

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 13, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from April 22, 2015
3. Voucher Approval
4. Old or General Business
 - a. Award 2015 Scholarship Recipients
 - b. Broken Boot Grant Consideration – G.R.A.P.E. Committee
 - c. South Dakota Humanities Council's 2015 Festival of Books - Donation Request
 - d. Deadwood Lower Main Parking Lot and Visitor Center – Discussion
 - e. Wayfinding Project update and approval – Historic Preservation Office
 - f. Window & Door Program review and adoption – Loan Committee
 - g. Deadwood Downtown Plan – Design Studio – May 13 & 14 – Revitalization Committee
5. New Matters before the Deadwood Historic District Commission
 - a. CoA - Case#**H15019** - 555 Main St - Utility Box Wraps - Tin Lizzie - Lee Harstad
 - b. CoA - Case#**H15020** - 622 Main - Information Kiosk - Prairie Edge - Rick and Margi Olesen
 - c. CoA - Case#**H15021** - 470 Main - Awning Color - Mckennas Gold Casino/Ensignal – Blake Haverberg
 - d. CoA - Case#**H15022** - 460 Main - Awning Size - First Western Insurance - Blake Haverberg
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case#**H15016** – 126 Charles St – Malcolm McKillop – Breezeway/Deck/Foundation/Window
 - b. PA – Case#**H15017** – 270 Main St – Mike Gustafson – Construct new Polebarn
 - c. PA – Case#**H15018** – 52 Lincoln Ave – Tim Conrad – Siding
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - Richard Morgan – 2 Dudley – Extension Request
 - Nugget Saloon – 604 & 606 Main Street – Commercial Life Safety Loan
 - c. Retaining Wall Program / Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, May 13, 2015

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

Absent: Lyman Toews, Dale Berg, Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services and Ms. Terri Williams, City Attorney, were absent.

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

Present City Commission members: Mayor Chuck Turbiville and Dave Ruth Jr. were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 13, 2015 at 5:00 PM in Century Room located in the Historic Preservation Office at 108 Sherman Street in Deadwood, SD.

Approval of April 22, 2015 HPC Minutes:

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

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$243,760.35. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Bonded Account in the amount of \$36,000.00. Aye – All. Motion carried.

Old or General Business:

Award 2015 Scholarship Recipients

Chair Floyd and Mayor Turbiville presented the 2015 Historic Preservation Commission Scholarship Award to Bridger Larson, Senior at Lead-Deadwood High School, in the amount of \$1000 for continuing education. Bridger Larson thanked the Historic Preservation Commission for this opportunity; he plans to attend Southeast Technical Institute in Sioux Falls, SD 57107 to study Landscape Design & Horticulture.

Chair Floyd and Mayor Turbiville presented the 2015 Historic Preservation Commission Scholarship Award to Cole Kuchenbecker, Senior at Lead-Deadwood High School, in the amount of \$1000 for continuing education. Cole Kuchenbecker thanked the Historic Preservation Commission; he plans to attend Black Hills State University of Spearfish, SD to study Environmental Sciences and Outdoor Education.

Chair Floyd stated they both wrote impressive essays about the importance of history and how their intended future plans can eventually be a benefit to history.

Broken Boot Grant Consideration – G.R.A.P.E. Committee

Mr. Kuchenbecker informed the Commission the G.R.A.P.E. Committee met on May 12, 2015 to review the Broken Boot application for the 2015 Not-for-Profit Grant program. The Broken Boot Mine requested funding to help offset costs to repair failing timbers and rotting wood; upgrade exterior signs; complete the upgrading of the interior lighting; paint exterior; and replace the older section of the gold panning cover. *(Memo attached as Exhibit A)* ***It was moved by Mr. Blair and seconded by Mr. Namminga to recommend the City Commission approve granting the Broken Boot Mine project funding up to the amount of \$28,060.90 under the 2015 Not-For-Profit program and as allowable under the guidelines of the grant program. Aye – All. Motion carried.***

South Dakota Humanities Council's 2015 Festival of Books – Donation Request

Mr. Kuchenbecker informed the Commission since 2003, the City of Deadwood, the Historic Preservation Commission and the Deadwood City Library have partnered with the South Dakota Humanities Council to support their annual Festival of Books. He noted, in past years, the family-friendly festival has been a great opportunity for readers to meet their favorite

Wednesday, May 13, 2015

writers as well as welcome authors and booklovers alike to our unique town. The G.R.A.P.E. Committee discussed the request yesterday, May 12, 2015 and recommends approval of funding the 2015 Festival of Books in the amount of \$10,000.00 as done in the past years. *(Memo & documentation attached as Exhibit B)* **It was moved by Mr. Blair and seconded by Mr. Namminga to recommend the City Commission approve funding the 2015 Festival of Books in the amount of \$10,000.00 from the Public Education / Advocacy line of the 2015 Historic preservation Budget. Aye – All. Motion carried.**

Deadwood Lower Main Parking Lot and Visitor Center – Discussion Only

Mr. Kuchenbecker informed the Commission the City Commission moved to allow the Mayor to sign Chamberlin Architect Services proposal in the amount of \$550,800 and approved 50/50 cost share between Historic Preservation and General Fund for \$358,800, the amount over the remaining budget available from Parking and Transportation Fund. He explained the Architect is reviewing plans for ways of cost savings by bidding out with an alternate clock tower as well as checking with Civil Engineering on reducing the second sidewalk and retaining wall along Whitewood creek. Mr. Kuchenbecker informed the Commission the Certificate of Appropriateness should follow for Historic Preservation Commission consideration within the next couple meetings; by July 1 a closer budget should be available along with final Design Development. He anticipates the construction implementation phase could go out to bid in September. *(Memo & documentation attached as Exhibit C)*

Wayfinding Project update and approval – Historic Preservation Office

Mr. Kuchenbecker informed the Commission the City-wide Wayfinding Design Development packet provided in each binder identifies each location and method of the wayfinding signage. He noted a lot of work has gone into this project by the Parking and Transportation Committee. He pointed out the style of the signs incorporates in the new logo as well as the Victorian and rustic design with signage placed on cedar posts with custom-made caps. He informed the Commission \$250,000 was budgeted in 2015 for Wayfinding and asked for recommendation to City Commission to approve moving forward with the project to bid out jointly both Phase I: Vehicular signs and Phase II: Arch. He noted, if approved by City Commission, the project will advertise bid opening June 9, 2015. *(Memo attached as Exhibit D)* **It was moved by Mr. Johnson and seconded by Mr. Blair to recommend the City Commission approve moving forward with Phase I & II of the Deadwood Wayfinding project. Aye – All. Motion carried.**

Windows & Door Program review and adoption – Loan Committee

Mr. Kuchenbecker informed the Commission of the proposed revisions to the Historic Preservation Window/Door Program application, policy guidelines and administrative procedures as recommended by the Loan Committee. *(Memo, application, policy guidelines and administrative procedures attached as Exhibit E)* **It was moved by Mr. Blair and seconded by Mr. Johnson to adopt revisions of the guidelines, administrative procedures and application for the HP Windows and Door Program as recommended by the Loan Committee. Aye – All. Motion carried.**

Deadwood Downtown Plan – Design Studio – May 13 & 14 – Revitalization Committee

Mr. Kuchenbecker informed the Commission a Design Studio workshop hosted by TSP and RDG is being held at City Hall this week with two sessions open to the public set for today from 4-6pm and tomorrow from 12-1pm. He encouraged everyone to take part in viewing concepts and discuss ideas for the future of Deadwood's downtown. He urged the Commission to participate in the survey sent out by the Deadwood Chamber's Revitalization Committee asking for opinions on several proposed concepts and ideas which would be in the best interest of Deadwood.

New Matters before the Deadwood Historic District Commission

Case#H15019 - 555 Main St - Utility Box Wraps - Tin Lizzie - Lee Harstad

Mr. Kuchenbecker informed the Commission the applicant requests permission to install a wrap printed with historic photos of Deadwood onto two large utility boxes located in the parking lot north of the Tin Lizzie. Material used will be high-performance 3M vinyl with graffiti-resistant 3M over laminate as submitted in Certificate of Appropriateness application dated April 30, 2015 at 555 Main Street as presented. *(Staff report and application attached as Exhibit F)* **Based upon the guidance found in DCO 17.68.050, 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 555 Main Street. Aye- All. Motion carried.**

Case#H15020 - 622 Main - Information Kiosk - Prairie Edge - Rick and Margi Olesen

Mr. Kuchenbecker informed the Commission the applicant requests permission to place Stage Coach Tours and 1876 Theatre kiosk in entry way with no money transactions, information only as submitted in Certificate of Appropriateness application dated May 5, 2015 at 622 Main Street. *(Staff report and application attached as Exhibit G)* **Based upon the**

guidance found in DCO 17.68.050, it was moved by Mr. Namminga and seconded by Mr. Johnson 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 622 Main Street. Aye- All. Motion carried.

Case#H15021 - 470 Main - Awning Color - Mckennas Gold Casino/Ensign - Blake Haverberg

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace current awning from a color of blue to black as submitted in the Certificate of Appropriateness application dated May 5, 2015 at 470 Main Street. *(Staff report and application attached as Exhibit H)* ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Johnson 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 470 Main Street. Aye- All. Motion carried.***

Case #H15022 - 460 Main - Awning Size - First Western Insurance - Blake Haverberg

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace current First Western Insurance awning to smaller size as submitted in Certificate of Appropriateness application dated May 6, 2015 at 460 Main Street. *(Staff report and application attached as Exhibit I)* ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Johnson 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 460 Main Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic District Commission

Case #H15016 - 126 Charles St - Malcolm McKillop - Breezeway/Deck/Foundation/Window

Mr. Kuchenbecker informed the Commission the applicant requests permission to update/stabilize and paint front porch with new posts; rebuild deck at rear; address basement rock foundation issues; and install new basement window with new window well as submitted in Project Approval dated April 28, 2015 at 126 Charles. *(Staff report and applications attached as Exhibit J)* ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Namminga this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 126 Charles Street. Aye- All. Motion carried.***

Case #H15017 - 270 Main St - Mike Gustafson - Construct new Polebarn/Window

Mr. Kuchenbecker informed the Commission First Gold would like to place a new building next to the existing shop for use as storage. The applicant is requesting permission to construct a new 24' x 48' metal pole barn with one 16' door and one walk-in doorway as submitted in Project Approval application dated April 27, 2015 at 270 Main Street. *(Staff report and applications attached as Exhibit K)* ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Namminga this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 270 Main Street. Aye- All. Motion carried.***

Case #H15018 - 52 Lincoln Ave - Tim Conrad - Siding

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace siding on the 2005 garage with cement or smart siding with same finish and reveal as submitted in Project Approval application dated May 4, 2015 at 52 Lincoln Ave. *(Staff report and applications attached as Exhibit L)* ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Namminga this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 52 Lincoln Ave. Aye- All. Motion carried.***

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$127.20, 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.

Richard Morgan - 2 Dudley

Wednesday, May 13, 2015

It was moved by Mr. Blair and seconded by Mr. Johnson to approve extension request for HP Retaining Wall Loan with maturity date of August 1, 2015 for Richard Morgan, 2 Dudley, in the amount of \$29,822.00, based on information as presented. Aye - All. Motion carried.

Nugget Saloon – 604 & 606 Main Street

It was moved by Mr. Blair and seconded by Mr. Williams to approve Commercial Life Safety Loans for 604 Main in amount of \$10,000 and 606 Main in amount of \$50,000 based on information presented. Aye - All. Motion carried. (NeighborWorks packet attached as Exhibit M and incorporated herein by this reference)

Mr. Kuchenbecker stated a grant for facades to assist property owners when removing inappropriate alterations has been discussed. He added when reviewing the programs it will also be considered.

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

Items from Citizens not on Agenda

- Mr. Tim Conrad, owner of the old Redinger's building, current location of "MS Mail" and "Chris Cuts It", stated he would be interested in signing up for a grant to help property owners restore the facades of their structures.
- Keri Ruth informed the Commission the Broken Boot will be opening on Memorial weekend and is free to locals.

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

Mr. Kuchenbecker reported on the following items:

- Rodeo Grounds project is coming along with floors ready to be poured; underground work is almost completed. The fence project is complete;
- St. Ambrose Phase V is under way; contractor has begun the fence repairs and restoration;
- There is a meeting tomorrow on the Lower Main Visitor Center project;
- Budget letters were sent to all organizations Historic Preservation funds; all requests must be submitted by June 1. A Budget Committee meeting is scheduled for 8 a.m. on June 16;
- New badges for Deadwood Alive were distributed; Deadwood Alive logo was added to metal badge instead of plastic;
- Deadwood Alive the Trail of Jack McCall is free to local residents from June 1-13;
- Bids are out for 376 Main Street retaining wall;
- Quotes are being requested for drainage issues at Mt. Moriah Cemetery;
- Retaining Wall at 10 Harrison collapsed this week. Under SDCL 5-18A-9 a request will be made to City Commission on Monday to declare it an emergency; Immediate action needs to be taken as it is putting pressure on the house and has become a safety issue;
- Baseball Panels will be displayed Opening Day on May 26, 2015 at Keene Field and then at the History Conference in Pierre on May 28-29, 2015. Starting June 1, 2015 Library will display panels for the summer and available for future use statewide;
- Landscapers remodel for the Gateway are in design phase; this will provide a photo op area for tourist and visitors;
- Mr. Runge, the City Archivist, is on the State Archives Advisory Board and is attending a meeting in Pierre today;
- Thank you to the Commissioners who were in attendance when Ms. Sanford of the National Park Service visited;
- Sample of the bronze plaque for the Outside of Deadwood Grants was received.

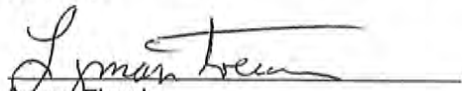
Committee Reports

- Mr. Blair reported Deadwood Alive met today and summer programs are getting ready to start. Committee discussed free admission for residents as well as holding a free day during Labor Day weekend for South Dakota residents;
- Chair Floyd read a thank you letter from the South Dakota Historical Society for supporting their conference;
- Chair Floyd referenced an article and Thank You received for a donation made to the BHSU Herbarium;
- Reminder Special Election pertaining to Ordinance 1211 will be on June 2 from 7 am to 7 pm.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:00 p.m.

