-mail: todd@jerrygreersengineering.com

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

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

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

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)			
<input type="checkbox"/> New Construction	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> Other _____	<input type="checkbox"/> Siding	Other _____	
	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing
Estimated Cost of Work: \$ <u>30,000</u>			

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>July 1, 2015</u> Project Completion Date (anticipated): <u>Aug 31, 2015</u>			
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Replacing Existing windows and doors
on Front, Side, rear of building. Restoring/replacing
garage doors in the Front of building.

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- ☐ Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

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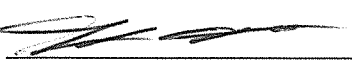
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

I **HEREBY CERTIFY** that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that 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**.

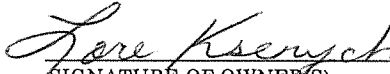
I understand that this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand that approval is issued for proposed work that is 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.

 6/10/15

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

 6/10/2015

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 and the City Clerk. 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 enclosed 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.

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Deadwood, South Dakota 57732

DEADWOOD CITY HALL
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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: _____ Date of Filing: _____

- ☐ Certificate of Appropriateness
- ☐ Project Approval
- ☐ Sign Application

Property Designation:

- ☐ Contributing
- ☐ Non-contributing

Historic Overlay District:

- | | | |
|--|---|--|
| <input type="checkbox"/> 1. Pluma | <input type="checkbox"/> 5. McGovern Hill | <input type="checkbox"/> 9A. Large's Gulch |
| <input type="checkbox"/> 2. Peck's Garden | <input type="checkbox"/> 6. Ingleside | <input type="checkbox"/> 9B. Spruce Gulch |
| <input type="checkbox"/> 3. Cleveland | <input type="checkbox"/> 7. Upper Main Street | <input type="checkbox"/> 10. Fountain City |
| <input type="checkbox"/> 4. Deadwood | <input type="checkbox"/> 8A. City Creek | <input type="checkbox"/> 11. 1 st Ward – Industrial |
| <input type="checkbox"/> A. Deadwood City | <input type="checkbox"/> 8B. Forest Hill | <input type="checkbox"/> 12. Pinecrest |
| <input type="checkbox"/> B. South Deadwood | <input type="checkbox"/> 8C. Highland Park | <input type="checkbox"/> 13. Hillside Environs |
| <input type="checkbox"/> C. Chinatown | Addition | |
| <input type="checkbox"/> D. Elizabeth Town | | |

Application complete

Project Documents submitted (check all that apply)

- ☐ Photographs of property and/or adjacent properties
- ☐ Drawings and/or architectural renderings
- ☐ Materials and/or color samples
- ☐ Other

Staff Preparation	Initials	Date below
-------------------	----------	------------

- | | | |
|---|-------|--|
| <input type="checkbox"/> Site Visit | _____ | ___/___/___ |
| <input type="checkbox"/> Project visible from right-of-way? | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Logged into HPC Agenda | _____ | ___/___/___ |
| <input type="checkbox"/> Staff Report (research) | _____ | ___/___/___ |
| <input type="checkbox"/> Packet to HPC Members | _____ | ___/___/___ |

Post Meeting Documentation	Initials	Date below
----------------------------	----------	------------

- | | | |
|---|-------|-------------|
| <input type="checkbox"/> Approval <input type="checkbox"/> Denial | _____ | ___/___/___ |
| <input type="checkbox"/> Property owner notification | _____ | ___/___/___ |

Building & Zoning Department (if applicable)	Initials	Date below
--	----------	------------

- | | | |
|--|-------|-------------|
| <input type="checkbox"/> Building Permit Application | _____ | ___/___/___ |
| <input type="checkbox"/> Setback(s) checked by P & Z | _____ | ___/___/___ |
| <input type="checkbox"/> Detailed plans reviewed | _____ | ___/___/___ |
| <input type="checkbox"/> Building Permit Issued | _____ | ___/___/___ |
| <input type="checkbox"/> Fee collected (if applicable) | _____ | ___/___/___ |
| <input type="checkbox"/> Setback(s) reviewed | _____ | ___/___/___ |

Filed on ___/___/___

Jerry Greers Engineering
136 Sherman St Deadwood, SD, 57732
(Pioneer Transfer & Storage)

*North Windows, Offices, qty 2: (facing the Family Dollar)

Open up original window openings and replace with 2- pane clear glass / double hung windows
38"W x 56"H

*North Windows, Retail, qty 2: (facing the Family Dollar)

Open up original window openings and replace with 1-pane clear glass windows
36"W x 54"H

*Front Windows, Retail Area, qty 3: (facing Sherman St)

Replace existing window openings with bronze aluminum frame clear glass windows

Qty 2-52"H x 76" W Qty 1-8'H x 12'W

(The existing double front entrance & small side entry door in the retail area will not be changed)

*Front Windows, Shop Area (facing Sherman St)

Replace 2 windows with garage doors / 12' W x 10' H silver aluminum frame design, clear glass except for solid panel on bottom

*Front Door, Shop Entrance (facing Sherman St)

Replace existing door with fiberglass wood look door / 2-pane clear glass at top portion

36"W x 84"H

Replace windows around door with aluminum bronze frame, clear glass windows

Qty 2-5'H x 4'W 1-Transom window 28"H x 12'W

*Back Door, by utility room (facing Water St)

Replace with fiberglass wood look door / 2-pane clear glass at top portion

36"W x 84"H

*Back Door, hallway location (facing Water St)

Add glass window to top portion of existing door

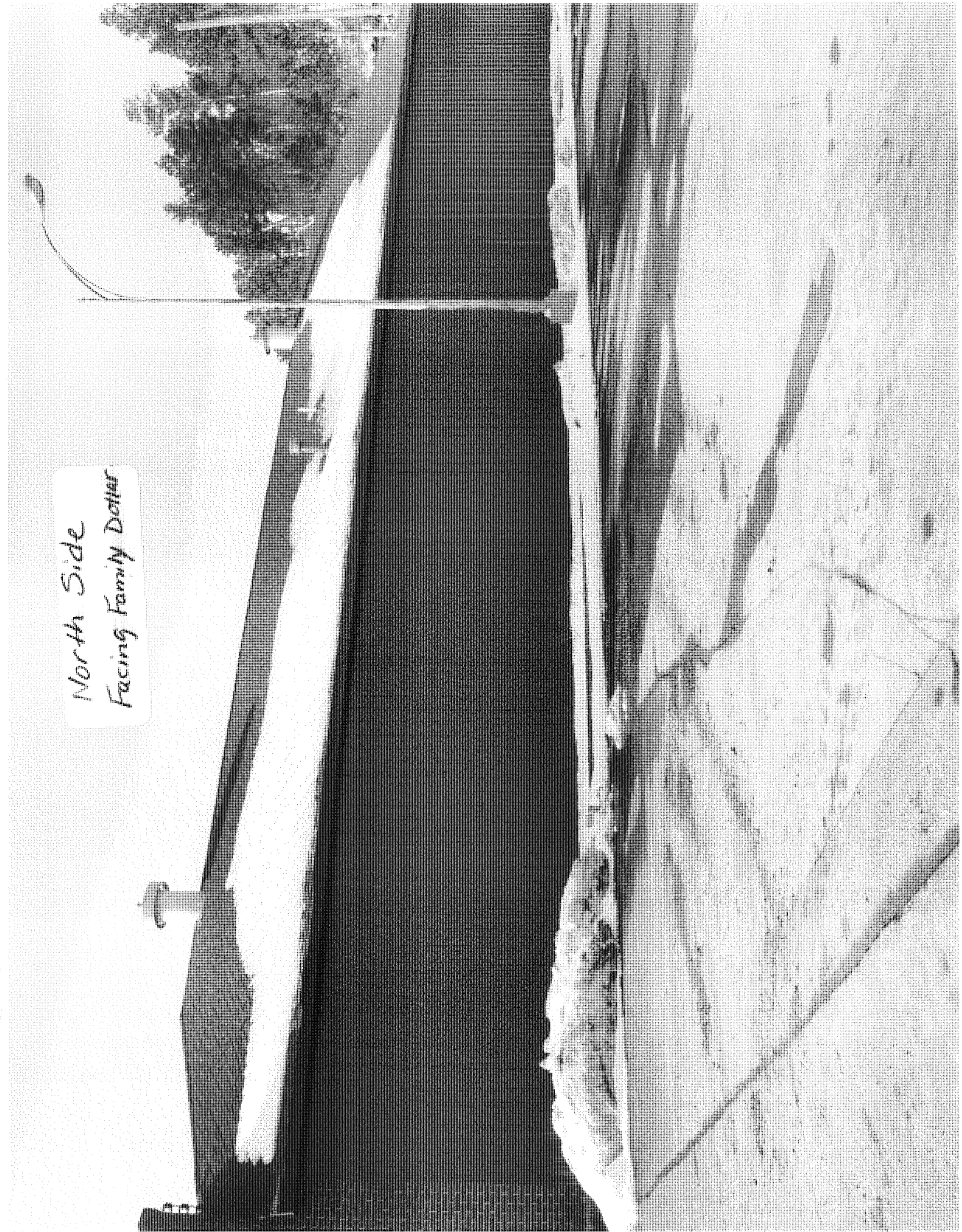
20" x 20"

Architectural floor plan showing a building layout with various rooms and dimensions. The plan includes a Utility Room, Machine Shop, Retail area, Shop, and Hallway. Key features and dimensions include:

- Utility Room:** 11'-10" x 9'.
- Machine Shop:** 22'-4" x 18'.
- Retail:** 46' x 55'.
- Shop:** 96' x 48'.
- Hallway:** 10'-4" x 13'-6" (entrance area).
- Staircases:** 14' PROP. STAIRCASE, 17' PROP. STAIRCASE, 10'-8" x 8' PROP.
- Doors:** EXIST. 12' O.H. DOOR, EXIST. 8' O.H. DOOR, DEMO WINDOW, INSTALL 12' O.H. DOOR.
- Other Features:** DEMO EXIST. WALL, INSTALL RAILING, EXIST. ELEVATOR, EXIST. STAIRCASE.

