

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 29, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. Approval of Minutes from January 8, 2014
3. Voucher Approval
4. Old or General Business
 - a. Cemetery Headstones
 - i. #14001 – Hoffmann, Albert E – DOD 7/25/1928
 - ii. #14002 – Brown, James E – DOD 9/22/1943
 - b. Outside of Deadwood Grant Program recommendations
 - i. Black Hills Historic Preservation TrustMeeker Ranch..... Custer
 - ii. Black Hills Mining Museum.....Archival Development.....Lead
 - iii. City of Buffalo Gap.....Community CenterBuffalo Gap
 - iv. Fall River County Historical Society.....Pioneer MuseumHot Springs
 - v. United Church of ChristExterior Rehabilitation Belle Fourche
 - vi. Meeting the NeedWindow repairs..... Keystone
 - vii. NeighborWorks.....Street FlagsLead
 - viii. Newell MuseumChurch MuseumNewell
 - ix. Northern Hills Ranger District.....Hardy Guard Station.....O’Neill Pass
 - x. SDSHS Foundation.....Archival Development..... Pierre
 - xi. Tomahawk Lake Country Club.....Fairway PreservationLead
 - xii. Verendrye MuseumRailroad Depot Project..... Ft. Pierre
 - xiii. Yankton County Historical SocietyMead BuildingYankton
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case #14001 - 366 Main St - Optima LLC
 - b. Case #14002 – 370 Main St – Optima LLC
 - c. Case #14003 – 874 Main St - Dale Berg

7. Revolving Loan Fund/Retaining Wall Program Update

a. Retaining Wall Applications

- 4 Sampson St – Verna Sandidge

b. Revolving loan Program/Disbursements

- 17 Fillmore – Kevin Bloom
- 91 Forest – Naomi Gathman
- 23 Emery – Melody Lawson
- 23 Emery – Melody Lawson
- 42 Lincoln Ave – George Wood

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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

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1. Call meeting to Order
2. Approval of Minutes
 - a. Approval of Minutes from December 23, 2013
3. Voucher Approval
4. Old or General Business
 - a. "The Art of Handcrafting Slate" video presentation
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - 19 Centennial – Gregory Vecchi & Monica Beers
 - 838 Main St – Douglas Stanford
 - 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
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CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, January 8, 2014

Present Historic Preservation Commission: Chairman Willie Steinlicht, Vice-Chair George Milos, Michael Johnson, Lynn Namminga, Chuck Williams and Laura Floyd were present. Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services and Historic Preservation Officer, Kevin Kuchenbecker, were also present.

Absent: Darin Derosier was not present.

Present City Commission: Jim Van Den Eykel was present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, January 8, 2014 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of December 23, 2013 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Milos to approve the Minutes of Monday, December 23, 2013. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Milos and seconded by Mrs. Floyd to approve the HP Operating Account in the amount of \$208,811.05. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Milos and seconded by Mr. Johnson to approve the Bonded Account in the amount of \$6,330.60. Aye – All. Motion carried.

Old or General Business:

“The Art of Handcrafting Slate” Video presentation

Mr. Kuchenbecker presented the Evergreen Slate Company’s video that depicts the history, mining and making of the slate tiles used to replace the roof on the Depot Visitor Center.

New Matters before the Deadwood Historic District Commission:

No applications were addressed at this meeting.

New Matters before the Deadwood Historic Preservation Commission:

No applications were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

HPC Meeting
Wednesday, January 8, 2014

Revolving Loan Program/Disbursements

It was moved by Mrs. Floyd and seconded by Mr. Milos to approve the HP Revolving Loan Fund disbursement in the amount of \$315.35, 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. Ms. McCracken stated that the financials are as of November 2013.

19 Centennial – Gregory Vecchi & Monica Beers

It was moved by Mr. Milos and seconded by Mr. Johnson to forgive the Special Needs Windows Program loan to Gregory Vecchi & Monica Beers, 19 Centennial, in the amount of \$3,000.00 as it met all criteria for forgiveness as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit A and incorporated herein by this reference.)

838 Main St – Douglas Stanford

It was moved by Mr. Namminga and seconded by Mr. Williams to forgive the Special Needs Elderly Program loan to Douglas Stanford, 838 Main St, in the amount of \$10,000.00 as it met all criteria for forgiveness as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit A and incorporated herein by this reference.)

Retaining Wall Program/Disbursements:

No disbursements were addressed at this meeting.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

- The Parking and Transportation Committee interviewed four finalists for creation of the Lower Main master plan; a recommendation will be made before City Commission on January 21 to hire Chamberlain Architects;
- The Capital Improvement Committee met to review 2014 projects and discussed 2015 projects as to present for Budget request; all projects under Historic Preservation are underway or contracts are being drawn up;
- The Governor's Conference on Tourism is scheduled for January 22-23, 2014 in Pierre;
- The Cemetery Committee meeting had 4 applications of which 2 meet the criteria;
- The Deadwood Revitalization Design and Promotion Sub-committees met this week with 24 community members who attended;
- The Historic Preservation Commission's next meeting will be on January 29, 2014.

Other Business:

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of January 8, 2014 adjourned at 5:21 p.m.

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Kate Storhaug, Historic Preservation Office/ Recording Secretary

DEADWOOD

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

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

Mike Runge
City Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: January 14, 2014
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Headstone Grant Applications: #14001 Hoffmann, Albert Elroy and #14002 Brown, James E.**

On January 7, 2014 the Cemetery Committee, a subcommittee of the Deadwood Historic Preservation Commission met and reviewed the below listed headstone grant applications.

- **#14001, Hoffmann, Albert Elroy, D.O.D 07/25/1928**
- **#14002, Brown, James E., D.O.D. 09/22/1943**

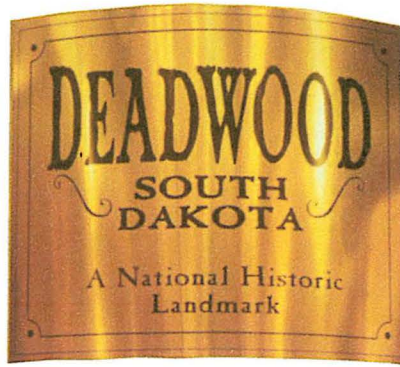
As part of the grant program, applicants are required to furnish photographs, family trees, and any other pertinent information for the Historic Preservation Files. This information will be scanned and placed in the City's IMS (Internet Mapping Server) program.

After reviewing the applications, the Cemetery Committee moved to approve the two applications for the 2014 Headstone Grant Program.

RECOMMENDATION

Accept applications #14001 and #14002 into the 2014 HPC Headstone Grant Program as approved by the Cemetery Committee on January 7, 2014. Applications are attached to this memorandum.

Project Number: 14001
Application Date: 01/07/2014



CEMETERY HEADSTONE GRANT APPLICATION

CITY OF DEADWOOD
108 Sherman Street
Deadwood, SD 57732
Tel: (605) 578-2082 Fax: (605) 578-2084

APPLICANT INFORMATION:

Name:	<u>Leann L. Kildberger</u>
Address:	<u>8620 N. 8th Street</u>
City/State/Zip:	<u>Phoenix, Az 85020</u>
Phone Number:	<u>602-997-2865 602-377-3238 (cell)</u>
Email Address:	<u></u>

BACKGROUND INFORMATION:

Deceased Name(s):	<u>Albert & Gray Hoffman</u>						
Date of Death:	<u>July 25, 1928</u>						
Cemetery:	<u>Mt Marich</u>						
Individual or Family Plot:	<u>Family plot</u>						
Addition:	<u>3</u>	Section:	<u>1</u>	Lot:	<u>127</u>	Plot:	<u></u>

**CITY OF DEADWOOD
CEMETERY HEADSTONE GRANT APPLICATION**

1. Personal Information:

Nominee Name: Albert Elroy Hoffman
Nickname(s): "Bud" "Ray"
Maiden Name (if applicable): _____
Date and Place of Birth: December 19, 1918 Sturgis, SD
Date of Death: July 25, 1928