ATTEST:


Laura Floyd

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/Recording Secretary

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



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

MEMORANDUM

Date: May 13, 2015
To: Deadwood Historic Preservation Commission
From: G.R.A.P.E. Committee
Kevin Kuchenbecker, Historic Preservation Officer
Re: 2015 Not-for-Profit Grants

On May 12, 2015, the G.R.A.P.E. Committee met and recommends to the Deadwood Historic Preservation Commission to approve the Broken Boot application for the 2015 Not-for-Profit Grant program.

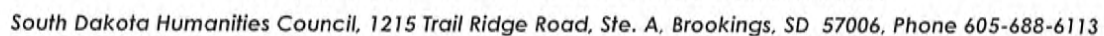
The Broken Boot Mine requested funding to help offset costs to repair failing timbers and rotting wood; upgrade exterior signs; complete the upgrading of the interior lighting; paint exterior; and replace the older section of the gold panning cover.

In May 2013 the Broken Boot Mine was granted \$8,400.00 to help support efforts to install an industrial fan; install an additional wall/door to allow for proper air-flow; repair and replace mine timbers; and rebuild the outdoor gold-panning area.

The G.R.A.P.E. Committee and Staff recommends to the Historic Preservation Commission to approve granting the Broken Boot Mine project funding up to the amount of \$28,060.90 as allowable under the guidelines of the grant program and the Secretary of Interior Standards for restoration.

- *A change to the Not-For-Profit guidelines limiting the amount to \$50,000 within a five year period was approved effect July 24, 2011.*

INVOICE



April 22, 2015

Mayor Charles Turbiville
City of Deadwood
102 Sherman Street
Deadwood, SD 57732

Dear Mr. Turbiville:

As we begin planning for the 2015 South Dakota Festival of Books we are excited to expand on our new young readers' initiative in Festival events at the 13th Annual South Dakota Festival of Books in Deadwood September 25th-27th.

In 2003, 2005, 2007, 2009, 2011 and 2013, the City of Deadwood and the Deadwood Historic Preservation Commission provided a grant in the form of \$20,000 as a Festival partner. We respectfully request continuing our partnership in the same amount for the 2015 Festival. We anticipate that more than 50 state, regional, and national authors will attract more than 5,000 visitors to Deadwood for weekend events.

We plan to continue to utilize and grow our network of relationships throughout Deadwood—the Deadwood Mountain Grand, the Emerald Room, the Silverado, the Library, the Masonic Temple and the Days of '76 Museum and the Homestake Adams Research and Cultural Center will all be used for Festival sessions. As the Festival continues to grow in scale and caliber, we are making sure that we take time to thank our closest supporters and work hard to continue those invaluable relationships.

We are so thankful for the City of Deadwood and Deadwood Historic Preservation Commission's continued generosity. Your partnership is truly essential to the success of Festival events. I am happy to answer any questions you may have about the 2015 South Dakota Festival of Books.

Sincerely,

Sherry DeBoer, Executive Director

Cc: Kevin Kuchenbecker, Historic Preservation Officer
Cc: Mary Jo Nelson, City Finance Officer

Memo

TO: Historic Preservation Commission

FROM: Mary Jo Nelson, Finance Officer 

DATE: April 22, 2015

RE: Lower Main Visitor's Center Capital Project

Before moving forward on the Lower Main Visitor Center project, the City Commission has directed me to put together a plan for funding options. Hopefully, this will include a commitment from Historic Preservation to recommend funding in conjunction with Parking and Transportation and General Funds. Due to an estimated construction cost of at least 7.2 million dollars, a need for additional debt will be required if the project is to be completed.

I have compiled a small information packet which includes the following:

- **Where we are:** A summary of current cash position the Historic Preservation Fund, commitments, and a history of cash balances.
- **What we have accomplished:** A brief list of capital projects funded by Historic Preservation through the use of bonded dollars.
- **What we owe:** List of total city debt, repayment and dates of debt retirement for Historic Preservation COPs and other city related debt.

Please feel free to stop by my office or give me a call if you have any specific questions about this information.

**City of Deadwood
History of Cash Balances
Historic Preservation Fund**

Current Position

\$ 12,606,856.11	Cash Balance on 3-31-2015
\$ (2,000,000.00)	used in 2015 budget
\$ (400,000.00)	will be used for 2016 St. Ambrose Project
\$ (600,000.00)	will be used for upcoming debt payback
\$ (7,000,000.00)	held for one year's expenses
\$ (1,000,000.00)	rodeoground expenditure in 2015
\$ 1,606,856.11	Unencumbered cash

Ending	Balance	Inc/Dec	Increase
12/31/1991	\$ 3,741,938.74		
12/31/1992	\$ 2,729,853.70	\$ (1,012,085.04)	-37.07%
12/31/1993	\$ 4,390,901.33	\$ 1,661,047.63	37.83%
12/31/1994	\$ 6,409,462.44	\$ 2,018,561.11	31.49%
12/31/1995	\$ 7,837,000.26	\$ 1,427,537.82	18.22%
12/31/1996	\$ 9,036,276.74	\$ 1,199,276.48	13.27%
12/31/1997	\$ 9,984,153.33	\$ 947,876.59	9.49%
12/31/1998	\$ 10,310,299.26	\$ 326,145.93	3.16%
12/31/1999	\$ 9,836,246.66	\$ (474,052.60)	-4.82%
12/31/2000	\$ 10,855,286.78	\$ 1,019,040.12	9.39%
12/31/2001	\$ 12,324,188.37	\$ 1,468,901.59	11.92%
12/31/2002	\$ 12,433,179.97	\$ 108,991.60	0.88%
12/31/2003	\$ 12,707,865.00	\$ 274,685.03	2.16%
12/03/2004	\$ 12,026,782.65	\$ (681,082.35)	-5.66%
12/31/2005	\$ 11,882,893.00	\$ (143,889.65)	-1.21%
12/31/2006	\$ 12,769,293.00	\$ 886,400.00	6.94%
12/31/2007	\$ 11,033,373.00	\$ (1,735,920.00)	-15.73%
12/31/2008	\$ 14,606,979.00	\$ 3,573,606.00	24.47%
12/31/2009	\$ 14,372,781.00	\$ (234,198.00)	-1.63%
12/31/2010	\$ 14,942,037.00	\$ 569,256.00	3.81%
12/31/2011	\$ 15,480,611.23	\$ 538,574.23	3.48%
12/31/2012	\$ 15,765,778.07	\$ 285,166.84	1.81%
12/31/2013	\$ 15,860,308.00	\$ 94,529.93	0.60%
12/31/2014	\$ 14,716,070.00	\$ (1,144,238.00)	-7.78%

City of Deadwood Capital Projects

FUNDED BY BONDED MONIES - BEING REPAID BY DEADWOOD HISTORIC PRESERVATION
GAMING DOLLARS to 2012

Burnham Hill Water and Sewer Project	\$ 1,051,291.00
Library Restoration	\$ 309,036.00
Charles Street Bridge	\$ 35,328.00
City Hall Restoration and Acquisition	\$ 1,606,589.50
Cutting Mine Project	\$ 92,227.00
Rec Center Restoration	\$ 1,524,844.00
Historic Façade Parking	\$ 2,000,000.00
Information Kiosks	\$ 4,355.00
City Wide Interpretation Projects	\$ 77,407.00
History and Information Center-Restoration	\$ 1,031,564.00
Historic Main Street	\$ 2,911,615.00
Mt Moriah to 1999	\$ 482,857.00
Historic Neighborhoods	\$ 2,254,809.00
Sherman, Deadwood, Pine, and Lee Streets	\$ 1,929,150.00
Stewart Street	\$ 1,493,834.00
Upper Main Sewer and Water Service	\$ 3,498,983.00
Van Burn Street	\$ 15,810.00
Whitewood Creek	\$ 465,709.00
Wild Bill Park	\$ 3,997.00
Williams Street	\$ 139,562.00
Denver Street	\$ 278,783.00
Fire Station	\$ 576,401.00
Lincoln Jackson Streets	\$ 1,083,127.00
Rodeogrounds and Ballpark Improvements	\$ 1,407,219.00
Trolley System-start up	\$ 358,812.00
Terrace/Fremont Streets	\$ 527,775.00
Visitor Center Exhibits	\$ 85,000.00
Wabash/Rodenhaus Streets	\$ 11,830.00
Adams House Museum	\$ 833,522.00
Rec Center Restoration	\$ 534,249.59
76 Museum	\$ 4,248,456.26
Rodeogrounds	\$ 1,142,056.22
Williams Street	\$ 976,121.97
Purchase of FL Thorpe	\$ 1,007,883.24
Methodist Park	\$ 8,302.50
St Ambrose	\$ 720,557.34
Selby Forest	\$ 432,003.92
Methodist Park	\$ 379,287.68
Adams Museum Renovations	\$ 1,071,470.60
Gateways	\$ 257,007.00
Mt Moriah New Ticket Booth	\$ 120,807.65
Fire Hall	\$ 40,656.00
Slime Plant	\$ 2,289,886.36
Burnham Hill	\$ 5,913.60
Historic Studies	\$ 118,465.00
Back of Main	\$ 1,376,885.00
Mt Moriah	\$ 3,534,614.09
Dudley Spring Crescent	\$ 1,263,323.00
Whitewood Creek	\$ 312,091.00
Highland Park	\$ 556,323.00
Sampson	\$ 661,860.50

Pluma Hill	\$ 299,103.00
Raymond	\$ 2,722.00
Lower Main	\$ 355,209.00
Ryan Road Drainage	\$ 808.00
McCovern Hill	\$ 175,002.00
HARC Project	\$ 1,500,000.00
Wild Bill Memorabilia	\$ 225,000.00
Rec Center Restoration	\$ 2,186,000.00
total bonded fund expenditures	\$ 51,893,502.02

7. LONG TERM LIABILITIES

A summary of changes in long-term liabilities follows:

**MUNICIPALITY OF DEADWOOD
SCHEDULE OF CHANGES IN LONG-TERM DEBT
For the Year Ended December 31, 2014**

<u>Indebtedness</u>	<u>Long-Term Debt January 1, 2014</u>	<u>Add New Debt</u>	<u>Less Debt Retired</u>	<u>Long-Term Debt December 31, 2014</u>
Governmental Activities:				
Revenue Bonds	3,155,000.00	0.00	140,000.00	3,015,000.00
COPS	18,130,000.00	0.00	1,855,000.00	16,275,000.00
Tax Increment Financing	5,859,763.53	53,722.80	349,832.48	5,563,653.85
Other Long-Term Liabilities	162,824.97	0.00	143,380.69	19,444.28
TOTAL DEBT	29,300,756.28	360,787.61	2,352,088.86	27,309,455.03
				0.00
Accrued Comp Absences	141,340.85	17,352.49	0.00	158,693.34
				0.00
TOTAL Governmental Activities	29,436,344.45	366,540.29	2,352,088.86	25,031,791.88
Business-Type Activities:				
Bonds and Certificates Payable				
Revenue Bonds-Parking Ramp	1,875,000.00		395,000.00	1,480,000.00
Accrued Compensated Absences				
Business-Type Funds				
Compensated Absences	24,440.88	0.00	801.40	23,639.48

Debt payable at December 31, 2014 is comprised of the following:

Revenue Bonds:

2009 B, December 1, 2028, 3% to 6.25%, Payments made by General Fund \$3,015,000.00

Parking Revenue Refunding Bonds Series 2011, February 1, 2018, 1% to 2.75%, Payments made by Broadway Parking Ramp Fund \$1,480,000.00

Certificates of Participation:

→ 2006 Series, November 1, 2020, 4.00% to 5.00%, Payments made by Historic Preservation and Restoration Fund \$4,340,000.00

→ 2005 Series, November 1, 2020, 4.75% to 5.00%, Payments made by Historic Preservation and Restoration Fund \$5,965,000.00

→ 2012 Series, November 1, 2019, 1.10% to 3.00%, Payments made by Historic Preservation and Restoration Fund \$5,970,000.00

Tax Increment Lease:

Convention Center Lease/Purchase, December 1, 2024, 6%, Payments Made by Lodge at Deadwood TIF #6 Fund \$2,589,806.97

FROM 2014 CITY OF DEADWOOD ANNUAL FINANCIAL REPORT

Tax Increment Notes:

First Gold Note, June 1, 2017, 6% to 7.5%, Payments made by First Gold TIF #7 Fund	\$ 119,347.66
Stage Run Note, 5.5%, Payments made by Stage Run TIF #8 Fund	\$1,576,128.96
Optima LLC Note, Payments made by Optima LLC TIF #9 Fund	\$1,224,647.46

Other Debt:

Fassbender Collection, January 31, 2015, 2.16%, Payments made by Historic Preservation and Restoration Fund	\$ 19,444.28
---	--------------

Compensated Absences:

Vacation, sick leave, comp time payable from various funds.	
Payments made by fund to which payroll expenditures are charged.	\$ 184,058.95

The annual requirements to amortize all debt outstanding as of December 31, 2014, except for compensated absences are as follows:

**ANNUAL REQUIREMENTS TO AMORTIZE LONG TERM DEBT
DECEMBER 31, 2014**

Year Ending Dec. 31,	Revenue Bonds		Certificates of Participation	
	Principal	Interest	Principal	Interest
2015	\$545,000.00	\$211,572.50	\$2,965,000.00	\$688,587.50
2016	\$555,000.00	\$197,360.00	\$2,145,000.00	\$577,450.00
2017	\$575,000.00	\$179,330.00	\$3,230,000.00	\$484,600.00
2018	\$430,000.00	\$161,175.00	\$2,340,000.00	\$357,700.00
2019	\$180,000.00	\$147,400.00	\$2,600,000.00	\$259,800.00
2020-2024	\$1,080,000.00	\$560,325.00	\$2,995,000.00	\$149,750.00
2025-2029	\$1,130,000.00	\$182,187.50		
Total	\$4,495,000.00	\$1,639,350.00	\$16,275,000.00	\$2,497,887.50
Year Ending Dec. 31,	Tax Increment Debt		Other Debt	
	Principal	Interest	Principal	Interest
2015	\$542,346.58	\$330,166.50	\$19,444.28	\$423.89
2016	\$528,008.29	\$293,036.89		
2017	\$522,014.17	\$260,321.05		
2018	\$555,557.98	\$226,083.24		
2019	\$591,300.36	\$189,645.86		
2020-2024	\$2,611,255.29	\$459,263.17		
2025-2029				
Total	\$5,350,482.67	\$1,758,516.77	\$19,444.28	\$423.89