Dimensions are provided in feet and inches throughout the plan.

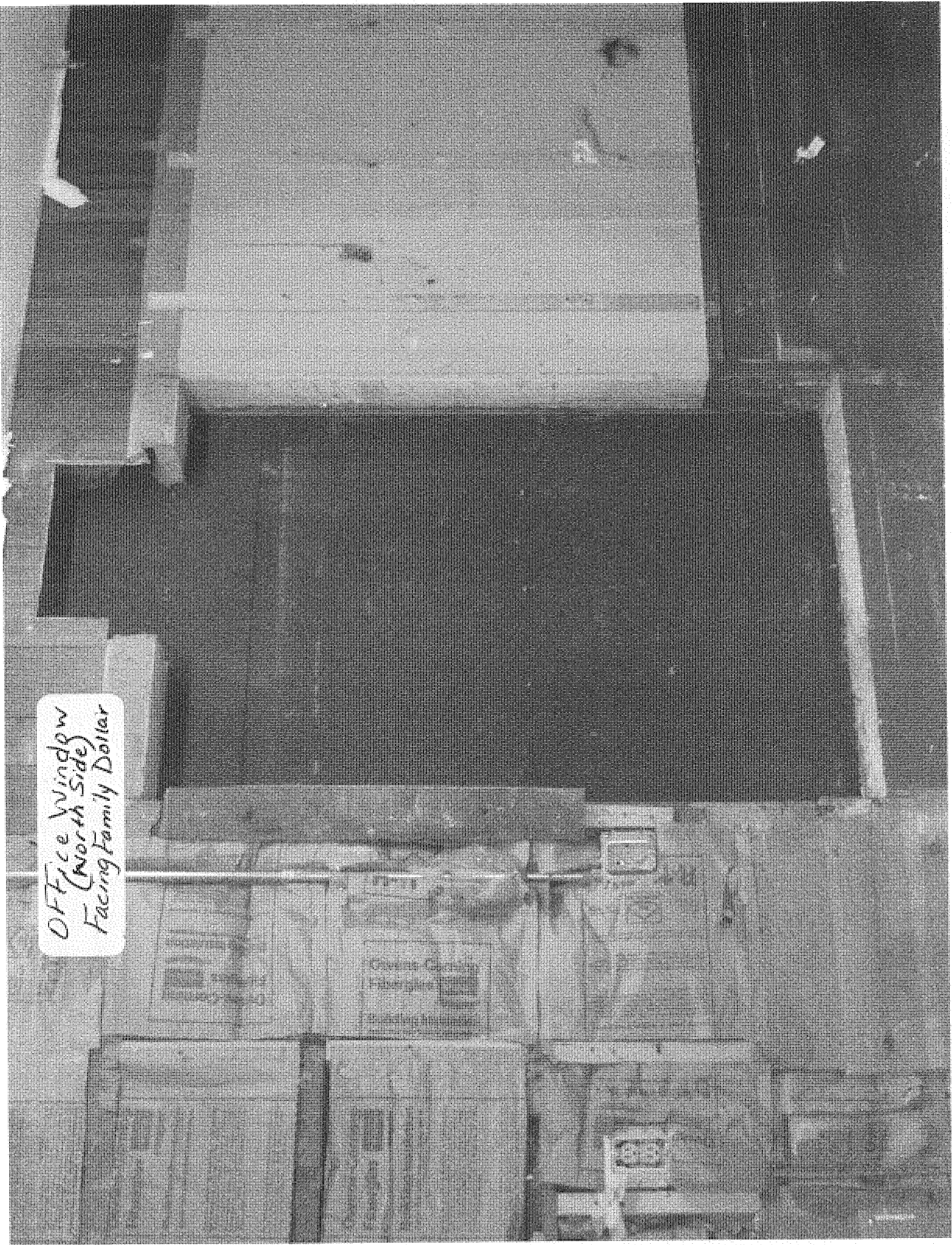
North Side
Facing Family Dollar



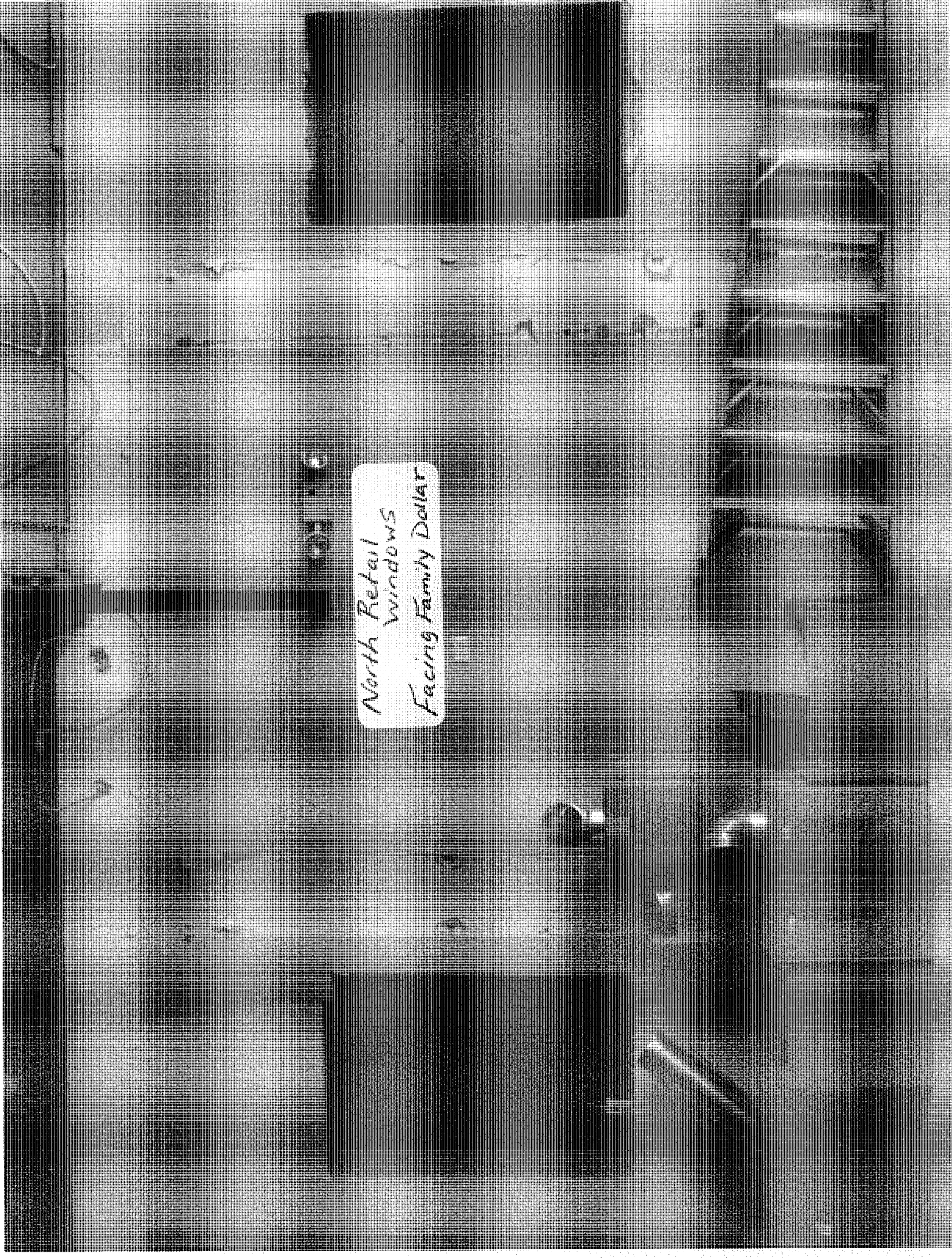
Office Window
(North Side)
Facing Family Dollar



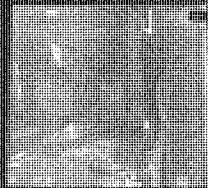
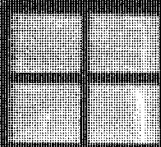
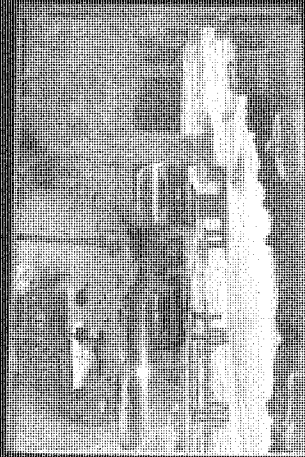
Office Window
(North Side)
Facing Family Dollar