2. Family Information:

Mother's Name: Blanche Mae Hoffman
Date and Place of Birth: Sept. 30, 1890 Matley, MN
Father's Name: Albert Mathias Hoffman
Date and Place of Birth: April 16, 1899 Allertington SD
Siblings: Raymond, Alice, Jack, Maurice, James
and Doris Hoffman
Spouses Name: _____
Marriage Date: _____ Living or Deceased: _____
Children (Please list ALL Children): _____

3. Education/Major Employment:

Level: _____ Name of School/Location: _____
Year Graduated: _____ Degree: _____
Dates: _____ Name/Location of Employer: _____
Brief Description of Duties: _____

OVERVIEW OF PROGRAM:

Since 2006 the Deadwood Historic Preservation Commission has allocated funds for the installation of cemetery markers on unmarked graves within the historic city owned cemeteries of Deadwood. The purpose of this program is to assemble genealogical information on individual(s) and family(s) interred at Mt. Moriah Cemetery and St. Ambrose Catholic Cemetery. Applicants are required to furnish information which can be scanned in and placed on the City's IMS (Internet Mapping Server) program located at www.deadwoodims.com or the City of Deadwood's webpage www.cityofdeadwood.com

STIPULATIONS OF THE HEADSTONE GRANT PROGRAM

The program is designed for one name per cemetery monument. For any additional names, separate applications will need to be filled out and submitted separately to the Historic Preservation Office. Due to cost and significant amount of unmarked graves in the historic Deadwood cemeteries, burials which pre-date the year 1950 are eligible for the program. Nominations which post-date the year 1950 may be eligible under the review and recommendations of the Cemetery Committee.

APPLICATION REQUIREMENTS:

Individuals who would like to participate in the Cemetery Headstone Grant Program are required to fill out the Cemetery Headstone application and submit supporting documentation on the nominee in the form of:

1. Birth certificate and/or birth announcement, or relevant document
2. Death certificate and/or obituary or relevant document
3. Copies of census records pertaining to the nominee for the years 1870 to 1930
4. Copies of family history pertaining to the deceased
5. Family tree
6. Copies of photographs showing the nominee and/or family
7. Other relevant documents which will aide in the interpretation of the nominee

All submitted applications will be reviewed by the Cemetery Committee, a subcommittee of the Deadwood Historic Preservation Commission. Depending on the completeness of the application, placement of the monument will take two to six months from submission of the application. Successful applicants will receive a formal letter from the Deadwood Historic Preservation Office indicating the admission into the program.

STONE REQUIREMENTS:

Successful applications will be awarded one 16 inch tall by 16 inch wide wedge shaped headstone (See figure #1 for size). The inscription on the face of the monument will be limited to the following information:

- Deceased name (first name, middle initial, last name)
- Birth year (four digit)
- Death year (four digit)

The vital information of the nominee will be a sunken letter laid out in Roman Type font (see figure #2 for font size and layout). Any additions or modifications to the aforementioned layout will be at the applicant's expense and may delay the progress of the grant.

BIRTH RECORD INFORMATION

BOOK A PAGE 25 NUMBER 1070

DATE OF BIRTH Dec. 19, 1918
Month, day, year

FULL NAME OF CHILD Albert Elroy Hoffman Sex M
PLACE OF BIRTH Sturgis Meade Co. SD
City or Town, county state

FATHER

MOTHER

Full Name Albert M. Hoffman
Address _____

Full Maiden Name Blanch Brown
Address _____

Birthplace Arlington, SD.

Birthplace Motley Morrison Co. MI.

Occupation _____

Occupation _____

No. of other children born to this mother _____

No. of other children now living _____

ATTENDING PHYSICIAN or MIDWIFE _____

DATE RECORDED WITH REGISTRAR _____

CERTIFICATE OF DEATH RECORD

BOOK 2 PAGE 55 NUMBER 282

DATE OF DEATH July 25, 1928 AGE 9
Month, day, year

~~_____~~ 1910 Sturgis, SD

DECEDENT'S NAME Albert Elroy Hoffman SEX M
First, Middle, Last.

PLACE OF DEATH Lawrence County, SD
Facility, city, town, location county

MARITAL STATUS single SURVIVING SPOUSE _____

RESIDENCE ADDRESS Lead, SD OCCUPATION _____
CITY, County State

PARENTS Albert M. Hoffman Blanch Brown
Fathers name Mothers Maiden Name

INFORMANT _____
Name Address

CAUSE OF DEATH 2:30 AM Gunshot wound side of head accidental

DISPOSITION Buried Mt Moriah Cenetery Deadwood, S.D.
Buried Date name and address of cemetary
Lot-----Block-----or Plot

NAME OF FUNERAL DIRECTOR _____

FILED WITH REGISTRAR _____
Date County

Little Hoffman Boy Died of His Wound

Roy Hoffman, 9-year-old son of Mr. and Mrs. Albert Hoffman of the Mountainview ranch in Spearfish canyon, died in the Homestake hospital at 2:35 o'clock yesterday morning after a brave fight since last Saturday afternoon for his life. The boy accidentally shot himself in the head with a .22 caliber rifle last Saturday afternoon while he was hunting and berry picking with an older brother on the ranch of his grandfather, James Brown a short distance from the top of the Strawberry hill, south of Lead. The bullet entered the boy's temple and penetrated the brain. As his brother was ahead of him he did not see just how the accident happened.

He was taken immediately to the Homestake hospital in Lead where everything possible was done in an effort to save his life, though little hope was held out.

Albert Elroy Hoffman is survived by his parents, four brothers and two sisters, and his grandparents, Mr. and Mrs. James Brown.

Funeral services will be held on Friday afternoon at 2 o'clock from the parlors of the Meade mortuary, in Lead, and will be conducted by Rev. J. M. Gurley, pastor of the Lead and Deadwood Baptist churches. Burial will be made in Mt. Moriah cemetery in Deadwood.

Little Boy Wounded Seriously on Sunday

Roy Huffman and his brother have been spending a part of the vacation time with their grandparents, Mr. and Mrs. James Brown at the latter's farm on the Puritan hill road, and had been having a splendid time, enjoying themselves as boys who have been brought up in a mountain country. Saturday afternoon they left for a trip through the woods near the Brown place, each being armed with a .22-calibre rifle, and were looking for squirrel and other small game, both boys being familiar with the use of the rifles, hoping to make a bag of game to add to the pails of berries which they were engaged in picking. The brother had gone ahead a short ways when he heard a shot, and then Roy exclaim: "I've shot myself, Oh!" His brother hurried to Roy's side, and found that he had shot himself in the head, the bullet from the .22 penetrating the skull and lodging in the brain. Roy was picked up by his brother and carried to the Brown home, and from there was hurried to the Homestake hospital, where an examination disclosed the fact that the bullet had penetrated to the brain, making a most serious wound.

When first taken to the hospital it was believed that the wound would prove fatal, and the little fellow, who is but 10 years old, was given but a short time to live. However, he passed through the night and the following day and night and seemingly his condition was improving, and yesterday evening there was hope that he would survive the wound. No effort has been made to extract the bullet, and will not be until the little boy has recovered from the shock and has grown stronger. His parents live in the Spearfish canyon.



Bud Hoffman

Albert Elroy Hoffman

Notes

ALBERT ELROY HOFFMAN b Dec 19, 1918, Sturgis, Meade Co (Recorded Bk A pg 25) to ALBERT MATHIAS & BLANCHE HOFFMAN. BUD or ROY as he was called died July 25, 1928, at the Homestake hospital. He died from an accidental gunshot wound.

Burial in Mt Moriah Cemetery in Deadwood, SD.