DEADWOOD, SD
CITY-WIDE WAYFINDING PROJECT
PHASE III
DESIGN DEVELOPMENT

DATE: 03/02/2015
REVISED:
03/25/2015
05/07/2015

EXHIBIT D

BER
BER
ICH

DESIGN

PO BOX 468 HILL CITY, SOUTH DAKOTA 57745
605-430-5170 • RAY@BERBERICHDESIGN.COM

LOGO VERSIONS



PROJECT TYPE FONTS

Series C 2005 (DOT Approved font)

ABCDEFGHIJKLMNOPQRSTUVWXYZ

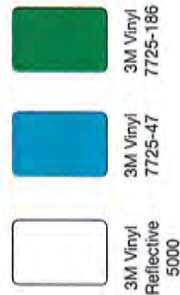
abcdefghijklmnopqrstuvwxyz

1234567890.,:;'"'''&!/?\$

SIGNAGE COLOR PALETTE (Computer Representation)



SIGNAGE COLOR PALETTE 3M VINYL OR EQUAL (Computer Representation)



MODIFIED DESIGN ELEMENT - SCROLL PATTERN



FHWA / DOT DESIGN STANDARDS (TO BE VERIFIED)

- MAXIMUM OF 3 LISTINGS PER SIGN
- MAXIMUM OF 2 LINES PER LISTING / LOCATION
- COLOR CONTRAST SHOULD BE AT LEAST 70 PERCENT BETWEEN TYPEFACE AND BACKGROUND
- TYPE SIZE TO BE 4 INCHES FOR SIGNS IN URBAN CONDITIONS WITH SPEEDS OF 25 MPH OR LESS
- TYPE SIZE TO BE 5-8 INCHES FOR SIGNS ON ROADWAYS OVER 30 MPH
- REFLECTIVE VINYL, AND COMPLY WITH MUTCD SECTION TABLE 2A-3
- SIGNS WITHIN RIGHT-OF-WAY AND IN CLEAR ZONES MUST HAVE A CLEARANCE OF AT LEAST 7 FEET OFF THE GROUND AND 36 INCHES LATERAL CLEARANCE TO SATISFY THE ADA REQUIREMENTS
- SIGNS WITHIN RIGHT-OF-WAY AND IN CLEAR ZONES MUST USE "BREAK AWAY" HARDWARE AND / OR CONSTRUCTION METHODS
- MINIMUM OF 100 FEET BETWEEN WAYFINDING AND EXISTING STATE ROAD AND REGULATORY SIGNS

NOTES

- COLOR BLOCKS ARE A COMPUTER REPRESENTATION ONLY AND ARE A CLOSE APPROXIMATION OF THE ACTUAL COLORS
- ALL PAINT COLORS FOR SIGNAGE ARE TO BE MATTHEWS PAINT COMPANY, MATTHEWS ACRYLIC POLYURETHANE (MAP) [1-800-323-6583] OR EQUAL UV CLEAR COAT REQUIRED FOR ALL PAINTED SURFACES
- COLOR AND MATERIAL SAMPLES REQUIRED FOR APPROVAL PRIOR TO FABRICATION.
- ALTERNATIVES MATERIALS AND COATINGS WILL REQUIRE THAT THE FABRICATOR TO SUBMIT 6" SQUARE SAMPLES FOR APPROVAL. ALSO NOTE THAT ANY SUCH MATERIALS MUST HAVE A COMPARABLE WARRANTY.
- ALL ARTWORK TO BE PROVIDED BY THE OWNER / DESIGNER

INTERNATIONAL SYMBOLS (Partial List)



**BERBERICH
DESIGN**
BERBERICH
DESIGN
PO Box 468
Hill City, SD 57745

Contact:
Ray Berberich
605-430-5170
ray@berberichdesign.com

Project:
Citywide Wayfinding
Signage

Project Number:
n/a

Prepared for:
The City of Deadwood
Deadwood, South Dakota

Client Contact:
Kevin Kuchnerbocker
Historic Preservation Officer
Department of Planning &
Preservation
605-578-2082 Office
605-641-5568 Mobile
kevin@cityofdeadwood.com

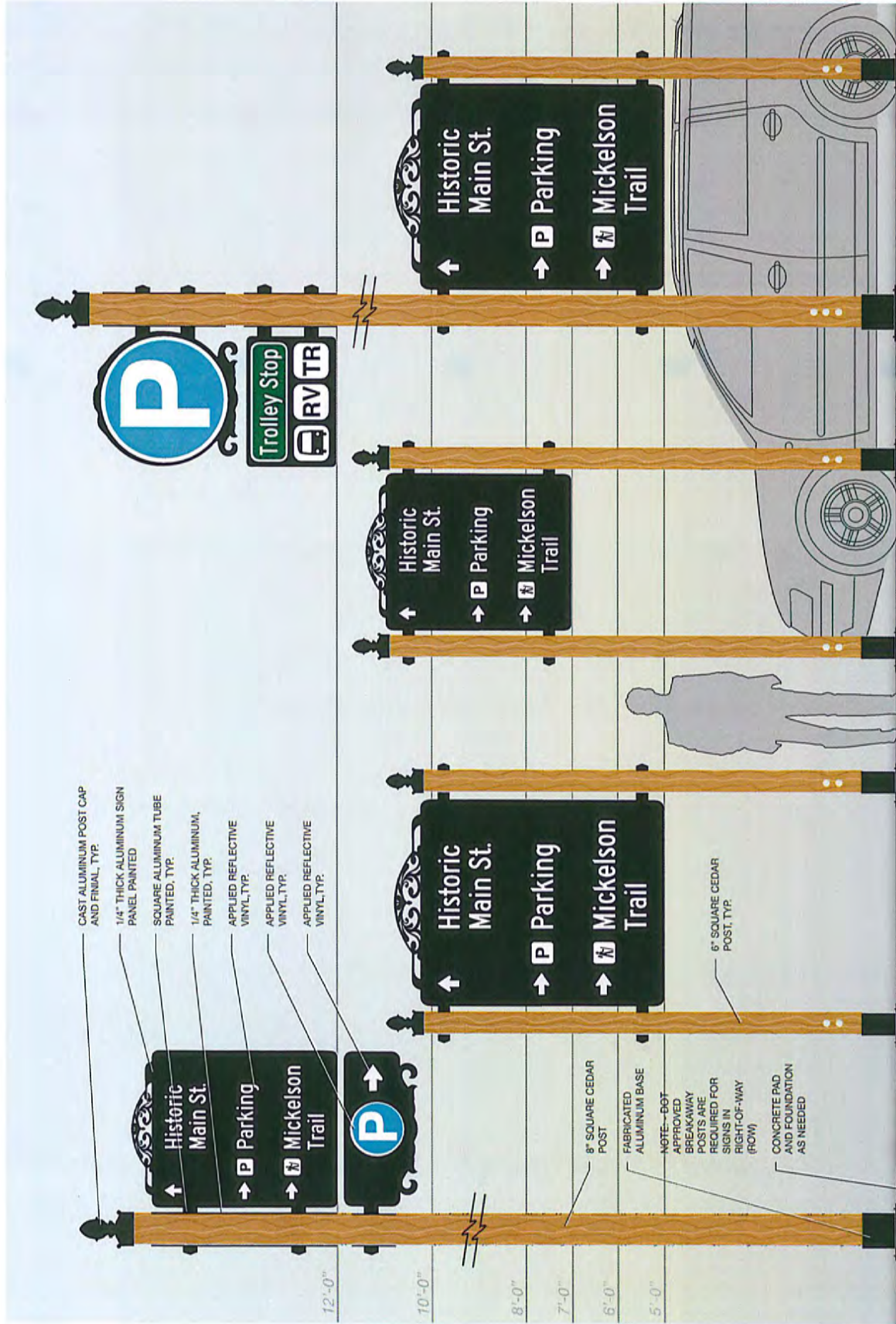
Date:
03/02/2015

Notes / Revisions:
- 03/25/2015

Drawn by: RB

Project Standards

0.03

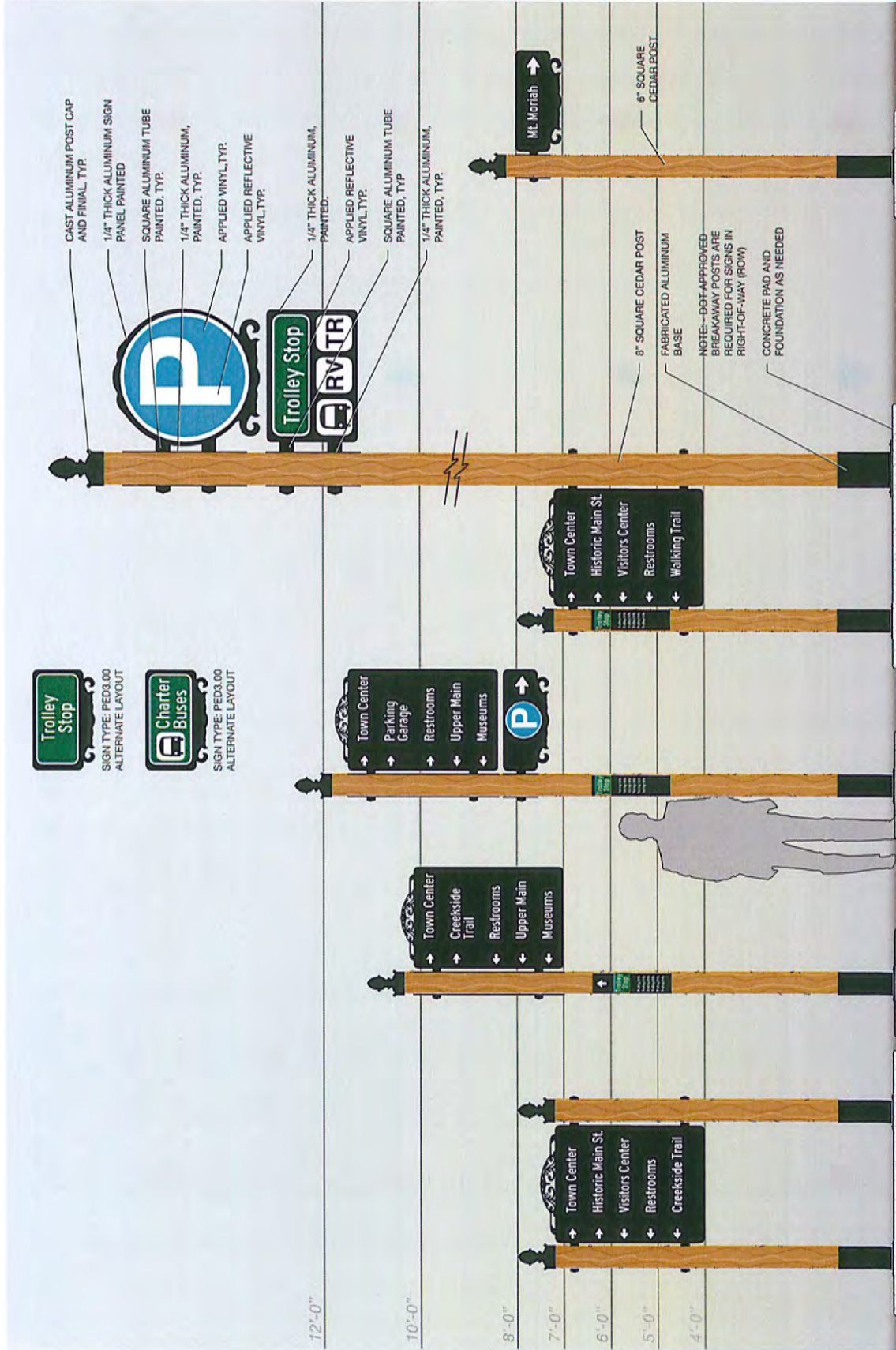


SIGN TYPE
VEH4.00

SIGN TYPE
VEH3.00

SIGN TYPE
VEH2.00

SIGN TYPE
VEH1.00





BERBERICH DESIGN
PO Box 468
Hill City, SD 57745
Contact:
Ray Berberich
605-430-5170
ray@berberichdesign.com

Project:
Citywide Wayfinding
Signage

Project Number:
n/a

Prepared for:
The City of Deadwood
Deadwood, South Dakota

Client Contact:
Kevin Kuchenbecker
Historic Preservation Officer
Department of Planning &
Preservation
605-578-2082 Office
605-641-5568 Mobile
kevin@cityofdeadwood.com