North Retail
Windows
Facing Family Dollar



Front Retail
Windows



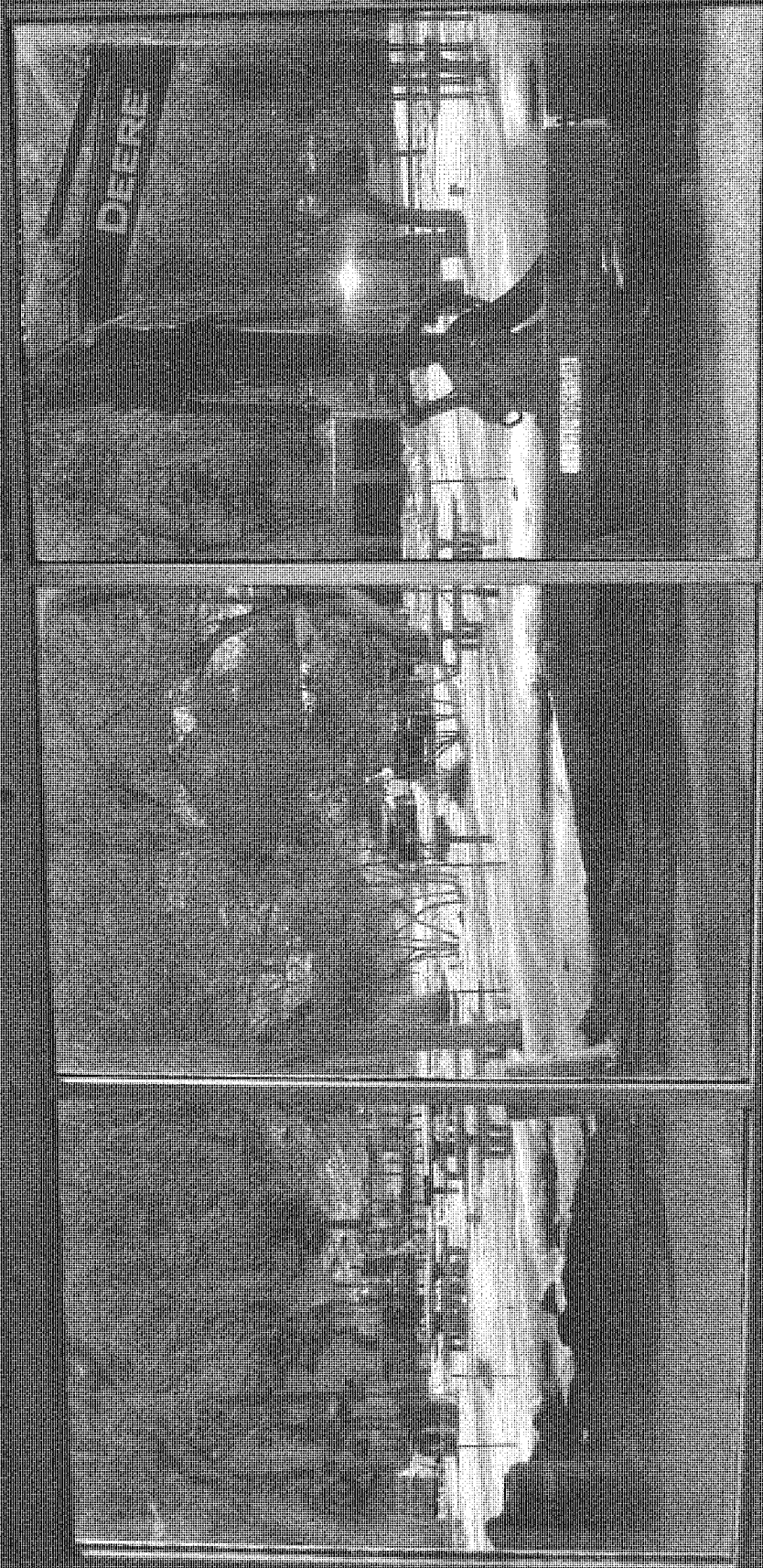
Front Shop
Windows &
Door

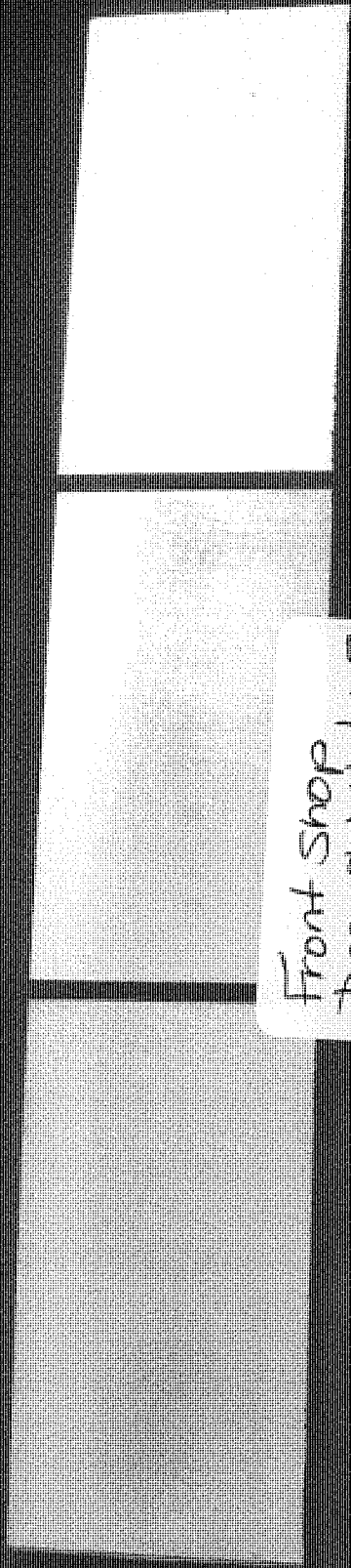


Front Shop Window
(garage door)

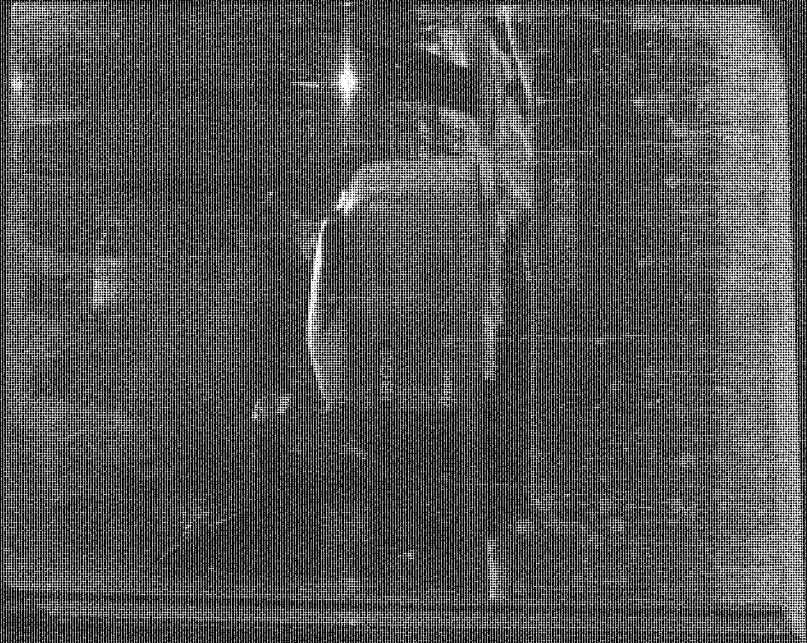
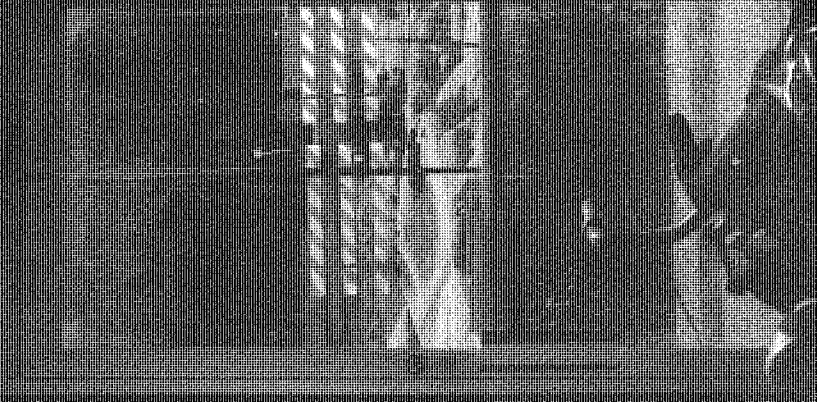


Front Shop
Window
(garage door)