Obituary:

FAMILY GROUP No. _____ **Husband's Full Name** HOFFMAN, Albert Mathias

This Information Obtained From:		Husband's Data	Day	Month	Year	City, Town or Place	County or Province, etc.	State or Country	Add. Info. on
Birth		16	Apr	1899	Arlington, Brookings Co., SD				#15903
Chr'nd									
Mar.		23	Mar	1918	Sturgis, Meade Co., SD				Bk D Pg
Death		5	July	1983	Spearfish, Lawrence Co., SD				Bk D Pg
Burial		8	July	1983	Whitewood, Lawrence Co., SD			Lot 113 sec 4	grave
Places of Residence									
Occupation _____ Church Affiliation <i>Catholic</i> Military Rec. _____									
Other wives, if any. No. (1) (2) etc. Make separate sheet for each mar.									
His Father Mathias Hoffman Jr Mother's Maiden Name Bertha Collins									

		Wife's Full Maiden Name VAN VRANKEN(Mathews/Brown) Blanc							
		Wife's Data	Day	Month	Year	City, Town or Place	County or Province, etc.	State or Country	Add. Info. on
Birth		29	Sept	1890	Motley, Morrison Co., Minn.			Bk B pg	8 line
Chr'nd									
Death		15	Nov	1972	Spearfish, Lawrence Co., SD				#7332
Burial		18	Nov	1972	Mt Moriah, Lawrence Co., SD (Dwd)				
Places of Residence									
Occupation _____ if other than Housewife _____ Church Affiliation _____									
Other husbands, if any. No. (1) (2) etc. Make separate sheet for each mar.									
City, State _____ Her Father S.M. Mathews Mother's Maiden Name Georgine Branha									

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 lists and full descriptions of many genealogical aids.

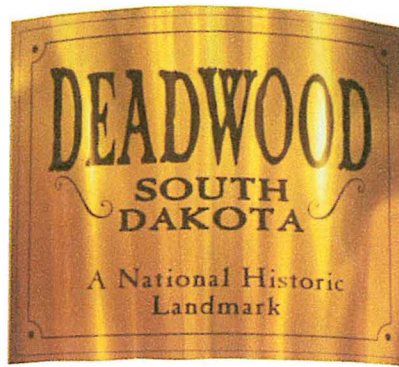
Sex	Children's Names in Full (Arrange in order of birth)	Children's Data	Day	Month	Year	City, Town or Place	County or Province, etc.	State or Country	Add. Info. on
1	Albert Elroy Full Name of Spouse*	Birth	19	Dec	1918	Sturgis, Meade Co., SD			Bk A pg
		Mar.							
		Death	25	July	1928	Deadwood, Lawrence Co., SD			Bk 2 Pg
		Burial				Mt Moriah Cem., Dwd, Lawrence Co SD			
2	Alice Esther Full Name of Spouse* Isaac Nikolas Stoor	Birth	21	Oct	1920	Sturgis, Meade Co., SD			Bk A Pg 3
		Mar.	31	Aug	1940	Hastings, Adams Co., Nebr.			
		Death	29	May	1997	Spearfish, Lawrence Co., SD			Bk D #342
		Burial	31	May	1997	Whitewood Cem. Lawrence Co., SD			
3	Maurice Matthew Full Name of Spouse* Delores Faye Brewer	Birth	10	Jan	1922	Two Bit, Lawrence Co., SD			Bk 2 Pg
		Mar.	6	Oct	1946	Whitewood, Lawrence Co., SD			Bk 33pg21
		Death							
		Burial							
4	James Leslie Full Name of Spouse* Maxine M. Miklethun	Birth	7	Feb	1924	Deadwood, Lawrence Co., SD			Bk 3 Pg
		Mar.	23	June	1941	California			
		Death							
		Burial							
5	Dewey Jack Full Name of Spouse* Arllys June Franson	Birth	13	June	1925	Deadwood, Lawrence Co., SD			Bk 3 Pg2
		Mar.	28	July	1946	Whitewood, Lawrence Co., SD			Bk 33 Pg 25
		Death	4	Aug	1973	Salt Lake City, Salt Lake Co., Utah			
		Burial				Hamilton, Ravalli Co., Mt.			
6	Doris Mae Full Name of Spouse* Dale Maloy Bruns	Birth	23	Feb	1927	Pluma, Lawrence Co., SD			Bk 3pg50-4
		Mar.	18	July	1948	Whitewood, Lawrence Co., SD			Bk 34 Pg 29
		Death	3	Apr	1996	Rapid City, Pennington Co, SD			
		Burial	6	Apr	1996	B. H. Natl. Cem Sturgis, Meade Co SD			
7	Full Name of Spouse*	Birth							
		Mar.							
		Death							
		Burial							
8	Full Name of Spouse*	Birth							
		Mar.							
		Death							
		Burial							
9	Full Name of Spouse*	Birth							
		Mar.							
		Death							
		Burial							
10		Birth							

1920 United States Federal Census
 State: Ill. NAR
 County: Ward
 City/Township: Mendota Village

Enumeration District: 225
 Sheet Number: 15
 Enumeration Date: Feb 17-19

Name of each person whose place of abode on January 1, 1920, was in this family	Relationship to head of family	Sex	Age	Married within last year	Color or race	Single born in U.S.	Single foreign born	Married foreign born	Widow foreign born	Divorced foreign born	Naturalized citizen	Citizen by birth	Citizen by naturalization	Citizen by naturalization at which place	Number of years in U.S.	Place of birth	Place of birth of father	Place of birth of mother	Ancestry of great-grand- father	Ancestry of great-grand- mother	
																					Married within last year
Alfred	Head	Male	40		White																
Agnes	Wife	Female	34		White																
Alfred	Son	Male	14		White																
Blanche	Daughter	Female	10		White																
Ray	Son	Male	10		White																
Ray	Son	Male	10		White																
Ray	Son	Male	10		White																

To transfer the 1920 census online, visit www.ancestry.com
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CEMETERY HEADSTONE GRANT APPLICATION

CITY OF DEADWOOD
108 Sherman Street
Deadwood, SD 57732

Tel: (605) 578-2082 Fax: (605) 578-2084

APPLICANT INFORMATION:

Name:	<u>Leann B Kildberg</u>
Address:	<u>8620 N. 8th Street</u>
City/State/Zip:	<u>Phoenix, Az 85020</u>
Phone Number:	<u>602-997-2865</u> <u>602-377-3238 (cell)</u>
Email Address:	_____

BACKGROUND INFORMATION:

Deceased Name(s):	<u>James E Brown</u>		
Date of Death:	<u>September 22, 1943</u>		
Cemetery:	<u>Mt. Mariah</u>		
Individual or Family Plot:	<u>Family plot</u>		
Addition: <u>3</u>	Section: <u>1</u>	Lot: <u>127</u>	Plot: _____

**CITY OF DEADWOOD
CEMETERY HEADSTONE GRANT APPLICATION**

1. Personal Information:

Nominee Name: James E. Brown
Nickname(s): _____
Maiden Name (if applicable): _____
Date and Place of Birth: July 10, 1852 Atlanta, Georgia
Date of Death: September 22, 1943

2. Family Information:

Mother's Name: Elizabeth Cook
Date and Place of Birth: Georgia
Father's Name: James Edward Brown
Date and Place of Birth: England
Siblings: _____
Spouses Name: Georgina Branham
Marriage Date: _____ Living or Deceased: Deceased
Children (Please list ALL Children): Blanche Brown Hoffman

3. Education/Major Employment:

Level: _____ Name of School/Location: _____
Year Graduated: _____ Degree: _____
Dates: _____ Name/Location of Employer: Mining Prospector
Brief Description of Duties: _____

OVERVIEW OF PROGRAM:

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APPLICATION REQUIREMENTS:

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2. Death certificate and/or obituary or relevant document
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SOUTH DAKOTA
CERTIFIED COPY OF DEATH RECORD

COUNTY OF Lawrence

COUNTY NUMBER 2341

NAME	first	middle	last	
James Edward Brown				
DATE OF DEATH	sex	race	age	soc. sec. no.
9/22/1943	M	W	91	
PLACE OF DEATH County, Town or Location				
Lawrence		Deadwood		

NAME OF SPOUSE	Georgina
FATHER'S NAME	James Edward Brown
MOTHER'S MAIDEN NAME	Elizabeth Cook

INFORMANT NAME	Mrs. James Brown
----------------	------------------

CAUSE OF DEATH	Hypostatic pneumonia	
Immediate Cause	Fractured hip	
due to		
due to		
(<input checked="" type="checkbox"/>) Accident	() Suicide	() Homicide

MEDICAL CERTIFIER—Name	Title
F. S Howe	MD

DATE FILED	9/25/1943
------------	-----------

I, Yvonne Foreman, Register of Deeds

of Lawrence County, certify that the above is a true and correct copy of information appearing on the record of death.