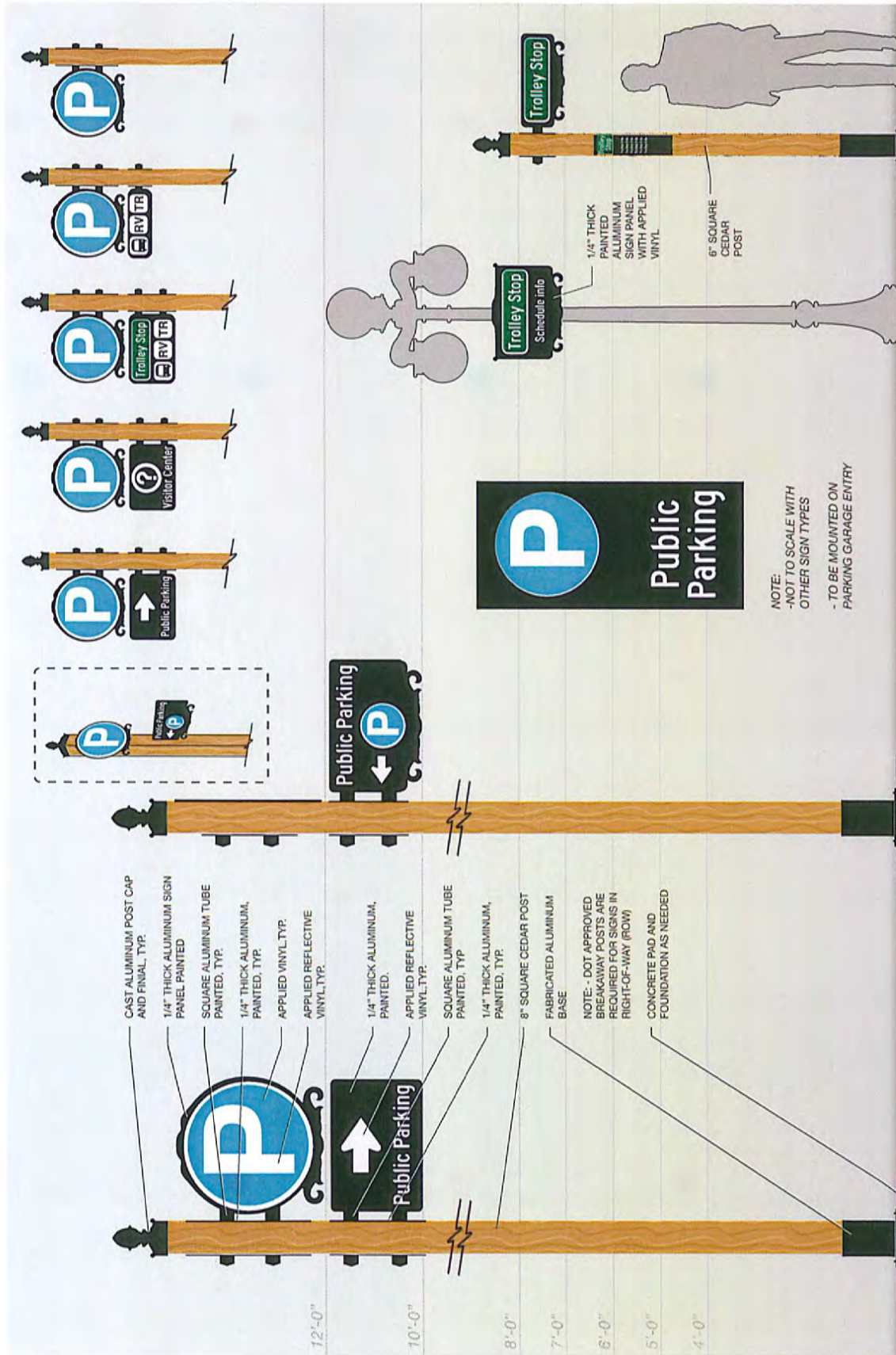
Date:
03/02/2015

Notes / Revisions:
- 03/25/2015

Drawn by: RB

Design Development

3.00



© 2015 BERBERICH DESIGN



BERBERICH DESIGN
PO Box 468
Hill City, SD 57745
Contact:
Ray Berberich
605-430-5170
ray@berberichdesign.com

Project:
Citywide Wayfinding
Signage

Project Number:
n/a

Prepared for:
The City of Deadwood
Deadwood, South Dakota

Client Contact:
Kevin Kuchenbecker
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Department of Planning &
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605-578-2082 Office
605-641-5568 Mobile
kevin@cityofdeadwood.com

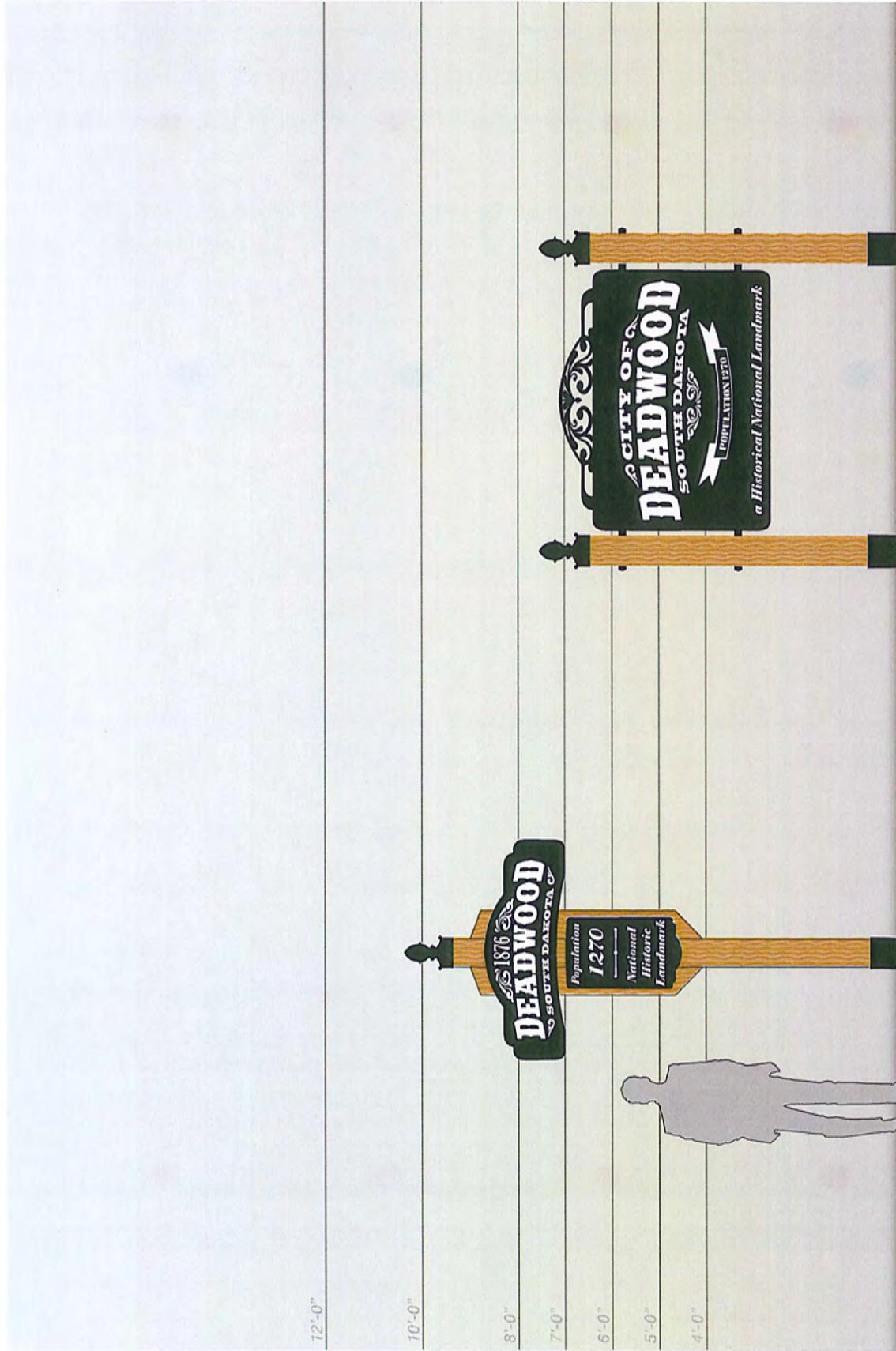
Date:
03/25/2015

Notes / Revisions:
.....

Drawn by: RB

Design Development
OPTIONS 3 and 4

4.01



SIGN TYPE - ENT1.00
OPTION 4

SIGN TYPE - ENT1.00
OPTION 3



BERBERICH DESIGN
PO Box 468
Hill City, SD 57745
Contact:
Ray Berberich
605-430-5170
ray@berberichdesign.com

Project:
Citywide Wayfinding
Signage

Project Number:
n/a

Prepared for:
The City of Deadwood
Deadwood, South Dakota

Client Contact:
Kevin Kuchenbecker
Historic Preservation Officer
Department of Planning &
Preservation
605-578-2082 Office
605-641-5588 Mobile
kevin@cityofdeadwood.com

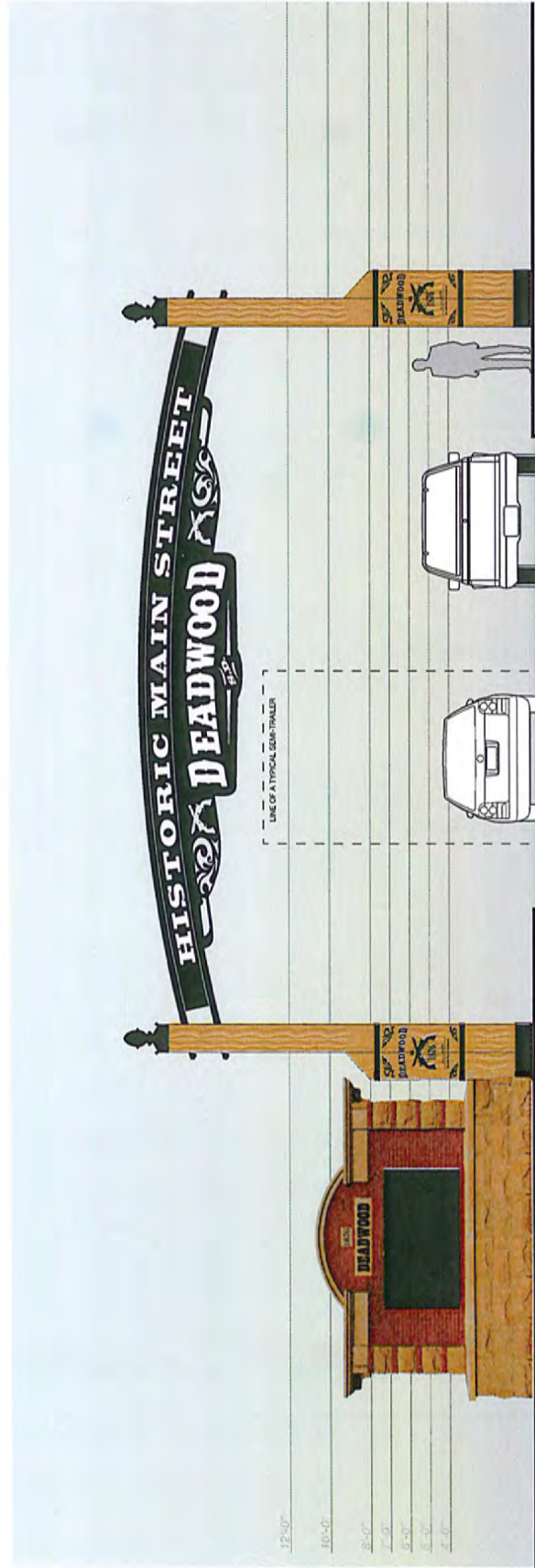
Date:
04/30/2015

Notes / Revisions:

Drawn by: RB

Design Development
Lower Main Archway

5.00



SCALE: 3/16" = 1'-0"

SIGN TYPE - ARC1.00 - OPTION 11

© 2015 BERBERICH DESIGN



EXISTING CONDITION



PROPOSED SIGNAGE



BERBERICH DESIGN
PO Box 488
Hill City, SD 57745

Contact:
Ray Berberich
605-430-5170
ray@berberichdesign.com

Project:
Citywide Wayfinding
Signage

Project Number:
n/a

Prepared for:
The City of Deadwood
Deadwood, South Dakota

Client Contact:
Kevin Kuchenbecker
Historic Preservation Officer
Department of Planning &
Preservation
605-578-2082 Office
605-641-5568 Mobile
kevin@cityofdeadwood.com

Date:
03/25/2015

Notes / Revisions:
- - -

Drawn by: RB

Deadwood City
Signage Locations
Message Schedule

03 DC:12

No Changes

- Covers refurbishing or replacing with wooden windows and primary wooden door.
- Includes purchase of wooden storm windows and wooden screens.
- Residential properties that are on Historic List or eligible for historic status.
- Forgivable loan program (10 year term on Owner Non-occupied Properties)

Potential New Items

- Add Commercial Property (Historic or Historic eligible) to 10 year loan program.
- Change Owner Occupied Residents to a Grant program.
- Increase Maximum amount up to \$10,000 (currently \$3,000)
- Increase individual item amounts.
- Add funds for non-primary door (at 50% of primary door values)
- 10% of loan principle forgiven after each full calendar year.
- Revise Administrative Procedure:
 - Attach Door / Window App to Project / Certificate Appropriateness

Grants

- Historic Preservation Officer reviews applicant eligibility for Grant
- Have Historic Preservation Officer recommend to HPC to accept Grant
- Grants effective from date HPC approval – not retroactive for prior loans or past applicants

Loans

- Have NeighborWorks review loan eligibility
- Have Loan Committee review / recommend to HPC acceptance to Loan
- Loans cannot become grants and are not retroactive for prior loans or past applicants

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)



Wood Windows and Doors 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 _____

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ____/____/____ Initials: _____

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: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

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

For consideration 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						
Right Side View						
Left Side View						
Rear View						
Total Windows						
	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 \$400 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

For consideration 05/13/15



Wood Windows and Doors 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. Definitions:

- **Wood Windows** – New and/or replacement windows must be all wood framed windows including exterior materials in style appropriate to the original character of the resource and window opening(s) as determined by the Deadwood Historic Preservation Commission to meet the program requirements.
- **Storm Windows** – New and/or replacement storm windows must be all wood framed including exterior materials in style appropriate to the original character of the resource and window opening(s) as determined by the Deadwood Historic Preservation Commission to meet the program requirements.
- **Primary Door** – Door originally intended as the primary access to the resource and must be made of wood appropriate to the original character of the resource and opening as determined by the Deadwood Historic Preservation Commission to meet the program requirements.
- **Additional Exterior Door(s)** – Additional exterior door(s) originally intended as an access to the resource and must be made of wood appropriate to the original character of the resource and opening as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

4. Eligibility:

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

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

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

5. Program Requirements:

a. Wood Windows

- 1) The program provides a forgivable loan or grant of \$200 per window for the restoration of an existing wood window or \$400 per window for the removal of an inappropriate window alteration and installation of a window appropriate in material and style of operation for a particular house.
- 2) The program provides a forgivable loan or grant of \$100 per window opening for the purchase and installation of new wood windows if restoration of the existing windows is not an option or is not possible.

b. Wood Storm and Screen Windows

- 1) The program provides a forgivable loan or grant of \$250 per window opening for the restoration of existing wooden storms and screens or for the purchase and installation of approved wooden storms and screens, if restoration is not an option or is not possible.

c. Primary Wood Door:

- 1) The program provides a forgivable loan or grant of \$400 for the restoration of the primary wood door, OR a forgivable loan or grant of \$600 for the removal of an inappropriate primary door and installation of a new wood door appropriate in material and style for a particular resource.
- 2) The purchase and installation of new wood primary door is eligible for a forgivable loan or grant of \$100 if restoration of the existing door is not an option or is not possible.

d. Other Exterior Wood Door(s):

- 1) The program provides a forgivable loan or grant in the amount of \$200 to repair the other exterior wood door(s), OR a forgivable loan or grant of \$300 for the removal of other inappropriate door(s) and installation of a new wood door appropriate in material and style for a particular resource, if restoration is not an option or is not possible.
- 2) The purchase and installation of other new exterior wood door(s) are eligible for a forgivable loan or grant of \$100 if restoration of the existing door is not an option or is not possible.