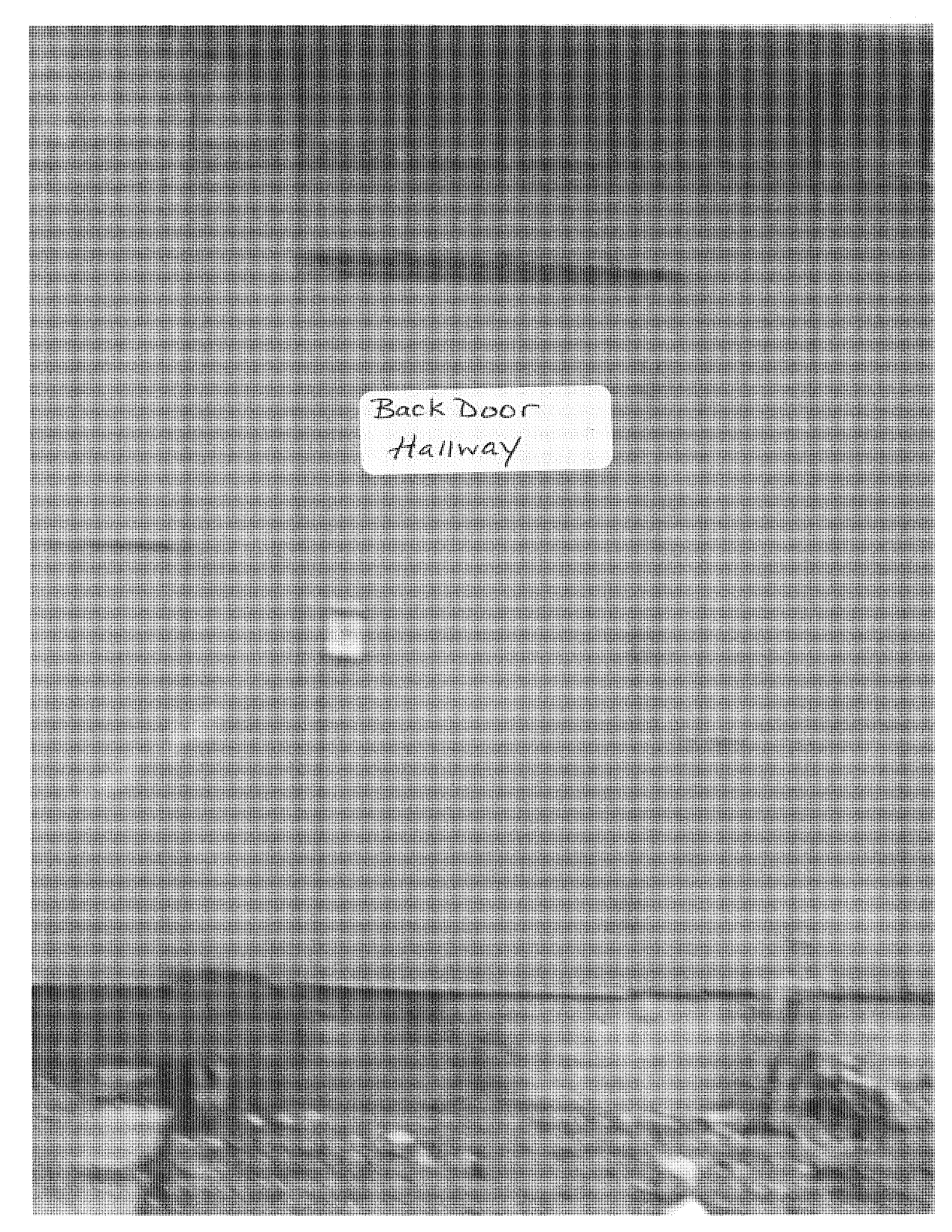


Front Shop
Door & Windows



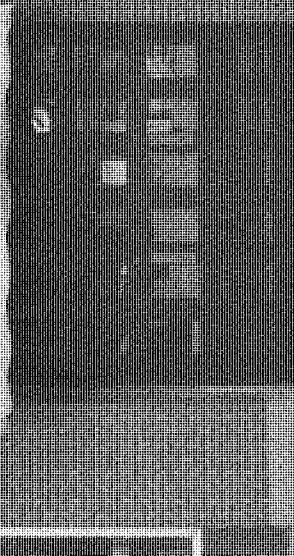
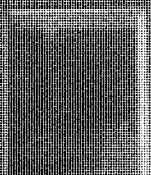
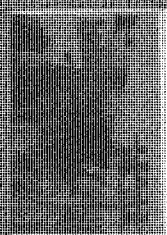
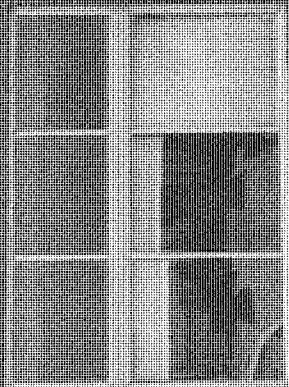


Back Door
Utility Room



Back Door
Hallway

Front Retail
Windows



Front Shop
Windows &
Door



Date: 6/18/2015

Case No. H15029

Address: 46 DENVER AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 46 DENVER AVE, a CONTRIBUTING structure located in CITY CREEK Planning Unit in the City of Deadwood.

Applicant: ALEKSANDRA MASTRO

Owner: ALEKSANDRA MASTRO

Constructed: 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This building, built in 1895, is a contributing resource in the Deadwood National Historic Landmark District. This early Deadwood house was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s; this house displays architectural elements popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles. Occupant Fred Zipp, an early Deadwood resident who moved from Kansas in 1877, owned and operated the Zipp Shoe Store until 1915. Occupant Ben Blumenthal, another early Deadwood resident arriving from Germany in 1886, was "a hide, pelt, and junk dealer", and also owned the Bucket of Blood saloon in Lead for a while. Blumenthal would have been an old man when residing at 46 Denver Avenue in his 80s. Sol Blumenthal, one of Ben's 8 children, owned the Red Mill for many years and was a musician.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to restore all windows and replace inappropriate replacement windows, remove incongruous siding, and restore the front porch to bring back house as well as intends to open the front and add side porches back to all its glory and make habitable to live as submitted in the Project Approval signed June 9, 2015.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The applicant has met several times with staff and will continue to seek guidance in the rehabilitation of the resource. 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 PROJECT APPROVAL:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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

DEADWOOD

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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 that is 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
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: <u>46 DENVER AVE, DEADWOOD, SD 57732</u>
Historic Name of Property (if known): <u>FRED ZIPP HOUSE</u>

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: ALEXANDRA MASTRO
Address: 740 10th ST
City: SPEARFISH State: SD Zip: 57183
Telephone: 720-560-6942 Fax: _____
E-mail: ALEKSMASTRO@AOL.COM

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

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

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

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input checked="" type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input checked="" type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input checked="" type="checkbox"/> Other <u>WINDOWS</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>unknown</u>			

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Fax (605) 578-2084

DEADWOOD

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DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date <u>Summer 2015</u>		Project Completion Date (anticipated): <u>2016</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential		<input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>Wood</u> Style/type <u>Double hung</u>			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input 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.

GENERAL RESTORATION / REPLACEMENT OF ALL
WINDOWS, SIDING, WALLS, FLOORS, ELECTRICAL
AND PLUMBING - BRING IN BACK TO ALL TO
ITS GLORY AND HABITABLE PLACE TO LIVE.
Open the front porch, add side porch

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

DEADWOOD

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

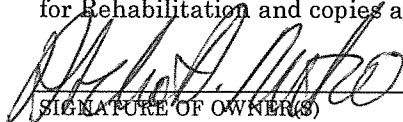
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

I **HEREBY CERTIFY** that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that 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 that 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 that approval is issued for proposed work that is 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.