SEAL

Seal of the Register of Deeds
Deadwood

affixed at _____
South Dakota, this 6 day
of November, 1980

No 74910

R. M. B. B.

Corsica Blockaded

JAMES BROWN, PIONEER, DIES

Charter Member Of
Black Hills Society
Was 91 Years Old

James Brown, 91, one of the few remaining charter members of Black Hills Society of Pioneers, died at St. Joseph's hospital last night at 8:30 o'clock, from infirmities due to advanced age, complicated by a broken hip which he suffered several days ago at his home on Strawberry hill.

Mr. Brown was born in Georgia in 1852, and came to this section of the Black Hills in 1875. He pursued the occupation of mining prospector during most of his long residence here.

He is survived by his wife, a daughter, Mrs. Albert Hoffman, who arrived here Monday night from the west coast, and several grandchildren, including Ray Brown, Mrs. Alice Stoor, James, Jack, Morris, and Doris Hoffman.

Funeral services will be held from the Buehler funeral home in Deadwood Saturday afternoon at 2 o'clock, with the Rev. Stephen J. Jones of the Lead Presbyterian church officiating. Interment will be in Mt. Moriah cemetery.

MOST INTENSIVE SCRAP CAMPAIGN STARTS OCT. 1

MINNEAPOLIS, Sept. 23.—The most intensive campaign to collect

BABY PHOTO TRAPS FATHER



Discovery of an infant's photograph (right), led police to the child's father, Edward Damiani, Chicago, who confessed participating in fatal poison gas holdup of a currency exchange. Detectives searched through hundreds of studio negatives to make the identification. (NEA Telephoto.)

RED TROOPS STORM INTO WHITE RUSSIA AT GOMEL

Nazis Announce Abandonment Of Paltova

LONDON, Sept. 22.—(AP)—The Moscow radio said today soviet troops are storming into White Russia in the Gomel sector shortly after a German announcement that nazi forces have abandoned Paltova, gateway to the heart of

WALTON LEAGUERS URGE SAVING OF DUCK FEATHERS

MINNEAPOLIS, Sept. 23.—Feathers from ducks shot in Minnesota this season will go into sleeping bags, fliers' vests and

AUSTRALIAN LANDING FORCE MENACES JAPS

Nip Remnants Destroyed At Arundel In Solomons

ALLIED HEADQUARTERS Southwest Pacific, Sept. 23.—(AP)—General Douglas MacArthur announced today the sea borne landing of Australian troops aboard Finschhafen, enemy base 60 miles northeast of Lae, on the New Guinea coast, and the destruction of remnants of a Japanese garrison on Arundel island in the Solomons.

Under protection of war ships and planes, the Australians went ashore against enemy opposition at dawn Wednesday, six miles above peace-time mission headquarters, and just below the So river.

Capture of Finschhafen on the Huon peninsula, which is most suitable for ground action than any other territory previously attacked on New Guinea, would give General MacArthur control of the gulf within over-water striking distance of Japanese-held New Britain and its stronghold Rabaul.

On Arundel, directly west of New Georgia, American jungle troops destroyed enemy troops and reinforcements on the island's north shore and west on near Saga Korasa island, to move within artillery shelling distance of the Japanese garrison at Vila across

Pioneer Of '76 Dies Wednesday

Deadwood, Sept. 24 — James Brown, 91, died Wednesday evening in St. Joseph's hospital where he had been a patient for some time. He suffered a broken hip at his home on Strawberry hill several days ago, which with his advanced age, made his condition critical.

He came to the Black Hills Sept. 10, 1876, in the earliest days of the gold rush and had lived here practically all his life since. He went first to Lead where he was interested in mining, and later took up a homestead on Strawberry hill which has been his home for many years.

He was a member of the Society of Black Hills Pioneers and served as its president in 1935 and 1936.

He is survived by his widow and daughter, Mrs. Albert Hoffman, who arrived here Monday, and several grandchildren, including Ray Brown, Mrs. Alice Stoor, James, Jack, Morris and Doris Hoffman.

Services will be held Saturday at 2 p. m. in the Buehler chapel, with the Rev. Stephen J. Jones of the Presbyterian church at Lead giving the sermon. The Pioneer Society will assist in the arrangements and will provide the escort.

Interment will be in Mt. Moriah cemetery.

Deadwood, Sept. 27 — Last rites for James E. Brown, Black Hills pioneer prospector who died Wednesday, were held in the Buehler Funeral chapel Saturday afternoon under the direction of the Society of Black Hills Pioneers.

The Rev. Stephen Jones, pastor of the Lead Presbyterian church, officiated, and burial was in Mt. Moriah cemetery, where many pioneers are interred.

Pallbearers were Albro Ayres, Charles Furois, Colburn Ruth, Carl Kubler, George Veitl and Cushman Clark. The honorary escort included Albert Anderson of Sturgis, Robert C. Hayes, R. L. Todd, William G. Rice, John T. Milek of Sturgis, William Frackleton, John T. Heffron, John Neary, Frank Waugh, Mason Tyler, Dan Walsh and Charles Windolph.

Cards Of Thanks 4

We wish to express our deep appreciation to the Pioneer Society and to the many friends and neighbors for their many acts of kindness and beautiful floral offerings during our recent bereavement.

MRS. JAMES E. BROWN
MRS. BLANCH HOFFMAN
and Family.

Husband: James E Brown

Born: July 10, 1852 in: Atlanta Georgia
Married: in:
Died: September 22, 1943 in: Deadwood, Lawrence Co. SD
Father:
Mother:

Other Spouses:

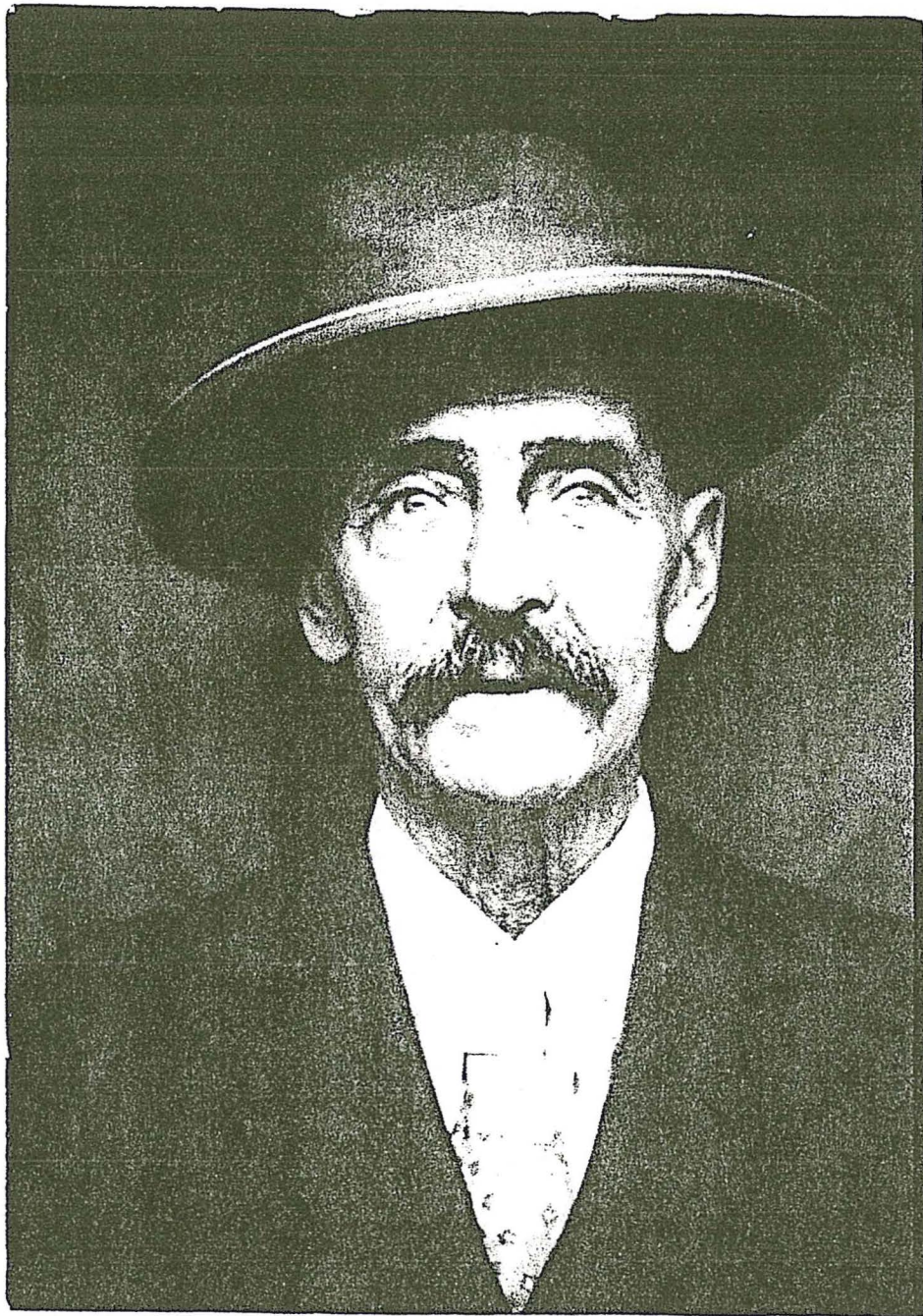
Wife: Georgina Branham

Born: February 21, 1871 in: Morrison Co, Minnesota
Died: May 14, 1951 in: Spearfish, Lawrence Co, SD
Father: John Branham
Mother: Lucretia Jane George
Other Spouses: Solomen Meritt Mathews

CHILDREN

1	Name: Blanche Matthews Brown Born: September 30, 1890 in: Motley, Morrison Co, Minnesota Married: March 23, 1918 in: Sturgis, Meade Co., SD Died: November 15, 1972 in: Spearfish, Lawrence Co, SD Spouses: Warren VanVranhan, Albert Mathias Hoffman
2	Name: Born: in: Married: in: Died: in: Spouse:
3	Name: Born: in: Married: in: Died: in: Spouse:
4	Name: Born: in: Married: in: Died: in: Spouse:
5	Name: Born: in: Married: in: Died: in: Spouse:
6	Name: Born: in: Married: in: Died: in: Spouse:
7	Name: Born: in: Married: in: Died: in: Spouse:

JAMES EDWARD BROWN



Born July 10, 1852 at Atlanta, Georgia
Father James Edward Brown, born in England
Mother Elizabeth Cook, born in Georgia
Died Sept. 22, 1943, Deadwood, S.D.
President of Black Hills Pioneer Society 1934-1937
came to Black Hills July 17, 1876

J. E. Brown

MEMORANDUM

Date: January 17, 2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
G.R.A.P.E. Committee
Re: 2014 Outside of Deadwood Grants – Round One

On January 14, 2014, the Deadwood Historic Preservation Commission's G.R.A.P.E. committee met and reviewed the first round of the 2014 Outside of Deadwood Grants applications. The first round included nineteen (19) Outside of Deadwood Grant applications requesting a total of \$280,546.49.

The following is a table is the recommendations of the G.R.A.P.E. Committee with the applicant, project, location and amount for thirteen (13) grants totaling \$125,000.00 for the first round. The following pages are a brief explanation of each grant which are recommended for approval from the first round of applications.

2014 OUTSIDE OF DEADWOOD GRANT RECOMMENDATIONS

Black Hills Historic Preservation Trust Meeker Ranch.....	Custer	\$15,000.00	
Black Hills Mining Museum	Archival Development.....	Lead	7,500.00
City of Buffalo Gap	Community Center	Buffalo Gap	4,500.00
Fall River County Historical Society	Pioneer Museum	Hot Springs	3,250.00
United Church of Christ	Exterior Rehabilitation	Belle Fourche.....	10,000.00
Meeting the Need	Window repairs.....	Keystone	6,500.00
NeighborWorks.....	Street Flags	Lead	2,500.00
Newell Museum	Church Museum.....	Newell.....	1,600.00
Northern Hills Ranger District.....	Hardy Guard Station.....	O'Neill Pass.....	10,000.00
SDSHS Foundation	Archival Development.....	Pierre	19,150.00
Tomahawk Lake Country Club.....	Fairway Preservation	Lead	10,000.00
Verendrye Museum	Railroad Depot Project.....	Ft. Pierre	20,000.00
Yankton County Historical Society.....	Mead Building	Yankton	15,000.00
TOTAL GRANTS ROUND ONE.....			\$125,000.00

Black Hills Historic Preservation Trust, Inc. – Meeker Ranch

The Black Hills Historic Preservation Trust, Inc. in Custer is seeking an Outside of Deadwood Grant for the continuation of a stabilization project on the ranch house located at the Meeker Ranch in the Black Hills National Forest, Hell Canyon District. This is the second major step in a plan to stabilize the ranch house. Previous projects for the ranch house completed were re-roofing with cedar shingles in 2010-2011 and for new sill logs and a new floor in 2012-2013. This next phase, for which the grant funds are being requested, are scheduled for completion in 2014-2015; this includes lifting the structure to repair the foundation and replace rotting sill plates to help improve drainage in the efforts to prevent future damage. The eventual goal is to have the Meeker Ranch available as an interpretive site to help people understand ranching as it existed in the Black Hills in the late 1800s.

Match \$23,200.00 Grant Request \$15,000.00 Total \$38,200.00

Match-to-Grant Ratio 39.00% Proposed Grant amount = \$15,000.00

Black Hills Mining Museum – Archival Development

The Mining Museum in Lead is seeking an Outside of Deadwood Grant for continued archival development. The Mining Museum will continue archiving documents and artifacts that are in storage as well as the implementation of a quick reference, searchable archive record of all mining equipment, documents, photographs and artifacts on display and in storage. The entry of data and artifact information into Past Perfect museum software is scheduled to begin in early February 2014. The project is related to Deadwood as it preserves mining histories of Lead and Deadwood.

Match \$10,550.00 Grant Request \$10,550.00 Total \$21,100.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$7,500.00

Buffalo Gap Community Center – Restoration

The City of Buffalo Gap is seeking an Outside of Deadwood Grant for ongoing restoration of the Buffalo Gap Area Community Center. The project involves replacing the existing asphalt shingle siding on three sides of the building, the west, south and east, with house wrap and historically accurate ship lap ponderosa pine siding. Since the siding will need to be primed and painted once the siding is installed, the grant request will also cover the purchase of house wrap, nails, painting supplies, paint and primer for the building and windows. The board of the Community Center is fully committed to making their building more structurally sound and restoring the center to its original historic appearance.