Loan and Grant Conditions:

Qualified Owner Occupied¹ (Grant):

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$10,000 maximum	Not applicable	Not applicable	Grant	No applicable

¹Owner Occupied status is verified with the Lawrence County Equalization Office.

All Others (Forgivable Loan)

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$10,000 maximum	0% ²	Up to 10 years	No payments due ^{2,3} Forgivable at end of term	Loan Agreement

²All 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 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.

³Failure 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.

Other Residential Owners or Commercial 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 calendar year, 10% of the loan amount will be forgiven.
- b. If the owner/applicant 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/applicant 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.



Wood Windows and Doors Program Administrative Procedures

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, NeighborWorks or City of Deadwood Website:
 - Wood Windows & Doors Application with Guidelines form
 - Application for Project Approval or 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 window / door assessment will be done by the Historic Preservation Officer and necessary changes will be applied to the Wood Window & Door Application form worksheet.
- The Historic Preservation Officer will prepare a written HP Staff Report for use by the Historic Preservation Committee (HPC).

3. Applying for Grant or Revolving Loan Funds

For a Grant (Owner Occupied Properties):

- Historic Preservation Officer verifies the ownership and occupancy status (owner occupied vs. non-owner occupied) with the Lawrence County equalization office.
- Historic Preservation Officer meets with the Historic Preservation (HP) Loan Committee for recommendations for grant approval or denial.

For a Revolving Fund Loan (All Other Properties):

- Owner submits a Revolving Loan Fund - Loan Application to NeighborWorks.
- The Owner makes an appointment with NeighborWorks to determine the Owner's financial eligibility for Revolving Loan Fund resources.
- NeighborWorks verifies Owner's income, reviews credit reports, and other loan documents to determine the Owner's financial eligibility.
- The completed Revolving Loan Fund Application is submitted to the HP Loan Committee for recommendations for loan approval or denial.

4. Historic Preservation Commission Review

- 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 grant or loan.

5. Construction Funding

- The Owner is encouraged to enter into a contract with a Contractor for the project. Contractor must be licensed with the City of Deadwood.
- The Owner must determine if they require additional funding to complete the work. NeighborWorks may be helpful in securing additional funds.

Owner Occupied - Self-Funding Materials and Construction

- The Owner arranges for their own funds for materials and construction. Owner must be aware reimbursements by the City of Deadwood may require several weeks before payments are made due to the City's approval process.

Owner Occupied – Progressive Payments for Materials and Construction

- The Owner is responsible for making arrangements for delayed / progressed payments for Contractor, window, or door supplier. Owner must be aware that payments by the City of Deadwood may require several weeks before payments are made due to the City's approval process.

Non-Owner Occupied / Commercial Loan Funding of Materials and Construction

- NeighborWorks prepares a Construction Loan 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:
 - Final 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. Promissory note amount must match the approved HPC amount. Owner is responsible for any additional material / construction costs.
- Owner pays NeighborWorks for closing costs (title search, recording costs, etc.)
- NeighborWorks records the agreements and any other necessary documents.
- NeighborWorks issues a "Notice to Proceed" to the Owner and/or Contractor and the City of Deadwood.

6. Project Beginning and Ending

- The Owner or Contractor obtains a City of Deadwood Building Permit. If NeighborWorks funding is involved, a "Notice to Proceed" from NeighborWorks must be obtained before applying for a City of Deadwood Building Permit.
- 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.

7. Grant Funds Disbursement

Fund Disbursement for Owner Occupied Self-Funding

- After the Owner or their Contractor satisfies any punch-list items and after the Building Inspector and the Historic Preservation Officer have inspected the project, the Historic Preservation Officer can authorize approval of Grant funds.
- Historic Preservation Officer initially approves invoices.
- At a HPC meeting, the HPC approves the Grant 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 Grant disbursement to the Historic Preservation Office.
- Owner or Contractor pick-up Grant disbursement check from the Historic Preservation office and, if Contractor is involved, the Contractor must sign lien waivers before Grant payments are made.

Fund Disbursements for Owner Occupied Progress Payments

- The Owner submits to Historic Preservation Officer verifiable receipts for materials or invoices for construction costs based on actual progress for HPC approval. The Building Inspector and the Historic Preservation Officer must inspect the project, prior to the Historic Preservation Officer authorizing approval of Grant funds.
- Historic Preservation Officer or designee verifies materials / construction progress reflected in receipts or invoices.
- Historic Preservation Officer approves payments. It is at the Historic Preservation Officer's sole discretion to withhold or approve payments to ensure the project is completed before final payments are made.
- At a HPC meeting, the HPC approves the Grant 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 Grant disbursement to the Historic Preservation Office.
- Owner or Contractor picks-up Grant disbursement check and, if this disbursement is the final disbursement and a Contractor is involved, the Contractor must sign lien waivers before Grant payments are made.

8. Loan Funding Disbursement

- After the Owner or their Contractor satisfies any punch-list items and after the Building Inspector has consulted with the Historic Preservation Officer, the Building Inspector authorizes NeighborWorks to disburse Loan funds.

- NeighborWorks prepares the permanent loan documents and obtains the Owner's signature. Permanent loan amount must match the approved HPC amount.
- NeighborWorks places the loan account data on computer.
- NeighborWorks submits a voucher to Historic Preservation Officer for the Loan disbursement for initial approval.
- At a HPC meeting, the HPC approves the Loan disbursement and the Loan disbursement 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 Loan disbursement to the HP Office. NeighborWorks picks up check from the Historic Preservation Office.
- Owner or Contractor pick-up Loan disbursement check from the NeighborWorks office and, if Contractor is involved, the Contractor must sign lien waivers before Loan disbursements are made.

9. Continued Administration of Loans

- NeighborWorks reviews all 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.

10. Satisfaction of Loan

- After terms and conditions of the loan are completed, NeighborWorks prepares a satisfaction of mortgage for the forgivable loan funds.
- HPC signs the satisfaction of mortgage (forgives loan).
- 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.

DEADWOOD

Downtown Plan

HELP DESIGN THE DOWNTOWN!

DESIGN STUDIO

MAY 13
WEDNESDAY

MAY 14
THURSDAY

The Design Studio is your chance to work with the City to help design improvements to our downtown. Drop by for a few minutes or the entire session.

Place: City Hall, 108 Sherman Street

Open studio hours:

Wednesday from 4pm to 6pm

Thursday from Noon to 1pm

- ✓ public spaces?
- ✓ events?
- ✓ parking?
- ✓ pedestrians?
- ✓ tourists?
- ✓ celebrations?
- much more...

ABOUT

WHAT IS A DESIGN STUDIO?

This hands-on, planning workshop is a chance to help plan the future downtown Deadwood. Using a variety of maps, the planning team will talk with you to sketch ideas and develop concepts for improving downtown.

www.PLANDEADWOOD.com



EXHIBIT F

Case No. H15019
Address: 555 MAIN ST

Date: 5/07/2015

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work proposed on utility boxes on property at 555 MAIN ST located in DEADWOOD CITY Planning Unit in the City of Deadwood.

Applicant: ERIK VAN BEEK
Owner: TIN LIZZIE GAMING RESORT
Constructed: UTILITY BOXES

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the CERTIFICATE OF APPROPRIATENESS:

General Factors:

- 1. Historic significance of the resource:** These utility boxes have no historic significance, but are part of the fabric to district's site and setting.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to install vinyl wrap printed with historic photos of Deadwood onto the two large utility boxes located in the parking lot north of the Tin Lizzie. Material used will be high-performance 3M vinyl with graffiti-resistant 3M over laminate as submitted in Certificate of Appropriateness application dated April 30, 2015.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The utility boxes throughout the community can be an eyesore and are an intrusion to the overall fabric of the site and setting of the district. The proposed alterations to these utility boxes are a result of the work of the Deadwood Chamber of Commerce and Visitors Bureau, the Deadwood Revitalization, Tin Lizzie Gaming Resort and the Deadwood Historic Preservation Office.

This is a pilot program to determine if additional utility boxes should be transformed with the historic style photographic wraps. It is anticipated using such historic photographs will be an interest to our visitors.

It is staff's opinion the proposed 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.



Current look of Utility Box



Proposed look of Utility Box

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: Tin Lizzie Casino, North Parking Lot 555 Lower Main St.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

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

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

Contractor's Name: Clean Slate Group
Address: P.O. Box 1802
City: Sioux Falls State: SD Zip: 57101
Telephone: 605-336-9727 Fax: _____
E-mail: eric@csmedian.us.com

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|--------------------------------------|--|
| ☐ Alteration (change to exterior) | ☐ New Building | ☐ Addition | ☐ Accessory Structure |
| ☐ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☐ Siding | Other _____ | ☐ Fencing |
| ☒ Other <u>Utility Box</u> | ☐ Awning | ☐ Sign | |
- Vinyl Wrap with
Historical Imagery, Estimated Cost of Work: \$ 1740
Quantity 2

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>5/23/15</u>		Project Completion Date (anticipated): <u>5/24/15</u>	
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential		☐ Other _____
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
☐ Restoration		☐ Replacement	☐ New
☐ Front	☐ Side(s)	☐ Rear	
Material _____ Style/type _____			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☒ 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.

Installation of a vinyl wrap on the two large utility boxes located in the parking lot north of the Tin Lizzie. Material used will be high-performance 3m vinyl with graffiti-resistant 3m overlaminate. Vinyl will be printed with historic photos of Deadwood. Utility Box #1: measurements - 56" x 22" x 43". Vinyl print to reflect historic Deadwood Main Street. Front, top + 2 sides wrapped (back side not wrapped due to complex gas). Utility Box #2: measurements - 67" x 61" x 44". Vinyl print to reflect historic photo of Deadwood. Front, back, top + 2 sides wrapped.

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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.

SIGNATURE OF OWNER(S)

DATE


SIGNATURE OF AGENT(S)

4/30/15
DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

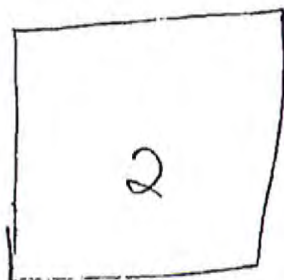
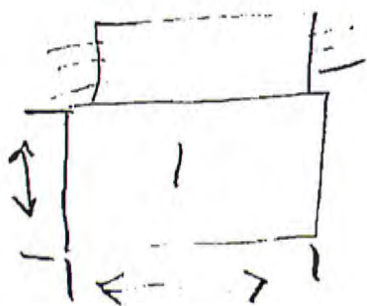
This form and all supporting documentation MUST arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office and the City Clerk. Any information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

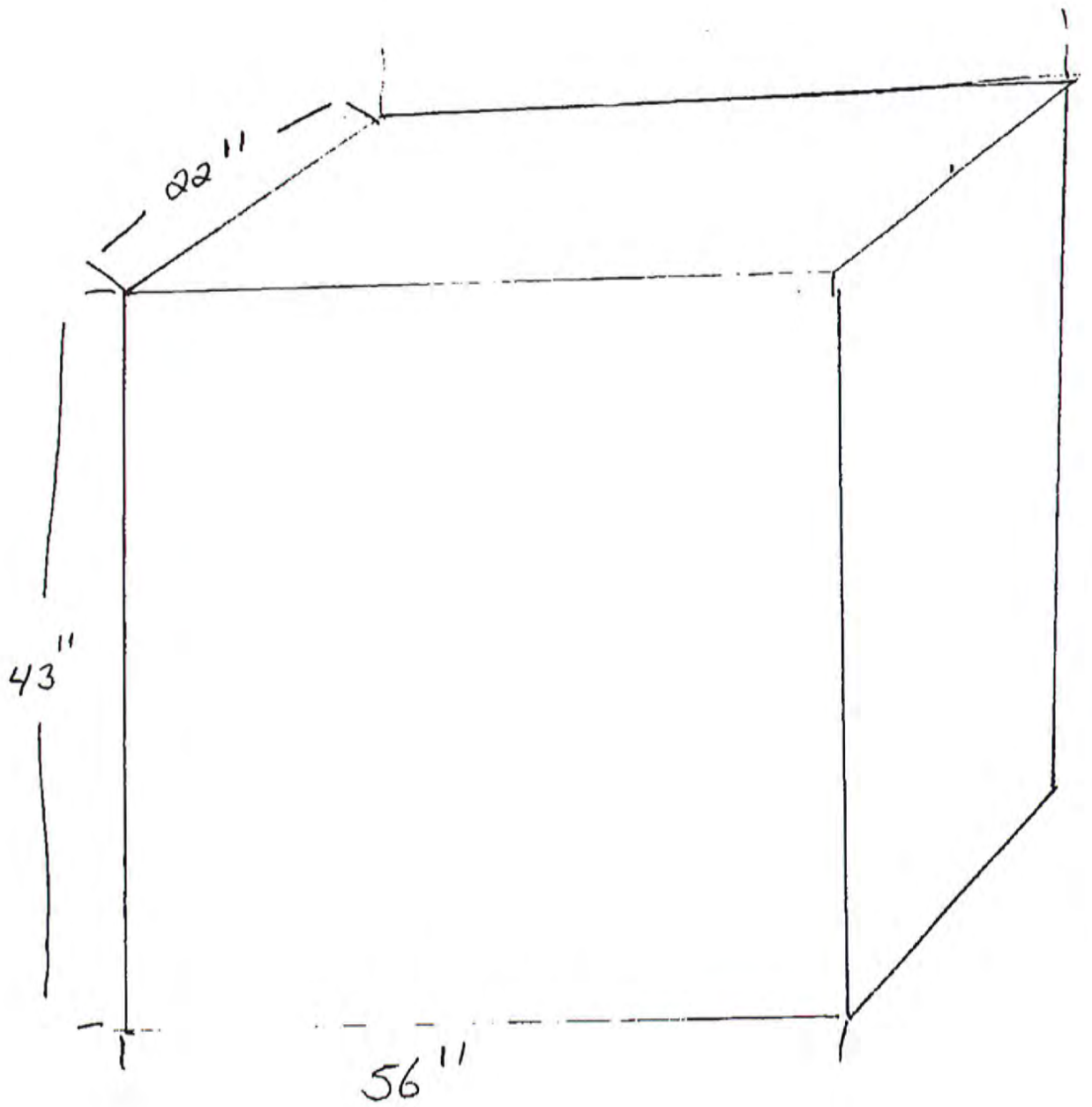
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.