 6/9/2015

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

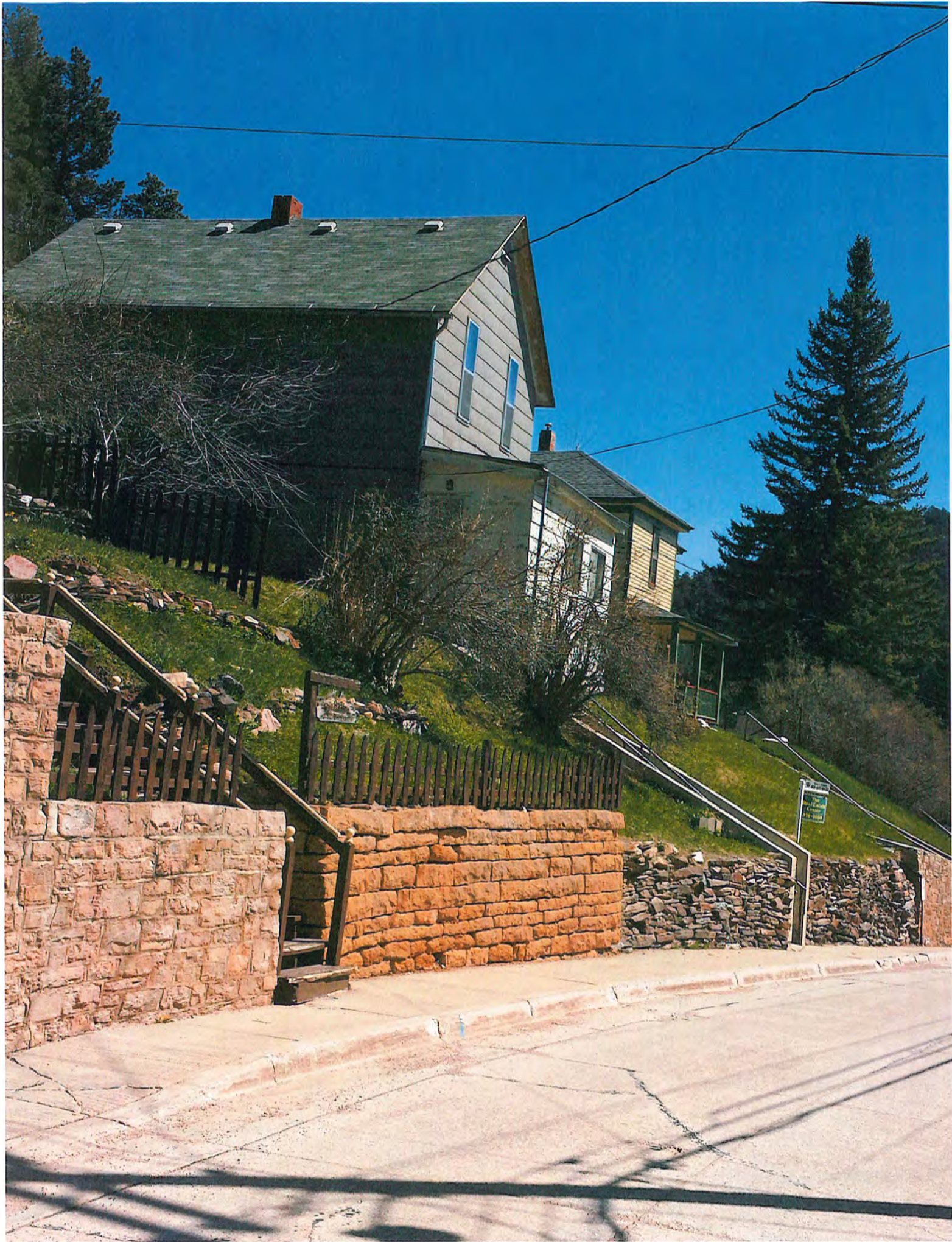
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office and the City Clerk. Any 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 enclosed 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.