Match \$6,736.49 Grant Request \$4,769.50 Total \$11,505.99

Match-to-Grant Ratio 41.00% Proposed Grant amount = \$4,500.00

Fall River County Historical Society – Pioneer Museum Rehabilitation

The Fall River County Historical Society in Hot Springs is seeking an Outside of Deadwood Grant for the rehabilitation of the Pioneer Museum's former archive room ceilings and walls. The Pioneer Museum is housed in a locally-quarried sandstone building constructed as a school in 1893 and served as a schoolhouse from 1894-1961; the Fall River County Historical Society opened it as a museum in 1962. Though not used by the public and now that the archives have been relocated, the former archive room is available to house displays.

Match \$3,250.00 Grant Request \$3,250.00 Total \$6,500.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$3,250.00

United Church of Christ – First Congregational Church Exterior

The United Church of Christ in Belle Fourche is seeking an Outside of Deadwood Grant for the rehabilitation of the First Congregational Church exterior. The project on the exterior of the building includes removing and replacing all broken bricks and mortar; all windows and door frame filling material removed and replaced; and the complete exterior of building will be given one coat of water repellent. The United Church of Christ in Belle Fourche has always been an active area and community church. Since Belle Fourche was founded, it has shared a close history with Deadwood. With Seth Bullock instrumenting the formation of Belle Fourche by offering the railroad right-of-way on his land and establishing a depot, Belle Fourche wants to capture as much of the historic aura of an era that can be lived through the preservation of this church.

Match \$16,884.00 Grant Request \$16,884.00 Total \$33,768.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$10,000.00

Meeting The Need - Restoration

The Meeting The Needs non-profit organization in Keystone is seeking an Outside of Deadwood Grant to assist in the cost of the repair and/or replacement of windows. Meeting The Need is based at the historic mining town of Otho in the Black Hills of South Dakota in authentic mining buildings. This non-profit organization is designed to provide disabled persons with a unique and innovative experience in the Black Hills. Due to the age of the structures, the original wood is extremely vulnerable to the elements. With the buildings taken a beating from hail, rain, sunlight and snow, the glass in many windows need to be replaced and window sills repaired/replaced along with the installation of weather stripping and re-glaze of glass. The goal is to maintain the integrity of the original windows by restoring the existing ones. By coordinating with local attractions, consumers of Meeting The Need travel throughout the Black Hills including a trip to Deadwood to enjoy all the historic experiences available.

Match \$6,573.99 Grant Request \$6,573.99 Total \$13,147.98

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$6,500.00

NeighborWorks Dakota Home Resources – Street Flags

NeighborWorks Dakota Home Resources is seeking an Outside of Deadwood Grant to assist in the purchase and maintenance of Ethnic Street Flags to be installed in June. Two Historic/Ethnic neighborhoods in Lead, the Historic English and Historic Italian, that have been targeted for development, branding and historic preservation. The City of Lead plans to hold an Ethnic Celebration in conjunction with the street flags to help in educating visitors about the Ethnic Heritage of Lead. Residents chose this project as a building base for neighborhood pride to foster and encourage the preservation of Lead's Ethnic diversity, culture and historic properties. Lead and Deadwood share a historical bond that is as rich in cultural diversity and colorful characters as it is in unique properties and valued sites.

Match \$2,500.00 Grant Request \$2,500.00 Total \$5,000.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$2,500.00

Newell Museum – Church Restoration

The Newell Museum in partnership with the Town of Newell is requesting an Outside of Deadwood Grant for to assist in the historic restoration of the exterior of the former Congregational Church build in 1911. The project includes scraping, priming, painting and resetting nails to protect the wood lap siding and window frames and casings. The restoration plan will protect the historic building, give it an aesthetic appearance and ultimately safeguard their vast collections from the threat of water damage, mold and vermin. The Congregational Church of Newell has a direct link to Deadwood through families involved and lumber used to build the church and furnishings.

Match \$1,632.00 Grant Request \$1,632.00 Total \$3,264.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$1,600.00

Northern Hills Ranger District – Hardy Guard Station

The Northern Hills Ranger District, in a partnership between the Black Hills National Forest and the State of South Dakota Division of Parks and Recreation, is requesting an Outside of Deadwood Grant to assist in refurbishing the Hardy Guard Station built in 1907 and located on O’Neil pass. The project will include stabilizing and repointing the north stone porch, repoint chimneys, finishing face-splice log repairs and crown-end repairs. The Forest Service built the ranger station in the O’Neil pass for its natural passage as well as for its historic use by the Deadwood to Cheyenne stage route and later by the railroad to transport people to Deadwood.

Match \$20,000.00 Grant Request \$20,000.00 Total \$40,000.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$10,000.00

South Dakota Historical Society Foundation – Archival Development

The South Dakota State Historical Society is requesting an Outside of Deadwood Grant to assist in the continued efforts to digitize images that are applicable and that document South Dakota’s history and people. The State Archives is tasked with collecting, preserving and making accessible the documentary history of the Dakota Territory and the state of South Dakota. Currently over 1,000,000 images are housed in the State Archives. With the State’s Digital Archives and through the dates, activities and locations the images capture, researchers worldwide can view the images relevant to the history of Deadwood and West River.

Match \$31,500.00 Grant Request \$25,000.00 Total \$56,500.00

Match-to-Grant Ratio 44.00% Proposed Grant amount = \$19,150.00

Tomahawk Lake Country Club – Restoration

The Tomahawk Lake Country Club is requesting an Outside of Deadwood Grant to assist in the preservation efforts and ongoing restoration of its golf course. Being connected to two renowned golf course architects, Lawrence Hughes & Harry Rainville, and built during the Depression and completed in 1936, the course needs preservation as does the history behind it. The goal is for Tomahawk Country Club to be a course benefiting our environment as well as contributing to the overall economic future of Deadwood’s business community.

Match \$17,275.00 Grant Request \$25,500.00 Total \$42,775.00

Match-to-Grant Ratio 60.00% Proposed Grant amount = \$10,000.00

Verendrye Museum – Chicago & NorthWestern Railroad Depot

Fort Pierre’s Verendrye Museum and the “Bring It Home” Committee is requesting an Outside of Deadwood Grant to support the return and rehabilitation of the old Fort Pierre Chicago and NorthWestern railroad depot. The previous grant awarded in the amount of \$21,000 generated a “jump start” to the project as well as provided the necessary gravitas to convince other donors of the value and viability of returning the depot to its original hometown. Since it has been moved from its original location and does not qualify for listing on the Historic Register, every effort is being made to retain as many of the original characteristics of the building as possible. Phases one and two of the project are completed. Phase three construction will include rebuilding the roof line to the original configuration, new windows and doors, new heating, air conditioning and electrical services, a new floor and completion of the addition containing the bathrooms. If this grant is awarded, the Deadwood Historic Preservation Commission will become a “Double Platinum” sponsor and a plaque with appropriate recognition will be permanently displayed inside the building.

Match \$625,000.00 Grant Request \$25,000.00 Total \$650,000.00

Match-to-Grant Ratio 4.00% Proposed Grant amount = \$20,000.00

Yankton County Historical Society – Mead Building

The Yankton County Historical Society (YCHS) is requesting an Outside of Deadwood Grant to rehabilitate the Mead Building located on the historic South Dakota Human Services Center Campus. The Dakota Hospital for the Insane, as the South Dakota Human Services Center was once called, opened in 1879 serving all residents of the Dakota Territory including Deadwood. Grant funds will help YCHS start work on repairing the original foyer and parlor rooms in the Mead building and make preparations for its future use as a cultural center. The project includes repairing and painting water damaged plaster walls and moldings inside the building as well as installing conduits and leads for installation of lighting and energy efficiency units. There are many instances where Deadwood and Yankton cross historic paths, but none as significant as the trial of Jack McCall for the murder of Wild Bill Hickok in Deadwood. Ironically, McCall met his demise on the gallows on the same property that , three years later, became the Dakota Hospital for the Insane.