1



2

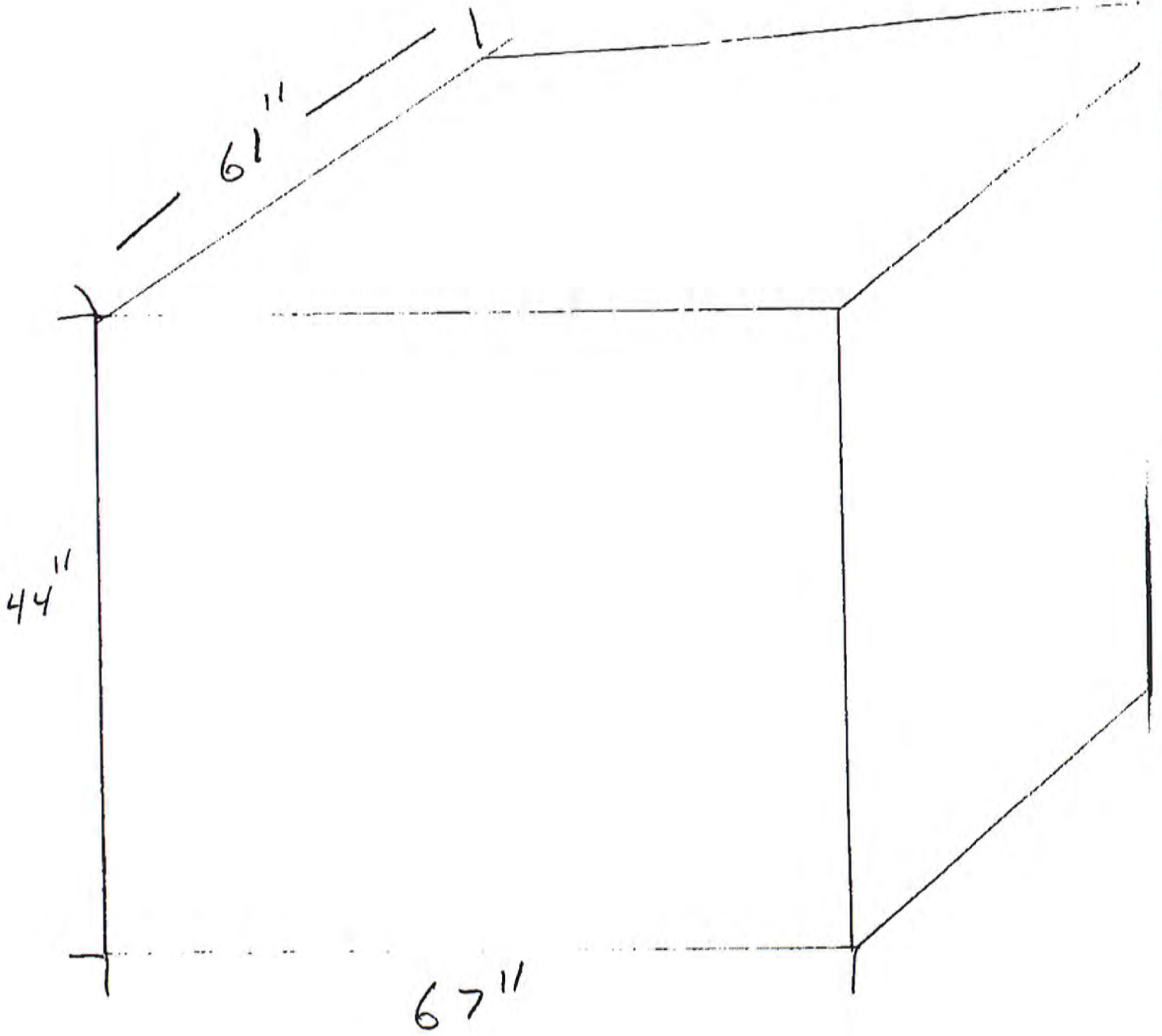


EXHIBIT G

Date: 5/07/2015

Case No. H15020

Address: 622 MAIN ST

Staff Report

The applicant has submitted an application for A CERTIFICATE OF APPROPRIATENESS for work at 622 MAIN ST, a NON-CONTRIBUTING structure located in DEADWOOD CITY Planning Unit in the City of Deadwood.

Applicant: MARGI OLESEN

Owner: RICK & MARGI OLESEN

Constructed: 1894/1900/1948

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: Samuel Schwarzwald came to Deadwood in August 1876. By 1877 he constructed a used furniture store near this location. After the Fire of 1894, Schwarzwald built a new, two-story brick building on the right side of this lot. Business was very successful, and in 1900 he built a second two-story brick building on the left side of this lot, connecting the two buildings on the interior with a twenty-foot wide arched opening. The furniture store, passed into the ownership of Schwarzwald's wife and her children by a prior marriage, who continued operating under the Schwarzwald name. In 1948, fire once again destroyed the buildings on these lots. A new store was constructed in the most modern of styles, with glass block windows and cement walls. In 1977, the building was sold, and the store moved to 608-610 Main Street. The new owner dealt in Indian artifacts, and remodeled this building in the Southwestern style as an advertisement for his products. This resource has recently sustained alterations which has dramatically altered its façade. Because of these alterations, the resource has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to place Stage Coach Tours and 1876 Theatre kiosk in entry way with no money transactions, information only as submitted in Certificate of Appropriateness application dated May 5, 2015.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The proposed kiosk is not attached to the structure, is easily removed and is similar to informational kiosk allowed for the tour bus operators on Main Street. The kiosk will only be utilized during the tourist season. After reviewing the submitted application, 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
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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

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>622 Main St.</u>
Historic Name of Property (if known): <u>Prairie Edge</u>

APPLICANT INFORMATION
Applicant is ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other

Owner's Name: <u>Pick & Margi Olesen</u>	Architect's Name: _____
Address: <u>809 W Main St.</u>	Address: _____
City: <u>Lead</u> State: <u>SD</u> Zip: <u>57754</u>	City: _____ State: _____ Zip: _____
Telephone: <u>430 0889</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: <u>margiolesen@yahoo.com</u>	E-mail: _____

Contractor's Name: _____	Agent's Name: <u>Dead Stagecoach Tours</u>
Address: _____	Address: <u>622 Main St.</u>
City: _____ State: _____ Zip: _____	City: <u>Dwd</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

TYPE OF IMPROVEMENT			
☒ Alteration (change to exterior)	☐ New Building	☐ Addition	☒ Accessory Structure
☒ New Construction	☐ Re-Roofing	☐ Wood Repair	☐ Exterior Painting
☐ General Maintenance	☐ Siding	Other _____	☐ Fencing
☒ Other <u>Kiosk</u>	☐ Awning	☒ Sign	
Estimated Cost of Work: \$ <u>100.00</u>			

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>5/14/15</u>		Project Completion Date (anticipated): <u>5/21/15</u>	
☒ ALTERATION	☒ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential		☐ Other _____
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
	☐ Restoration	☐ Replacement	☐ New
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☒ 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.

STAGE COACH TOURS & 1876 THEATRE
KIOSK IN ENTRYWAY. NO \$ Transaction.
Information only.
(see attached photo)

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.

OFFICE OF
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DEADWOOD

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Deadwood, South Dakota 57732

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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.

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.

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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:

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

- | | | |
|---|-------|--|
| ☐ Site Visit | _____ | ____/____/____ |
| ☐ Project visible from right-of-way? | _____ | ☐ Yes ☐ No |
| ☐ Logged into HPC Agenda | _____ | ____/____/____ |
| ☐ Staff Report (research) | _____ | ____/____/____ |
| ☐ Packet to HPC Members | _____ | ____/____/____ |

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

- | | | | |
|--|---------------------------------|-------|----------------|
| ☐ Approval | ☐ Denial | _____ | ____/____/____ |
| ☐ Property owner notification | _____ | _____ | ____/____/____ |

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

- | | | |
|--|-------|----------------|
| ☐ Building Permit Application | _____ | ____/____/____ |
| ☐ Setback(s) checked by P & Z | _____ | ____/____/____ |
| ☐ Detailed plans reviewed | _____ | ____/____/____ |
| ☐ Building Permit Issued | _____ | ____/____/____ |
| ☐ Fee collected (if applicable) | _____ | ____/____/____ |
| ☐ Setback(s) reviewed | _____ | ____/____/____ |

Filed on ____/____/____



EXHIBIT H

Date: 5/07/2015

Case No. H15021

Address: 470 MAIN ST

Staff Report

The applicant has submitted an application for CERTIFICATE OF APPROPRIATENESS for work at 470 MAIN ST, a NON-CONTRIBUTING structure located in FOUNTAIN CITY Planning Unit in the City of Deadwood.

Applicant: BLAKE HAVERBERG

Owner: BLAKE HAVERBERG

Constructed: 1960

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 was constructed outside the period of significance; therefore it cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to replace current awning from a color of blue to black as submitted in the Certificate of Appropriateness application dated May 5, 2015.

Attachments: No

Plans: No

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: 470 Main St

Historic Name of Property (if known): Mckennas Gold Casino

APPLICANT INFORMATION

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

Owner's Name: Blake Haverberg
Address: 470 Main St
City: Deadwood State: SD Zip: 57732
Telephone: 578-2510 Fax: _____
E-mail: haverberg@gmail.com

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

Contractor's Name: Proline
Address: 22326 lucky ln
City: Rapid State: SD Zip: 57701
Telephone: 858-1593 Fax: _____
E-mail: decalsbymail@gmail.com

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

TYPE OF IMPROVEMENT

- | | | | |
|--|--|--------------------------------------|--|
| ☐ Alteration (change to exterior) | ☐ New Building | ☐ Addition | ☐ Accessory Structure |
| ☐ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☐ Siding | Other _____ | |
| ☐ Other _____ | ☒ Awning | ☐ Sign | ☐ Fencing |

Estimated Cost of Work: \$ 4500.00

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>5-21-2015</u>		Project Completion Date (anticipated): <u>6-10-2015</u>	
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential	☐ Other _____	
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
	☐ Restoration	☐ Replacement	☐ New
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____			
☒ SIGN/AWNING	☐ New	☐ Restoration	☒ Replacement
Material <u>Sunbrella</u> Style/type _____ Dimensions <u>60ft same frame</u>			
☐ 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.

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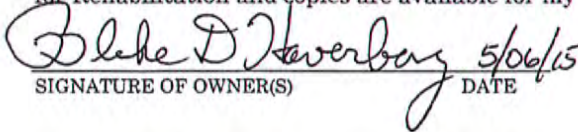
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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.

 5/06/15
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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.



EXHIBIT I

Date: 5/07/2015

Case No. H15022

Address: 460 MAIN ST

Staff Report

The applicant has submitted an application for CERTIFICATE OF APPROPRIATENESS for work at 460 MAIN ST, a NON-CONTRIBUTING structure located in FOUNTAIN CITY Planning Unit in the City of Deadwood.

Applicant: BLAKE HAVERBERG
Owner: HAVERBERG FAMILY LTD
Constructed: 1971

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 was constructed outside the period of significance; therefore it cannot contribute to the Deadwood National Historic Landmark District at this time.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace current First Western Insurance awning to smaller size as submitted in Certificate of Appropriateness application dated May 6, 2015.

Attachments: Yes

Plans: No

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
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Fax (605) 578-2084

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DEADWOOD CITY HALL
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Telephone (605) 578-2600

City of Deadwood Application for ☐ Project Approval or ☐ Certificate of Appropriateness

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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: 460 Main St.
Historic Name of Property (if known): Mckennas Gold Casino

APPLICANT INFORMATION

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

Owner's Name: Haverberg Family Ltd. Pte.
Address: 460 Main St
City: Deadwood State: SD Zip: 57732
Telephone: 578-2510 Fax: _____
E-mail: haverberg@gmail.com

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

Contractor's Name: SELF
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: decalsbymail@gmail.com

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

TYPE OF IMPROVEMENT

- | | | | |
|--|--|--------------------------------------|--|
| ☐ Alteration (change to exterior) | ☐ New Building | ☐ Addition | ☐ Accessory Structure |
| ☐ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☐ Siding | Other _____ | |
| ☐ Other _____ | ☒ Awning | ☐ Sign | ☐ Fencing |

Estimated Cost of Work: \$ 4500.00

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SIGNATURES

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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.

Beth D. Haverberg 5/05/15
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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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. *Awning*
- ☐ 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.