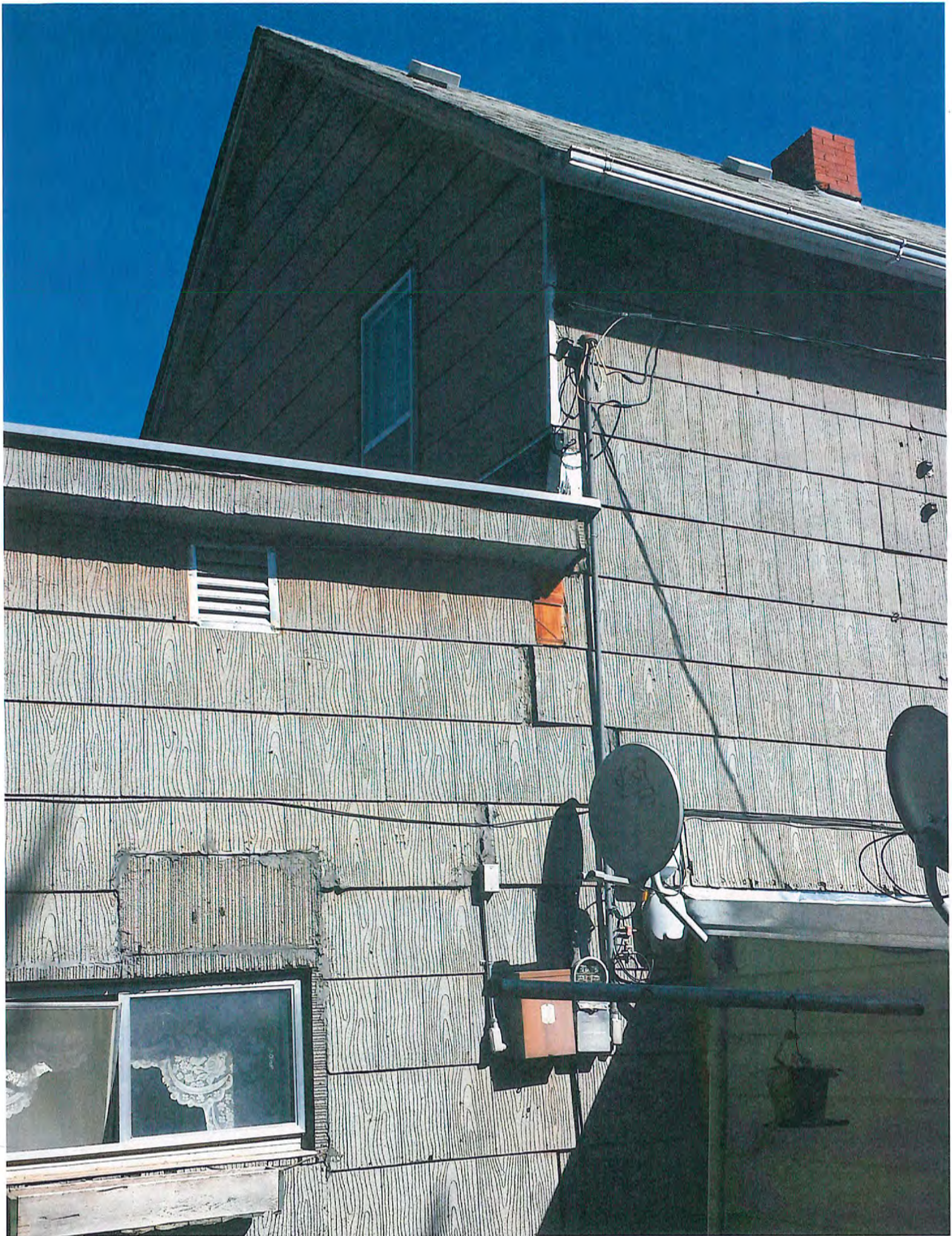


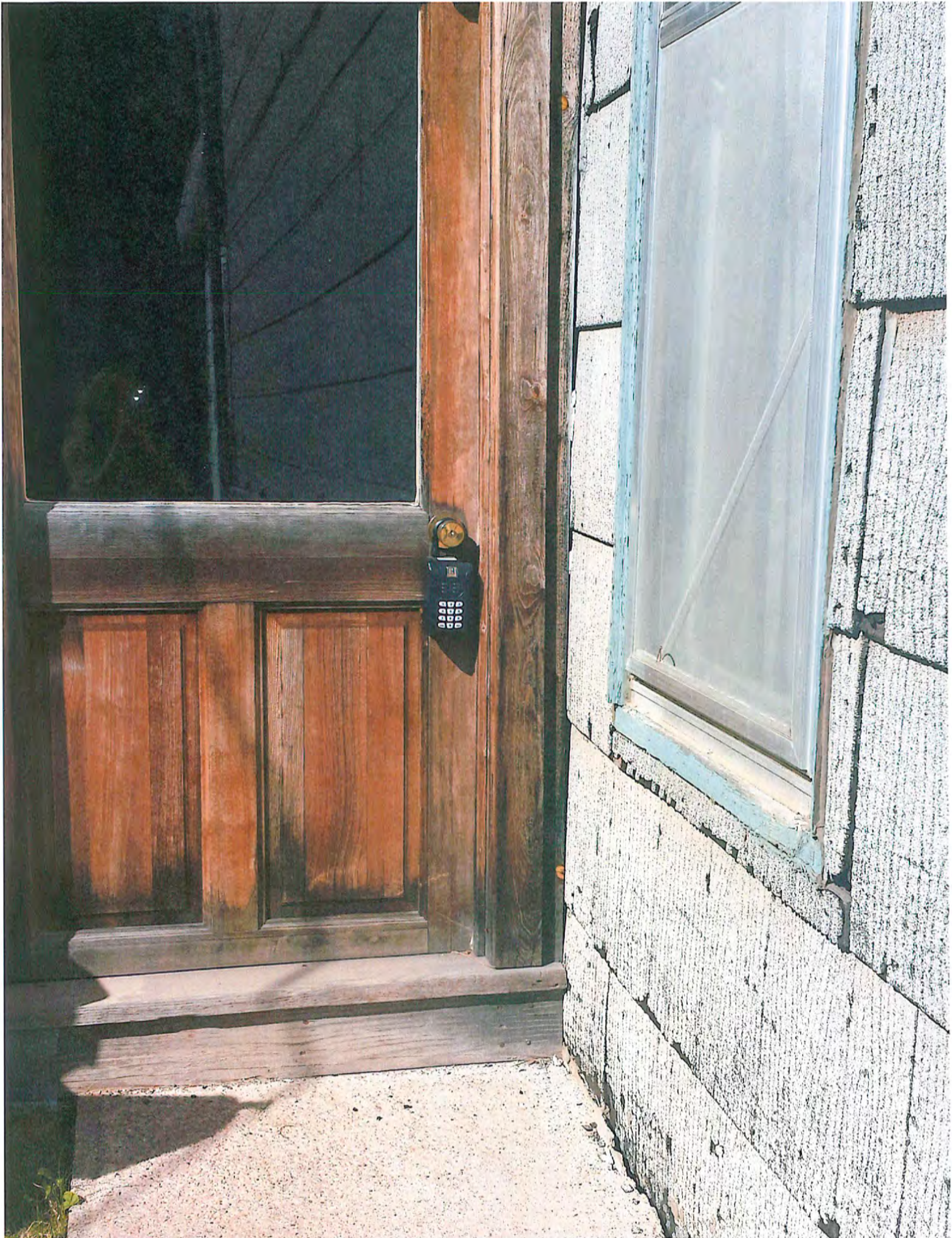
46

CALL TODD J. FIERRO
605-641-9432

The
Real Estate
Center
578-3030



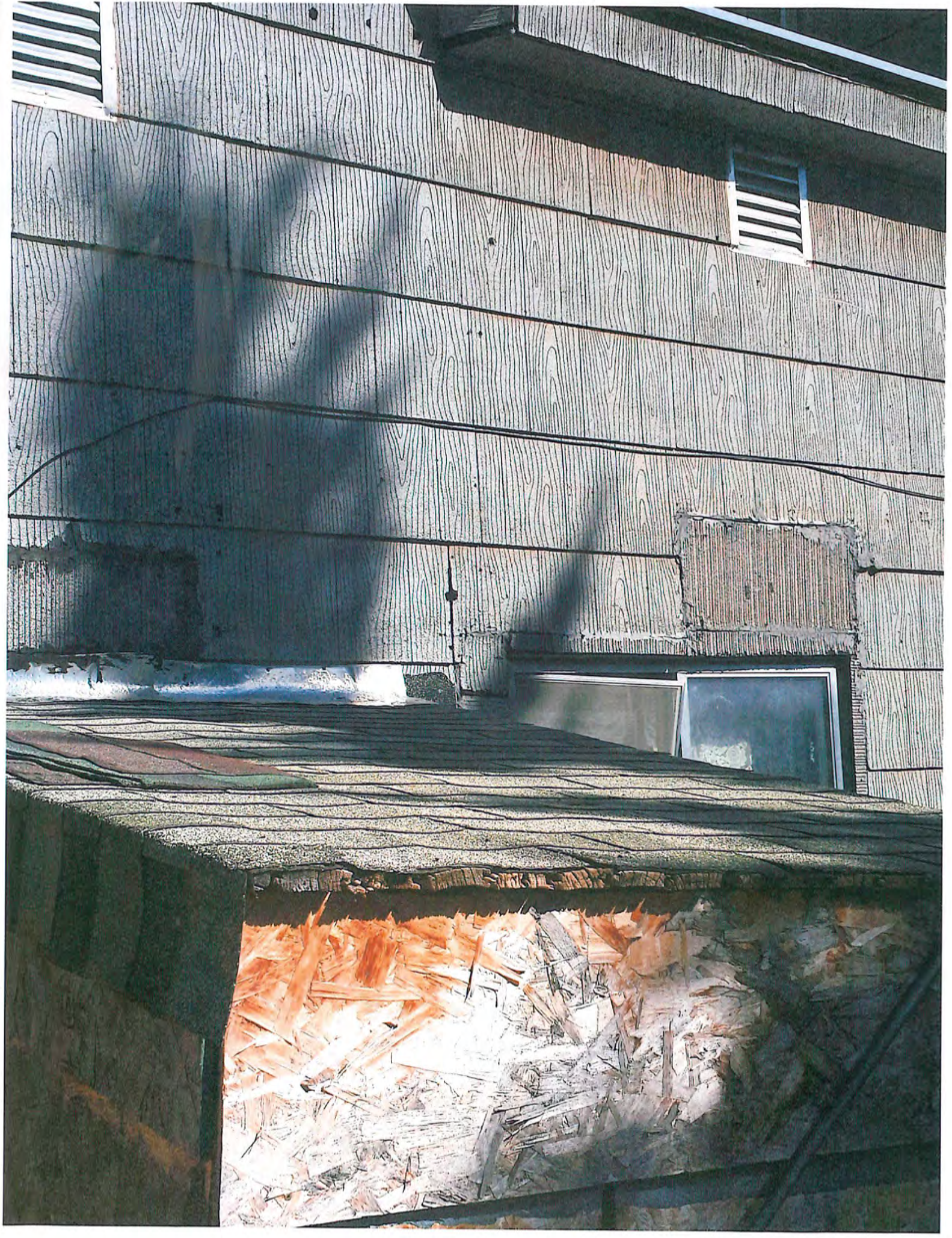






46











Date: 6/18/2015

Case No. H15030

Address: 390 MAIN ST

Staff Report

The applicant has submitted an application for Project Approval for work at 390 MAIN ST, a CONTRIBUTING structure located in FOUNTAIN CITY Planning Unit in the City of Deadwood.

Applicant: WAYNE MORRIS

Owner: WAYNE MORRIS

Constructed: c. 1940

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This building, built c. 1940, is a contributing resource in the Deadwood National Historic Landmark District and significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades it had not seen since the nineteenth century. In Deadwood, as elsewhere in the US, residential construction from this period commonly borrowed from one or more earlier traditional forms. These "Picturesque Revival" houses could display elements of Tudor, Colonial or Cape Cod design. Other construction of the period assumed the more contemporary looks of Moderne or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to restore existing windows and install new wooden storm windows as submitted in the Certificate of Appropriateness signed June 17, 2015.

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 PROJECT APPROVAL:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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

DEADWOOD

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Deadwood, South Dakota 57732

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

CASE # H15030

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 that is 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
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION

Property Address: 390 Main St

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is ☐ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: Wayne Morris
Address: PO Box 385
City: Deadwood State: SD Zip: 57732
Telephone: 920-1512 Fax: _____
E-mail: wamorris@rushmore.com

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

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

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

TYPE OF IMPROVEMENT

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

Estimated Cost of Work: \$ _____

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

DEADWOOD

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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

DESCRIPTION OF ACTIVITY

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

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

Replace windows

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

DEADWOOD

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

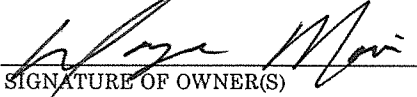
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

I **HEREBY CERTIFY** that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that 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 that 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 that approval is issued for proposed work that is 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.

	6-17-15		
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE

SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
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SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
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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 and the City Clerk. 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 enclosed criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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



MEMORANDUM

Date: June 19, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Aleksandra Mastro..... 46 Denver..... Windows

Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 46 Denver meets the criteria for acceptance into the Historic Preservation Windows Program. Original windows will be repaired along with new wooden storm windows. Several inappropriate replacement windows will be removed and new wooden windows will be installed to reverse the incongruous alteration.

- Aleksandra Mastro..... 46 Denver..... Siding

Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 46 Denver meets the criteria for acceptance into the Historic Preservation Siding Program. The current siding is an asphalt shingle over a cedar lap siding. Total condition of original siding is unknown until the incongruous siding is removed.

- Aleksandra Mastro..... 46 Denver..... Vacant Home

Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 46 Denver meets the criteria for acceptance into the Historic Preservation Vacant Home Program. This resource has been vacant and was on the market for the required time.

- Aleksandra Mastro..... 46 Denver..... Retaining Wall

Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 46 Denver meets the criteria for acceptance into the Historic Preservation Retaining Wall Program. The retaining wall at the rear of the resource is

nearly non-existent and the hillside threatens the resource. The front retaining wall is in poor to fair condition but needs to be addressed as part of the overall rehabilitation of the resource.

- Wayne Morris..... 390 Main Windows

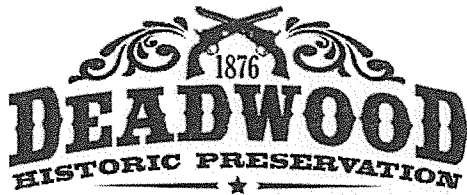
Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 390 Main Street meets the criteria for acceptance into the Historic Preservation Windows Program. The applicant will be installing new wooden storm windows.

- Jeff & Lauren Trouton 33 Jackson..... Retaining Wall

Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 33 Jackson meets the criteria for acceptance into the Historic Preservation Retaining Wall Program. The retaining wall at the front of the resource along with the integrated stairs needs to be addressed as part of the overall rehabilitation of the resource.

- Tim Coomes..... 55 Taylor Windows

Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 55 Taylor meets the criteria for acceptance into the Historic Preservation Windows Program. Original windows will be repaired if possible along with new wooden storm windows; however, the applicant is finding difficulty in obtaining a contractor. Several inappropriate replacement windows will be removed and new wooden windows will be installed to reverse the incongruous alteration.