Match \$66,900.00 Grant Request \$25,500.00 Total \$91,900.00

Match-to-Grant Ratio 27.00% Proposed Grant amount = \$15,000.00

Total amount of Outside of Deadwood Grant awards in Round 1:	\$125,000.00
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The below applicants were not recommended for funding in Round 1 but to be considered in the Round 2 cycle:

Black Hills State University – “Music for the Miners”

City of Sioux Falls – Rehabilitate Historic Street

Frawley Ranches Inc. – Anderson Barn Walls

Homestake Visitors Center – Interpretative Exhibits

The Journey Museum – “Pap” Madison Cabin Renovation

The Matthews Opera House & Arts Center – Performance Support Equipment

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

DEADWOOD

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

KEVIN KUCHENBECKER
Historic Preservation Officer
Telephone: (605) 578-2082
Fax: (605) 578-2084
kevin@cityofdeadwood.com

MEMORANDUM

Date: January 24, 2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Optima, LLC Project Approvals for 366 and 370 Main Street

Optima, LLC has submitted applications for Project Approval at 366 Main Street and 370 Main Street which includes the demolition and/or moving of these two resources from their current locations. (Case #14001 and #14002 respectively).

Enclosed with this meeting packet are the applications for your review. The final staff reports are not available for distribution with these projects. Staff arranged and was required to be present during Deadwood Historic Preservation's highly successful and important legislative advocacy day at the State Capitol on Thursday, January 23, 2014 in Pierre. The final staff reports for these Project Approvals are not entirely completed because of this matter as well as my participation and representation of Deadwood HPC at the annual Governor's Conference on Tourism, January 22 – January 23.

The staff reports will be forwarded to you for consideration early next week when complete. Thank you for your understanding.

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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: 366 Main Street, Deadwood, South Dakota 57732
Historic Name of Property (if known): N/A

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

Owner's Name: Optima, LLC
Address: 927 Main Street
City: Rapid City State: SD Zip: 57701
Telephone: 605-431-3160 Fax: 605-342-8504
E-mail: pbradsky@aol.com

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

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

Agent's Name: Roger Tellinghuisen
Address: 516 5th St. (P.O. Box 1820)
City: Rapid City State: SD Zip: 57701
Telephone: 605-342-2814 Fax: 605-342-0732
E-mail: Roger@demjen.com

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

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

DESCRIPTION OF ACTIVITY

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

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

The request is to demolish the "non-contributing" house located at 366 Main Street, Deadwood, SD 57732. Prior to any demolition, however,

the house will first be offered as a donation to Neighborhood Housing Services of the Black Hills in hopes that it will be relocated to a suitable location in Deadwood.

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. **See attached.**

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) 1/13/14
DATE


SIGNATURE OF AGENT(S) 1/10/14
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.



366







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: 370 Main Street, Deadwood, South Dakota 57732	
Historic Name of Property (if known):	Fountain House

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

Owner's Name: Optima, LLC
Address: 927 Main Street
City: Rapid City State: SD Zip: 57701
Telephone: 605-431-3160 Fax: 605-342-8504
E-mail: pbradsky@aol.com

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

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

Agent's Name: Roger Tellinghuisen
Address: 516 5th St. (P.O. Box 1820)
City: Rapid City State: SD Zip: 57701
Telephone: 605-342-2814 Fax: 605-342-0732
E-mail: Roger@demjen.com

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

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

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.

See Memorandum from Roger Tellinghuisen dated 01-10-14 attached hereto

and made a part hereof.

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

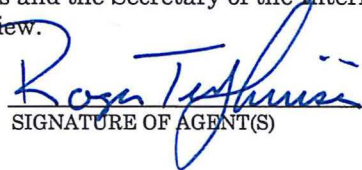
I HEREBY CERTIFY that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to 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) 1/10/14
DATE


SIGNATURE OF OWNER(S) DATE


SIGNATURE OF AGENT(S) 1/10/14
DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

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MEMORANDUM

To: Kevin Kuchenbecker, Deadwood Historic
Preservation Officer

From: Roger Tellinghuisen, Agent/Attorney for
Optima LLC (aka "Owner")

Date: 01/10/14

Re: Application for Project Approval to Move/Relocate the Fountain House at 370 Main
Street, Deadwood, SD.

Optima LLC hereby requests permission to move/relocate the house currently located at 370 Main Street (a/k/a Fountain House), Deadwood SD to the vacant lot known as 33 Lincoln Avenue. Attached hereto as *Exhibit "1"* are the dimensions and pictures of the Fountain House as it now exists at 370 Main Street.

Optima's request includes facing the front of the house towards Lincoln Avenue or as recommended by the City of Deadwood in consultation with both the house mover and the excavator. Please review the attached map showing the general location of the Lincoln Avenue lots on which the relocated house would set. Also attached is the legal description and pictures of the Lincoln Avenue lots. *See Exhibit "2."* Incidentally, a multi-story apartment building used to set on the now vacant Lincoln Avenue lots. We maintain that the apartment building was essentially a rectangular box with few if any distinguishing features. There was no primary visually prominent front facade. It can be described as a "space filler." It was subsequently destroyed by fire.

The "Fountain House" was constructed and used historically as a single family residence and was located in a neighborhood sympathetic to that use. The house is a typical vernacular structure of the period and is of a size and form appropriate for any Deadwood neighborhood. It is very similar in size, shape and appearance to other houses in the neighborhood to which it is proposed to be relocated.

Based on changes to the original neighborhood that have occurred primarily since the institution of gaming, the house can no longer serve its original function. The City of Deadwood has, through a long, incremental process of decisions and court decisions, made the determination that Lower Main Street is a predominantly commercial/retail corridor—making Lower Main, and thus the Fountain House's present location, entirely unsuitable for a single family dwelling.

The building is presently used as temporary employee housing. Relocation of the house would permit rehabilitation of the structure so that it could be used as a single family dwelling.

Deadwood needs to increase its housing stock and relocation of the Fountain House would preserve an historic house, increase Deadwood's housing stock and rationalize and normalize an anomalous situation on Lower Main. Keeping the house in its present location makes it virtually unusable for anything other than temporary or transient uses, inevitably leading to its slow deterioration.

This request is further supported by the previous determination of the State Historic Preservation Office ("SHPO") supporting the relocation of the Lower Main house at 384 Main Street, Deadwood. This house was known as the "Springer" house. *See Exhibit "3," SHPO Project 030501003S - relocation of house at 384 Main Street, Deadwood, SD (02046).*

The legal description of the "Springer House" was Lot 16 in Block 3, Fountain City Addition to the City of Deadwood, Lawrence County, SD.

The legal description of the "Fountain House" is Lot 21 & 22 in Block 3, Fountain City Addition to the City of Deadwood, Lawrence County, SD. This is approximately 100' away from the prior "Springer House" site. *See plat map Exhibit "4."*

The similarities between the Fountain House present location and the old Springer House location are many:

1. Historically, the houses are /were "contributing" structures in their respective locations on Lower Main.* They sat in the same neighborhood just a few lots away from each other;

*It is important to note that even after the Springer House was relocated, it retained its "contributing" status with SHPO. *See Exhibit "5."*

2. Both houses front / fronted a major highway (i.e. Highway 14A) and set on land zoned CH-Commercial Highway;

3. The owners of both use / used the front and back yards for commercial parking in full compliance with municipal ordinances. The Springer House was owned by sister-company to Optima and the lot it sat on is now owned by Optima;

4. The Springer House was relocated to a residentially zoned neighborhood in a different Historical Planning Unit than where it originally sat. It was located in the Fountain City Planning Unit #10. It was relocated to Planning Unit #8 © Highland Park Addition. *See Exhibit "6."*

5. The Fountain House is proposed to be relocated to a residentially zoned neighborhood in Historical Planning Unit #6. It presently sets in the Fountain City Planning Unit #10;

6. At the time it was acquired by Wal-East Development Inc. (sister-company to Optima), the Springer House was in a dilapidated but safe state and was not being utilized as a single-family dwelling. The Fountain House, while in a much better state of repair, is also not being utilized as a single-family dwelling. It is being used as temporary employee housing for the nearby Cadillac Jack's Gaming Resort.