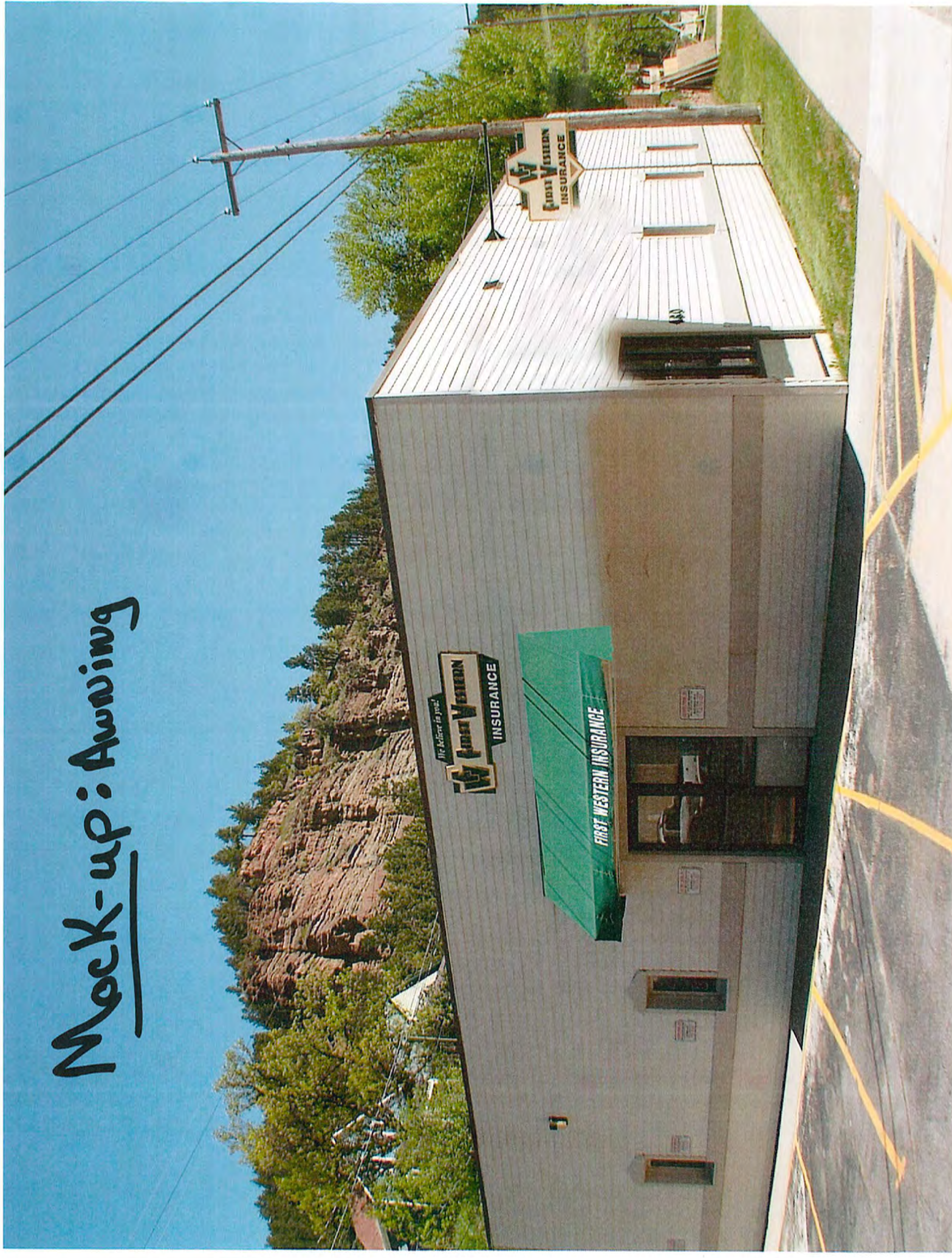
NEW CONSTRUCTION:

- ☐ 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.

Current Awnings



Mock-up: Awnning



Date: 5/06/2015

Case No. H15016

Address: 126 CHARLES STREET

Staff Report

The applicant has submitted an application for **Project Approval** for work at 126 CHARLES ST, a NON-CONTRIBUTING structure located in CLEVELAND Planning Unit in the City of Deadwood.

Applicant: JOEL LIVENGOD, CONTRACTOR

Owner: MALCOLM MCKILLOP & SALLY REIMAN

Constructed: CIRCA 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. **Historic significance of the resource:** This house has recently sustained several alterations including metal siding and numerous replacement windows. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.
2. **Architectural design of the resource and proposed alterations:** The applicant is requesting permission to update/stabilize and paint front breezeway with new posts; rebuild deck at rear; address basement rock foundation issues; and install new basement window with new window well.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff has met with the contractor and owner to adjust the scope of work as identified in this staff report. Masonry and stucco repair will substitute the proposed skirting around the foundation.

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 for 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
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City of Deadwood Application for ☒ Project Approval or ☐ Certificate of Appropriateness

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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: 126 CHARLES DEADWOOD, SD

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: MALCOLM McKILLOP
Address: 4 SALLY REIMAN
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: Malcolm.sallyreiman33@gmail

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

Contractor's Name: JOEL LIVENGOOD
Address: 508 CROWN ST
City: LEAD State: SD Zip: 57754
Telephone: 605-580-1350 Fax: _____
E-mail: livengood19@yahoo

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

TYPE OF IMPROVEMENT

- | | | | |
|---|---------------------------------------|--------------------------------------|---|
| ☒ Alteration (change to exterior) | ☐ New Building | ☐ Addition | ☒ Accessory Structure |
| ☐ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☒ Exterior Painting |
| ☒ General Maintenance | ☐ Siding | Other _____ | |
| ☐ Other _____ | ☐ Awning | ☐ Sign | ☐ Fencing |

Estimated Cost of Work: \$ 2200

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>MAY 15TH - 20TH 2015</u>	
☒ ALTERATION	☒ Front	☒ Side(s)	☒ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential ☐ Other _____		
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☒ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
<u>PAINT</u>	☐ Restoration	☐ Replacement	☐ New
	☐ Front	☒ Side(s)	☒ Rear
Material <u>WOOD TRIM</u> Style/type _____			
☒ SIGNAWNING	☐ New	☒ Restoration	☐ Replacement
Material <u>WOOD</u> Style/type _____ Dimensions _____			
☒ 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.

FRONT BREEZEWAY UPDATED/STABILIZED/ PAINT
SKILTS AROUND FRONT & SIDES TO PREVENT FURTHER DAMAGE
PAINT TRIM WORK - STABILIZE/UPDATE DECK @ REAR
BASEMENT ROCK FOUNDATION ISSUES (RE-MORTAR)
INSTALL NEW BASEMENT WINDOW W/ NEW WINDOW WELL
INSTALL DRAIN TILE & RE-SHAPE DRAINAGE ALONG ALL SIDES

SUBMITTAL CRITERIA CHECKLIST

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ALL WORK:

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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.
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- ☐ Color samples and placement on the structure.
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- ☒ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
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PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
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- ☐ 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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SIGNATURES

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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.

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

CONTRACTOR

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.

126 CHARLES



Date: 5/07/2015

Case No. H15017

Address: 270 MAIN ST

Staff Report

The applicant has submitted an application for Project Approval for work at 270 MAIN ST, for the construction of a NEW structure to be located in FOUNTAIN CITY Planning Unit in the City of Deadwood.

Applicant: MIKE GUSTAFSON

Owner: MICHAEL & APRIL GUSTAFSON

Constructed: NEW CONSTRUCTION

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This area of the historic district has been dramatically altered over the past 25 years. While in the historic districts, there is no visible historic resources remaining in the immediate area and the proposed location of the new construction is out of the site of the general public.

2. Architectural design of the resource and proposed alterations: The Gold Dust Casino would like to place next to the existing shop a new pole barn approximately 5 feet from property line; this building would be used for storage. The applicant is requesting permission to construct a new 24' x 48' metal pole barn with one 16' door and one walk-in doorway as submitted in Project Approval application dated April 27, 2015.

Attachments: Yes

Plans: Yes

Photos: No

Staff Opinion:

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

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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

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: 270 Main St.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Mike Gustafson
Address: 270 Main St.
City: Deadwood State: S.D. Zip: 57732
Telephone: 578-9177 Fax: _____
E-mail: _____

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

Contractor's Name: Dan Erskén
Address: 4425 E Colorado Blvd
City: Sparks, NV State: S.D. Zip: 57732
Telephone: 641-4976 Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT

- | | | | |
|--|--|--------------------------------------|--|
| ☐ Alteration (change to exterior) | ☒ New Building | ☐ Addition | ☐ Accessory Structure |
| ☒ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☐ Siding | Other _____ | |
| ☐ Other _____ | ☐ Awning | ☐ Sign | ☐ Fencing |

Estimated Cost of Work: \$ 23,500.00

DEADWOOD

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☒ NEW CONSTRUCTION	☐ Residential	☐ Other <u>Pole barn</u>	
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
	☐ Restoration	☐ Replacement	☐ New
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☒ 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.

24' x 48' Pole barn, Raster 2' Center
6x12 Pitch, OSB Sheeting with Metal
Exterior, One 16' Door + One Walk'in

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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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.

SIGNATURE OF OWNER(S)

DATE

 4-27-15

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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Date: 5/07/2015

Case No. H15018

Address: 52 LINCOLN AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 52 LINCOLN AVE, a CONTRIBUTING structure located in INGLESIDE Planning Unit in the City of Deadwood.

Applicant: TIM CONRAD

Owner: TIM & MONICA CONRAD

Constructed: 1885/2005

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant requests permission to replace siding on garage with cement or smart siding same finish and reveal as submitted in Project Approval application dated May 4, 2015.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The garage was constructed in 2005 with new wood siding. The siding's reveal was appropriate to the style of the house but has not been able to maintain proper coverage of paint. The applicant is requesting a substitute material with the same smooth finish and reveal of the existing siding on this newer resource.

It is staff's 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.

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City of Deadwood Application for ☒ Project Approval or ☐ Certificate of Appropriateness

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Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION	
Property Address:	52 Lincoln Av
Historic Name of Property (if known):	Home

APPLICANT INFORMATION	
Applicant is ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____	
Owner's Name: <u>Tim Conrad</u> Address: <u>52 Lincoln</u> City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u> Telephone: <u>920-1214</u> Fax: <u>578-2854</u> E-mail: <u>deadwoodelectric@rushmore.com</u>	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
Contractor's Name: <u>D</u> Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____	Agent's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____

TYPE OF IMPROVEMENT			
☐ Alteration (change to exterior)	☐ New Building	☐ Addition	☐ Accessory Structure
☐ New Construction	☐ Re-Roofing	☐ Wood Repair	☐ Exterior Painting
☐ General Maintenance	☒ Siding	Other _____	☐ Fencing
☐ Other _____	☐ Awning	☐ Sign	
Estimated Cost of Work: \$ _____			

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

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replace siding on garage with new.
~~Free~~ cementor smart siding same finish
& new
2005

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Fax (605) 578-2084

DEADWOOD

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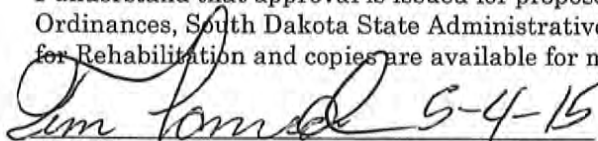
DEADWOOD CITY HALL
102 Sherman Street
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I understand that this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, 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.


5-4-15
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

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SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

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



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

05/07/2015

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

HP Commission Agenda for 05/13/2015

Historic Preservation Commission,

Please review the following requests for approval:

- 1) Richard Morgan- 2 Dudley
Extension Request
- 2) Nugget Saloon- 604 & 606 Main St
Commercial Life Safety Loan

Sincerely,

Mike Walker
Lending Director

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER



To be submitted to Historic Preservation Commission 05/13/2015

3 Month Extension Request Loan #CHPRWMORG

DATE: 05/07/2015
APPLICANT: Richard Morgan
PROPERTY ADDRESS: 2 Dudley
LOAN AMOUNT: \$29,822.00 (Matured 5/01/2015)
INTEREST RATE: 5%
PAYMENT AMOUNT: \$0
PURPOSE: Retaining Wall Loan
SECURITY: 2nd mortgage

OTHER HP LOANS:

Loan #	Balance	Rate	Term	Payment	Maturity
CONRWMORG	170,553.00	0	5yr	0	06/02/2019

UNDERWRITER'S REVIEW:

This loan is the borrower's portion of the retaining wall loan. The project is still under construction and the borrower is requesting an extension of the construction loans maturity date to 8/01/2015 to allow additional time to complete the project.

UNDERWRITER'S RECOMMENDATION:

I recommend the extension to allow the additional time needed to complete the retaining wall.

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

To be submitted to Historic Preservation Commission 04/08/2015

Commercial Loan Request

DATE: 05/06/15

APPLICANT: Nugget Saloon LLC

PROPERTY ADDRESS: 604 & 606 Main

LOAN AMOUNT: \$10,000 - 604 Main
\$50,000 - 606 Main

INTEREST RATE: 0% Life Safety

PAYMENT AMOUNT: \$250.00 for 20 years with a 7 year balloon

PURPOSE: Structural masonry repairs on the front of 606 Main,
electrical updates, emergency exits, a monitored security
and sprinkler system

SECURITY: 2nd mortgage

OTHER HP LOANS:

Loan #	Balance	Rate	Term	Payment	Maturity
--------	---------	------	------	---------	----------

UNDERWRITER'S REVIEW:

The owners: Wayne Morris, Richard Stone and Steven Stone (Stone Oil in Watertown) purchased the buildings. They have plans for retail in 606 Main and Food/Beverage in 604 Main. All of the restoration/rehab will be paid with their own funds, with the exception of the life safety items included in this loan.

Matt Steiner will be leasing the main floor of both buildings. He is very experienced in gift shops and food/beverage. There are also three rental units on the 2nd floor currently rented. The rents from all of these sources will be the primary source of repayment for the 1.49% Debt Service Ratio.