Wood Windows and Doors Application

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

1. Address of Property:

46 DENVER AVE, DEADWOOD
SD 57732

2. Applicant's name & mailing address:

ALEKSANDRA MASTRO
740 10th ST
SPEARFISH, SD 57783

Telephone: (720) 560-6942

E-mail: ALEKSMASTRO@AOL.COM

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

Telephone: (____) ____-____

E-mail: _____

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/18/15

Initials: BM

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

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

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

Applicant's signature: _____

Date submitted: 6/9/15

Owner's signature: _____

Date submitted: 6/9/15

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

Wood Windows and Doors Worksheet

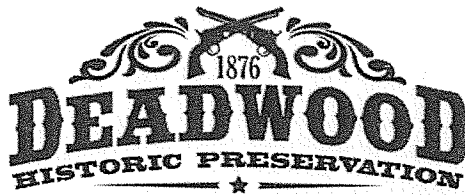
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Existing Window(s)	Repair Existing Primary Door	Other Exterior Wood Door(s)	Replacement of Existing Wood Door(s)
Front View				1		
Right Side View						
Left Side View						
Rear View						
Total Windows	11	14	4	1	2	
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant of \$250 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant of \$100 per window if existing window is beyond repair. For the removal of inappropriate window(s) and installing an appropriate qualified window(s) are eligible for a forgivable loan or grant of \$400 per window.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$10,000.00 maximum.

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

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



Siding Program Application

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

1. Address of Property:

46 DENVER AVE, DEADWOOD
SD 57732

2. Applicant's name & mailing address:

ALEKSANDRA MASTRO
740 10th ST
SPEARFISH, SD 57783

Telephone: (720) 560-6942

E-mail ALEKSMASTROJ AOL.COM

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/18/15

Initials: BE

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

5. Certification

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

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

Applicant's signature: 

Date submitted: 6/9/15

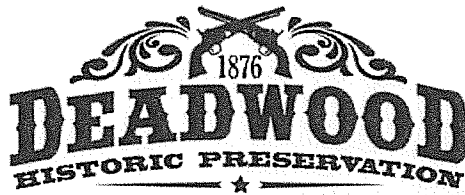
Owner's signature: 

Date submitted: 6/9/15

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

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

Adopted 05/27/15



Vacant Home Program Application

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

1. Address of Property:

46 DENVER AVE, DEADWOOD
SD 57732

2. Applicant's name & mailing address:

ALEKSANDRA MASTRO
740 10th ST
SPEARFISH, SD 57783

Telephone: 720) 560 - 6942

E-mail ALEKSIMASTRO@AOL.COM

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

Telephone: (_____) ____ - ____

E-mail _____

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

5. Certification

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

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

Applicant's signature:

Date submitted:

6/9/15

Owner's signature:

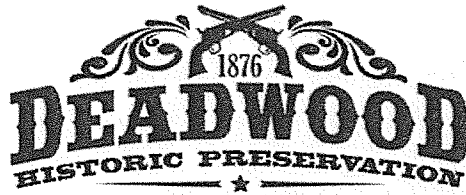
Date submitted:

6/9/15

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

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

For Consideration 06/24/15



Retaining Wall - Residential Application

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

1. Address of Property:

46 DENVER AVE DEADWOOD

SD 57732

2. Applicant's name & mailing address:

ALEKSANDRA MASTRO

740 10th ST

SPEARFISH, SD 57783

Telephone: (720) 560. 6942

E-mail ALEKSMASTRO @ AOL.COM

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 06/18/15

Initials: AM

Aleksandra

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

5. Certification

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

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

Applicant's signature: Aleksandra Mastro

Date submitted: 6/9/15

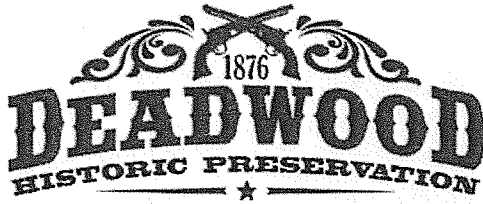
Owner's signature: Aleksandra Mastro

Date submitted: 6/9/15

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

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

Adopted 05/27/15



Wood Windows and Doors Application

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

1. Address of Property:

390 Main

2. Applicant's name & mailing address:

Wayne Morris

P.O. Box 385

Deadwood S.D. 57732

Telephone: (605) 920-1512

E-mail wmorris@rushmanre.com

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/16/15

Initials: RF

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

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

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

Applicant's signature: _____

Wayne Morris

Date submitted: 6/9/15

Owner's signature: _____

Wayne Morris

Date submitted: 6/9/15

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

Adopted 05/27/15

Wood Windows and Doors Worksheet

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

Elevations	Repair of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Existing Window(s)	Repair Existing Primary Door	Other Exterior Wood Door(s)	Replacement of Existing Wood Door(s)
Front View		4				
Right Side View		4				
Left Side View		4				
Rear View		4				
Total Windows		16				
<p>Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per window.</p> <p>Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant of \$250 per window.</p> <p>Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant of \$100 per window if existing window is beyond repair. For the removal of inappropriate window(s) and installing an appropriate qualified window(s) are eligible for a forgivable loan or grant of \$400 per window.</p> <p>Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.</p> <p>Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.</p> <p>Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.</p>						

The forgivable loan or grant is available up to \$10,000.00 maximum.

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

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



IPAT CASE # H15024
*approved by HPC
on 5/27/2015

Retaining Wall - Residential Application

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

1. Address of Property:

33 Jackson St.

2. Applicant's name & mailing address:

Jeff & Lauren Trouton

33 Jackson St.
Deadwood SD 57732

Telephone: (605) 591-2924

E-mail laurenttrouton@yahoo.com

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

Telephone: (____) ____-____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/16/15

Initials: BT

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

5. Certification

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

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Applicant's signature: Jeffrey Trouton

Date submitted: 6/12/15

Owner's signature: _____

Date submitted: ____/____/____

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

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

Adopted 05/27/15



PA- Case # 13068
Approved by HPC
on 12/23/2013

Wood Windows and Doors Application

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

1. Address of Property:

55 Taylor St

2. Applicant's name & mailing address:

Tim Coomes

55 Taylor St

Deadwood SD 57732

Telephone: (605) 391-6060

E-mail wrtim@hotmail.com

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

Telephone: () -

E-mail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/16/15

Initials: BF

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

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

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Applicant's signature:

Tim Coomes

Date submitted: 6/13/15

Owner's signature:

Tim Coomes

Date submitted: 6/13/15

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

Adopted 05/13/15

Wood Windows and Doors Worksheet

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

Elevations	Repair of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Existing Window(s)	Repair Existing Primary Door	Other Exterior Wood Door(s)	Replacement of Existing Wood Door(s)
Front View			4	1	1	
Right Side View			3		1	
Left Side View			4			
Rear View			1		1	
Total Windows			12	1	2	
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows OR qualified for restoration are eligible for a forgivable loan or grant of \$250 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant of \$100 per window if existing window is beyond repair. For the removal of inappropriate window(s) and installing an appropriate qualified window(s) are eligible for a forgivable loan or grant of \$400 per window.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 OR for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door OR for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$10,000.00 maximum.

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

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

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

DEADWOOD

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

Kate Storhaug
Historic Preservation Office
Telephone (605) 578-2082
hpadmin@cityofdeadwood.com

December 26, 2013

Tim Coomes
55 Taylor St
Deadwood, SD 57732

RE: Case No. 13068 – 55 Taylor St

Dear Mr. Tim Coomes:

On Monday, December 23, 2013, the Deadwood Historic Preservation Commission reviewed your application for Project Approval at 55 Taylor St a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The project involves the repair of several existing windows, install of wooden storm doors, replacement of rear exterior door with a new wooden door and removal of a side door which is no longer used and not part of the original house framing as submitted in the Project Approval application signed on December 16, 2013.

The Deadwood Historic Preservation Commission has determined the proposed work and changes do not encroach upon, damage, or destroy neither any historic resource nor do they have an adverse effect on the historic character of the buildings listed as contributing resource(s) in the State and National Register of Historic Places and therefore granted project approval for your application.

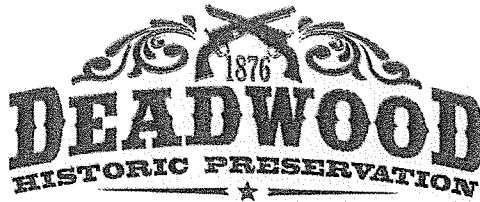
A building permit must be issued prior to commencement of work on the resource. Any changes in the project or additional work not included in your approved application must be submitted to the Deadwood Historic Preservation Commission for review.