UNDERWRITER'S RECOMMENDATION:

Based on income and assets as well as a favorable debt service load I would recommend this loan request for approval.

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

From: Gail Crane [<mailto:gailonthego@mac.com>]
Sent: Wednesday, April 29, 2015 8:30 PM
To: Jon Crane
Subject: Nat'l Forest Service Honors BHHPT

U.S. Forest Service – News Release

Black Hills National Forest • Public Affairs Office • 1019 N. Fifth Street
Custer, SD 57730 • Voice [\(605\) 673-9216](tel:(605)673-9216) • Web: <http://www.fs.usda.gov/blackhills>

FOR IMMEDIATE RELEASE

Date: 4/24/15

Contact: Scott Jacobson, [\(605\) 673-9216](tel:(605)673-9216) or cell [\(605\) 440-1409](tel:(605)440-1409)

Partners and Employees Honored for their Dedication to the Black Hills National Forest

Black Hills Historic Preservation Trust Receives Award In Denver

Custer, SD – Dan Jirón, Regional Forester for the Rocky Mountain Region of the U.S. Forest Service announced the recipients of the 2014 Regional Forester Honor Awards. The Honor Awards recognize partner organizations and employees who significantly contribute to the U.S. Forest Service mission “to sustain the health, diversity, and productivity of the Nation’s forests and grasslands to meet the needs of present and future generations.”

“I have tremendous gratitude for the work across the region of Forest Service employees and partners, and today has been a great showcase of some of the top achievements,” said Jirón.

The Honor Awards recognize seven categories: Regional Partner of the Year, Restoration and Resiliency, Public Service, Safety, Cultural Transformation and Inclusion, Special Recognition, and Ranger District of the Year.

Three leading partners in the Black Hills National Forest Preservation Project were recognized as the **2014 Regional Partners of the Year** for their efforts at five key locations in the Black Hills listed or eligible for listing on the National Register of Historic Places: Mount Roosevelt, Gold Mountain Mine, Hardy Guard Station, Meeker Ranch, and the Harney Peak Lookout Tower. The Black Hills Preservation Trust, Region 1 Historic Preservation Team, and Deadwood Historic

Preservation Commission share a commitment to the history of the area as well as the national history of the US Forest Service.

“The incredible work and level of experience and knowledge necessary to preserve these facilities could not have been achieved without the partners being honored today coming together for the Forest and the American people,” said Craig Bobzien, Black Hills National Forest Supervisor.

The Regional Forester’s **2014 Safety Award** was presented to the Great Plains Interagency Medical Evacuation (Medevac) Training Group. Following the Dutch Creek Fatality in California in 2010, it became apparent that serious attention, planning and training for medical emergencies was needed in order to provide adequate care for agency employees and partners. The Great Plains Interagency Dispatch Center, along with other forest personnel and partners, developed the first Medevac training session in 2011, and annual participation has grown from 30 to over 200 participants in 2014. This tremendous work and program is the result of five organizations working together: The South Dakota National Guard, the Nebraska National Forest, South Dakota Wildland Fire, Black Hills Life Flight and the Black Hills National Forest.

Special Recognition from the Regional Forester also went to Brenda Anderson and Travis Lunders for their critical roles in helping the US Attorney’s office bring multiple Black Hills National Forest contractors to justice in a multi-agency, multi-jurisdictional fraud investigation.

As a member of the contracting staff, Anderson demonstrated outstanding support to all law enforcement agencies involved and continues to ensure that Forest Service contracts are administered appropriately and fairly on the Forest. Forest Service Special Agent Lunders was the lead investigator. The investigation was complex and took over four years to complete.

“SA Lunders and Ms. Anderson have consistently performed above and beyond the call of duty and provided outstanding support to the investigation, helping to bring justice to several contracted employees and the defrauded agencies,” said Acting Deputy Regional Forester Dan McCusker. “Their combined efforts are a prime example of commitment to duty and supreme public service.”



Regional Partnership of the Year: Black Hills National Forest Preservation Project
 L to R – Jerry Krueger (Black Hills National Forest Deputy Supervisor), Brian Ferebee (Deputy Regional Forester), Matthew Padilla (Hell Canyon Ranger District Archaeologist, Black Hills National Forest), Kevin Kuechenbecker (Deadwood Historic Preservation Commission), Skip Tillisch (Black Hills Historic Preservation Trust), Craig Bobzien (Black Hills National Forest Supervisor), Maribeth Gustafson (Deputy Regional Forester), Dan Jiron (Regional Forester)

The mission of the U.S. Forest Service is to sustain the health, diversity, and productivity of the nation's forests and grasslands to meet the needs of present and future generations. The agency manages 193 million acres of public land, provides assistance to state and private landowners, and maintains the largest forestry research organization in the world. Public lands the Forest Service manages contribute more than \$13 billion to the economy each year through visitor spending alone. Those same lands provide 20 percent of the nation's clean water supply, a value estimated at \$27 billion per year. The agency has either a direct or indirect role in stewardship of about 80 percent of the 850 million forested acres within the U.S., of which 100 million acres are urban forests where most Americans live



SOUTH DAKOTA
HISTORICAL
SOCIETY PRESS

Publishing South Dakota's Rich Heritage

23 April 2015

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

Dear Kevin:

Enclosed you will find the 2014 Deadwood Publications Fund report. Challenges related to publication of Laura Ingalls Wilder's *Pioneer Girl: The Annotated Autobiography* continue to affect our operations, but I am pleased to be submitting this report to you in a more timely manner than last year.

The year 2014 saw publication of only one Deadwood Publications Fund title: Richard Cerasani's *Love Letters from Mount Rushmore*, which was published in May 2014. The book sold slowly last year, but we finally succeeded in getting it into the Mount Rushmore system earlier this year, and we have good hopes for increased sales this coming summer. The book has received excellent reviews and was awarded the Mom's Choice Gold Award for Non-fiction Adult Books. The author has been invited to the 2015 South Dakota Festival of Books.

James D. McLaird's manuscript for the biography of Hugh Glass (slated for publication in 2016) was completed in this accounting period. All additional costs related to earlier Deadwood titles are grouped into three categories: royalties/backlist maintenance, marketing, and fees.

Our partnership with the City of Deadwood makes it possible for us to offer excellent publications to the reading public. Thank you. We look forward to working with you in the years to come.

Sincerely,


Nancy Tystad Koupal
Director

Deadwood Publications Fund Report, 2014

Established Oct. 2000

Endowment (\$100,000)	31 Dec. 2012	31 Dec. 2013	31 Dec. 2014
Balance	\$120,590	\$ 132,942	\$145,854

Revolving (\$150,000)	31 Dec. 2012	31 Dec. 2013	31 Dec. 2014
Balance	\$72,477	\$ 83,132	\$ 73,687

Deadwood Revolving Itemization

Beginning Balance	\$ 83,132
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Expenses 1 Jan. 2014–31 Dec. 2014

Letters from Mount Rushmore 5/14 \$ 29,685

Admin/Editorial	\$ 4,250
Design/Layout/Index	\$ 5,370
Printing	\$ 16,386
Marketing	\$ 3,679
	<u>\$ 29,685</u>

Future titles (readings, research, advances)

<i>Hugh Glass</i>	\$ 2,500	\$ 2,500
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Royalties and backlist maintenance \$ 1,622

Marketing—general (catalog/website prorated) \$ 2,587

Finance charges and credit card fees \$ 1,304

TOTAL EXPENSES \$ 37,698

\$ 45,434

Income 1 Jan. 2014–31 Dec. 2014

Interest and Endowment Distribution \$ 2,379

Sales of Deadwood Publications Fund titles \$ 21,002

Market Valuation Adjustments \$ 4,872

TOTAL INCOME \$ 28,253

Revolving Account Balance, 31 Dec. 2014 \$ 73,687

BOOKS

What are you reading?

Do you or your book club have a good book to recommend? Share what you're reading and why

9/21/14 RC

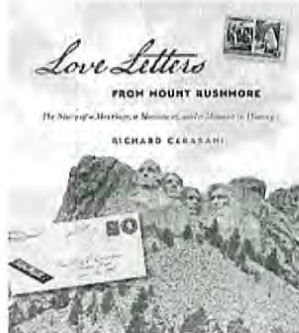
'Love Letters from Mount Rushmore' wins award

Journal staff

"Love Letters from Mount Rushmore: The Story of a Marriage, a Monument, and a Moment in History" by Richard Cerasani has won the Gold Award for Non-Fiction, Adult Books, from Mom's Choice Awards.

Focusing on the story of Arthur Cerasani, a sculptor on the Mount Rushmore National Memorial from March to September of 1940, the book was published this year by the South Dakota State Historical Society.

An artist from Rochester, New York, Arthur Cerasani lived in the Black Hills, while his family remained over 1,500 miles away in Avon, N.Y. He



and his wife Mary stayed connected through daily letters.

Their correspondence, presented in "Love Letters from Mount Rushmore" with never-before-seen photographs, brings to light the everyday trials of working on the Mount Rushmore Memorial and the strength of the human

spirit.

The book's author, Richard Cerasani, is the middle son of Arthur and Mary Cerasani. Using letters, photographs, art and personal memories, he shares the story of his parents and other workers on the national monument. A professional actor made famous by his role as the villain Bill Watson on "General Hospital," Richard Cerasani has acted under the stage name Richard Caine for over 50 years.

"Love Letters from Mount Rushmore" is available in hardcover for \$29.95 plus shipping and tax and can be purchased from most bookstores or ordered from the South Dakota Historical Society Press.

Book on Jewish food features intro by Joan Rivers

Associated Press

NEW YORK | A few months before she died, Joan Rivers agreed to contribute to a book about Jewish food.

She began with some old family stories and some old Jewish jokes.

"What does a Jewish woman make for dinner? Reservations."

"You know how they butcher kosher meat, right? The cows aren't slaughtered. They're

memories from Don Rickles, Isaac Mizrahi and Itzhak Perlman, among others.

PowerHouse press liaison Abbe Aronson, also a contributor to the book, says she spoke to Rivers in April. The conversation was supposed to last just a few minutes, but ran for nearly an hour. They ended up with so much material that PowerHouse decided to use it for the introduction.

"The more we chatted

stories as a way to keep these memories alive, for not only herself but for her family."

The gateway to great Jewish food, Rivers told Aronson, was not through her mother. Rivers, a native and lifelong resident of New York City, credited her father, a doctor who had a "huge ethnic practice" in Brooklyn.

"Obviously, most patients paid him but some could not afford to

BOOK BRIEFS

DR. FRANCIS
BANDETTINI
& MATT NILSEN

AMERICAN
JACKAL

Medical thriller based in Sioux Falls

Francis Bandettini, psychiatrist practicing in Sioux Falls and Balt enters his second week of an Amazon Kindle medical thriller best-selling author.

Thousands downloaded his book, American Jackal, on Amazon.com during its first week of availability.

"We're ecstatic with the interest readers have shown in South Dakota the United States and beyond," Bandettini says. "We wanted to write a story that puts us on the map as thriller novelists, while also framing it in the world of psychiatry and state of South Dakota."

"American Jackal" features the fictional protagonist, Troy Stok M.D., who practices psychiatry in Sioux Falls. One of his high-profile

Bandettini

Fall 2014

history would not have ranked as the biggest story of the year in 1876.

TIMOTHY G. ANDERSON
University of Nebraska-Lincoln
Lincoln, Nebr.

Love Letters from Mount Rushmore: The Story of a Marriage, a Monument, and a Moment in History

Richard Cerasani. Pierre: South Dakota State Historical Society Press, 2014. 193pp. Illus. Map. Ind. Cloth. \$29.95.

Richard Cerasani, searching for a family heirloom in the attic of his late parents' house, instead found a trunk filled with memorabilia from an important time in their lives. That discovery, which included letters, diaries, and photograph negatives, resulted in this beautifully designed book.

Arthur Cerasani and Mary Grow met during the summer of 1935 in New York State. He was the son of Italian immigrants, aspiring to a career as an artist; she was the daughter of a prosperous family descended from colonial ancestors. Despite objections from both families, they married a year later. By 1940, they were struggling to support themselves and two children as the Great Depression lingered. Early that year, Cerasani and Gutzon Borglum worked together on a small project, and Borglum asked Cerasani to come to the Black Hills of South Dakota to assist in completing the massive sculpture underway at Mount Rushmore.

Arthur Cerasani traveled to Mount Rushmore in March of 1940. For the next six months, except for a few weeks when Mary managed a trip to the site, the couple kept up a constant correspondence. This book, written by their son, blends text with excerpts from their letters and from Mary's diaries; several of the pages are reproduced as illustrations. The excerpts mainly address the couple's personal situation and dilemmas. Arthur expressed his dismay at the work

he was expected to do, his living conditions, his salary, his inability to pin Gutzon Borglum down about his future prospects, and—always—his grief at being away from his wife and sons. In her letters, Mary emphasized her affection and her loneliness, but she also lectured her husband about becoming self-reliant, ignoring gossip, planning ways to approach Borglum diplomatically, and doing whatever needed to be done. Arthur was often low in spirits; Mary once declared, "I don't believe in being unhappy, but I would be happier with you" (p. 97). The reflection of the strong bond between these two people with different backgrounds and different personalities, expressed through their own writings, is the strength of this book.

This volume is not a history of Mount Rushmore, and those who know little about the monument will find references to its inception and development too brief and too vague for a broad understanding of the historical context. However, there are new nuggets of information that will please both scholars of Mount Rushmore history and general readers with an interest in the subject. Arthur Cerasani's insights into the personalities of Gutzon Borglum and Lincoln Borglum and his descriptions of the living and working conditions of the workers on Mount Rushmore provide first-person observations. His discussions of the tensions in the weeks leading up to the shutdown of work on the mountain contain details about the end of the sculpture's developmental stage. The more than seventy-five photographs in the book are particularly important; nearly half of the Mount Rushmore-related images are from the author's personal collection and are published here for the first time.

Love Letters is primarily a personal story, but anyone who is interested in the history of Mount Rushmore will want to read and peruse this book.

SUZANNE BARTA JULIN
Missoula, Mont.