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

Sincerely,

Kate Storhaug
Administrative Assistant
Historic Preservation Office

cc: Keith Umenthum, City Building Inspector
Reasauw Construction
File



Retaining Wall - Residential Application

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

1. Address of Property:

10 Harrison St

2. Applicant's name & mailing address:

Travis Conrad

10 Harrison St Po

Deadwood SD, 57732

Telephone: (605) 920-1210

E-mail Travis937@gmail.com

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

1

Telephone: () -

E-mail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/18/15

Initials: BF

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

5. Certification

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

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

Applicant's signature: Travis Conrad

Date submitted: 6/17/15

Owner's signature: Travis Conrad

Date submitted: 6/17/15

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

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

Adopted 05/27/15

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



316 VILLA DRIVE
BOX ELDER, SD 57719
605-923-6007

06/24/2015

Historic Preservation
Deadwood City Hall
102 Sherman Street
Deadwood, SD 57732

HP Commission Agenda for 06/24/2015

Historic Preservation Commission,

Please review the following requests for approval:

- 1) Travis Floyd- 81 Stewart
Refinance
- 2) John Hopkins- 308 Williams
Request to forgive

Sincerely,

Mike Walker
Lending Director

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER



To be submitted to Historic Preservation Commission 6/24/15

Refinance Request HPRWFLOY0

DATE: 06/24/2015

APPLICANT: Travis Floyd

PROPERTY ADDRESS: 81 Stewart

LOAN AMOUNT: \$6,027.00

INTEREST RATE: 5%

PAYMENT AMOUNT: \$32.35 per month for a 5 year term (30 year Am)

PURPOSE: Refinance Retaining Wall Loan that matured 05/01/2015

SECURITY: 2nd mortgage

OTHER HP LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
HPPREFLO5	\$1,611.44	\$803.86	5%	60	\$22.78	07/15/2018
HPLSTFLO0	\$7,344.00	\$5,906.37	0%	60	\$30.60	07/15/2016
CHPSIDTFL	\$10,000.00	\$9,671.33	0%	120	\$0	08/11/2020
CONRWFLOY	\$8,962.02	\$8,962.02	0%	6m	\$0	09/30/2015

UNDERWRITER'S REVIEW:

LTV6.9% CLTV110% The applicant has average credit scores with prior negatives but he has shown a good payment history over

UNDERWRITER'S RECOMMENDATION:

I recommend approving this refinance request based on payment history on this loan.

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

Request to forgive the Retaining Wall Loan

DATE: 06/18/2015
APPLICANT: John Hopkins
PROPERTY ADDRESS: 308 Williams
LOAN AMOUNT: \$ 80,839.70 (forgivable)
INTEREST RATE: 0%
PAYMENT AMOUNT: \$0
PURPOSE: Retaining Wall
SECURITY: 2nd Mortgage on Property

OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
NA						

UNDERWRITER'S REVIEW:

The property was inspected by the city building inspector and found to be maintained. At this time the Historic Preservation Commission has the authority to amend, modify or forgive.

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

April and May 2015 City Archives Monthly Report

These are the items I worked on during the months of April and May of 2015.

RESEARCH REQUESTS

I received and answered twenty-one (21) research requests in April and seventeen (17) requests in May. The requests took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

COLLECTIONS MANAGEMENT

- **Historic Preservation Digital Photographs:** In April and May, I worked on the backlog of Historic Preservation digital photographs. During these months, I cataloged 358 images from 2014. This will be an ongoing project, and I hope to be caught up by December of 2015.
- **2016 City Archives Budget:** On June 1, 2015, I submitted the 2016 Archives Budget to Kevin. The City Archives budget is similar to the 2015 budget with a few new projects. If interested, I have copies available for review in my office.
- **Fountain House Archaeological Collection:** On April 17, 2015 Kevin and I met with the Bradsky Family and Joy McCracken of Neighborworks to discuss the Fountain House artifacts. At the end of the meeting, the Bradsky Family decided to donate the 95 artifacts to the City of Deadwood.
- **Fidler-Isburg Mortuary Ledgers and Lawrence County Ledgers:** On May 22, 2015 the South Dakota State Archives Microfilm Unit picked up seven (7) mortuary ledgers, four (4) Lawrence County circuit court journals and five (5) Executor and Administrator Bonds & Letters ledgers from the City Archives. These ledgers will be microfilmed and digitized as outlined in the 2015 City Archives budget. Prior to the State's arrival, I compiled a loan agreement between the City and the State Archives and organized the appraisal of the mortuary records for insurance purposes. There are two additional boxes of mortuary records that wait microfilming.

PROJECTS

- **Chinese Coin Video, Facebook and YouTube:** During May, I worked with Grant Welford of Macrovison on a new four minute video focusing on the discovery and conservation of 168 Chinese coins. During this project, I helped write, edit, and select images to be used in the video. I also contacted Terry Holts, a former South Dakota Archaeology technician who narrated the opening and closing of the video. The video aired on June 8, 2015 on both the Historic Preservation Facebook page and the Historic Preservation YouTube page.
- **2015 Arbor Day Student Art Exhibit:** On May 8, 2015, the City of Deadwood and the Lead/Deadwood Lions Club celebrated national Arbor Day by planting two (2)

trees at the corner of Pioneer Way and Deadwood Street and at the U.S. Post Office. In addition to the tree planting, I installed the annual student art show at the Deadwood Information & Visitor Center. The student artwork was on display for two weeks.

- **66 Taylor Avenue Burial Project:** On April 16, 2015 I drove to the South Dakota School of Mines and videotaped the spectral analysis of the teeth from the 66 Taylor Avenue burial. Of the nine fillings, two gold and three silver-tin amalgam fillings were tested by David R Lingenfelter, a Research Scientist for the Engineering and Mining Experiment Station (EMES). The results indicated that one of the gold fillings was refined based on the types of elements found in the gold. The three silver-tin amalgam fillings showed different concentrations and percentages of elements indicating a lack in a standardized filling. Upon completion, all of the forensic reports will be sent to Karen Taylor who will begin the facial reconstruction for this burial.
- **Deadwood Information/Visitor Center Request for Proposal:** In May, I spent a considerable amount of time developing a Request for Proposal (RFP) focusing on the development of the interpretive area at the Deadwood Information/Visitor Center. The City Archives would like to develop a series of permanent, changeable and interactive exhibits in 593 square feet at the Deadwood Information & Visitor Center (3 Siever Street). The current exhibit was installed in 1992 and, for the most part, served its purpose. The proposed exhibit would provide the City a wonderful opportunity display and interpret portions of its massive archaeological collection.
- **John Bolan Archaeological Exhibit:** In April, Mr. John Bolan of Huntington Beach, California agreed to loan one box of artifacts discovered on his property during the filming of National Geographic Channel's reality television show "Diggers". In April and May, I began developing an exhibit focusing on these artifacts. This included researching the manufacturer's marks on some of the artifacts, writing the narrative, and designing the exhibit. The temporary exhibit was installed at the visitor center in June 1, 2015 and will remain on exhibit for the summer.
- **2015 BHSU Herbarium Conservation Project:** In April and May, I met with Mark Gabel and Justin Ramsey the curators of the Black Hills State University Herbarium located on the BHSU campus. The meeting was in regards to hiring the curatorial staff to stabilize the City's collection of floral specimens unearthed during the 2001 to 2004 Chinatown excavations. In addition, the City Archives would like to incorporate the Chinatown botanical information into the online Collaborative Database of the Plants from Western South Dakota and Eastern Wyoming (<http://herbarium.bhsu.edu/database.htm>) managed by the BHSU Herbarium. If funded, this will be a two year project. As an offshoot of this project, the Deadwood Historic Preservation Commission and the City of Deadwood donated two wood cuts to the Herbarium. An article of this donation appeared in May 1, 2015 Black Hills Pioneer newspaper.
- **Rotary Park Outdoor Interpretive Sign:** At the end of April, I finished and submitted the Rotary Park outdoor sign files to Pannier Graphics. The completed sign arrived on May 20, 2015 and was installed in the park the next day by the

Streets Department. The next step will be creating a YouTube video on the history of the park.

- **Deadwood Firewise:** In April, I continued to work with the Finance Office to secure land easements for the upcoming summer. This included looking up legal locations at the Register of Deeds, writing the landowners in Zone #5, and talking with the DOC Firewise crews.

MISCELLANEOUS ITEMS & MEETINGS

- **James Aplan Site Visit and Appraisal, April 22, 2015:** On April 22, 2015 James and Peg Aplan came to the Deadwood City Hall and appraised four collections. These appraisals included one (1) glass transparency of the Homestake Mine (Sanford Visitor Center, Lead, South Dakota), the John Bolan Archaeological Collection (Deadwood Information/Visitor Center), twenty (20) Mortuary Ledgers from the Fidler-Isburg Funeral Chapel, and seven (7) photographs from Marlene Todd of Deadwood, South Dakota.
- **Dakota Conference, Augustana College, April 23-25, 2015:** On April 23-25, 2015 I attended the Dakota Conference at Augustana College in Sioux Falls, South Dakota. As part of this trip, I dropped off the 1930 Sanborn Fire Insurance Map at Mathisons Graphics in Rapid City and picked up the six panel baseball exhibit at the Siouxland Heritage Center in Sioux Falls.
- **Presentation, NAPA Postmasters Convention:** On May 1, 2015 I gave a twenty minute presentation on Deadwood's history and area attractions to the South Dakota and Wyoming NAPA Postmasters convention at the Holiday Inn Express.
- **SD State Historical Records Advisory Board (SHRAB) Board Meeting:** On May 13, 2015 I attended a SHRAB board meeting in Pierre, South Dakota. During this meeting, the SHRAB board reviewed seven (7) grant applications and disseminated \$4,000 in funds to local repositories, organizations, and historical societies.
- **John Moore Site Visit:** On May 12, 2015 I gave John Moore, my former Anthropology and Archaeology professor from the University of Wisconsin-Stevens Point a tour of the City's Archaeology Lab and City Archives.

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

Mike Runge - City Archives



Image #1 Wood cut donation to the Black Hills State University herbarium on May 1, 2015



Image #2 Spectral Analysis of 66 Taylor Avenue remains at the South Dakota School of Mines and Technology on April 16, 2015