The property involved in this application is part of a commercial strip of land located at one of the major highway entrances to Deadwood. This is no longer a suitable nor safe "neighborhood" to raise families. It has high traffic volume and noise generated from highway traffic.

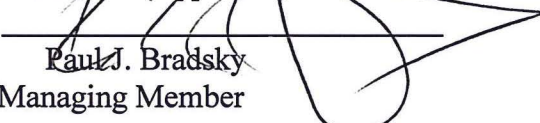
Preservation of the existing Fountain House at a new location as a single family dwelling in a residentially zoned neighborhood would be better than leaving it as temporary employee housing in its current location on Lower Main, where most of the surrounding uses are for parking to serve the nearby Cadillac Jack's.

Sincerely,



Roger Tellinghuisen, Agent/Attorney of Applicant

Optima LLC (Applicant)

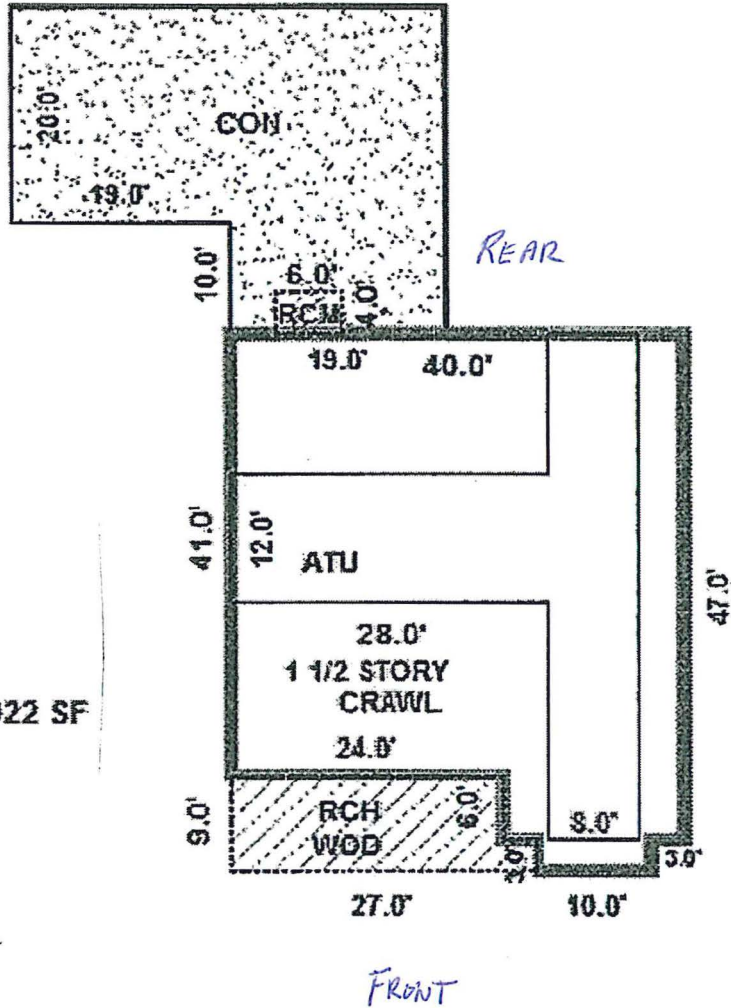
By: 
Paul J. Bradsky
Its: Managing Member

FOUNTAIN HOUSE DIMENSIONS

370 MAIN ST, DEADWOOD

30350-00300-220-00
370 MAIN

ASD-5022 SF



Scanned by Apex IV™

30350-00300-220-00FP.JPG











EXHIBIT "2"

(33 Lincoln Avenue, Deadwood, SD)

Legal Description:

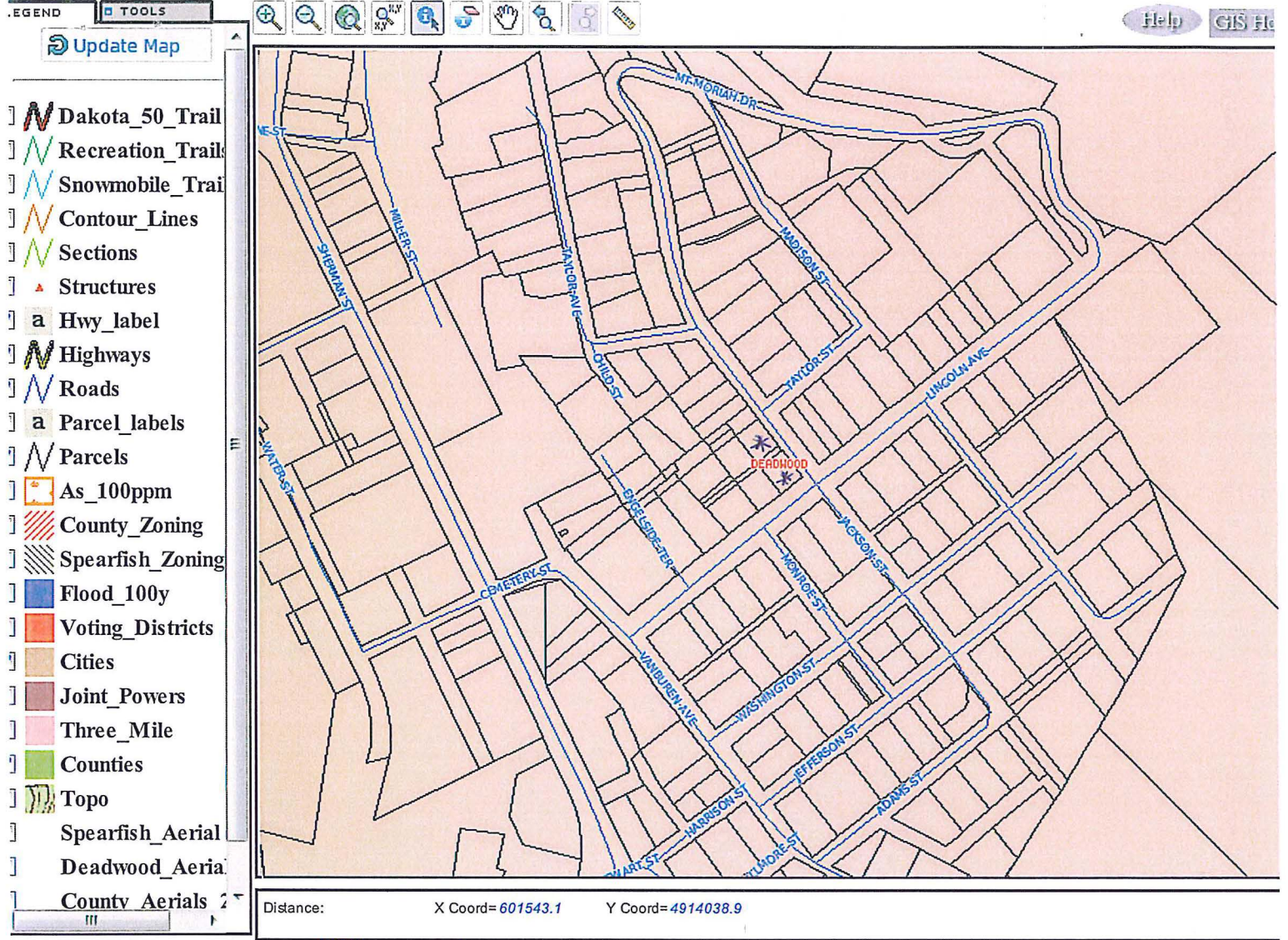
Lots 6, 7, 8 and 9 in Block 42, Original Townsite of the City of Deadwood, Lawrence County, South Dakota, according to P.L. Rogers Map of said City of Deadwood; and 10' vacated alley between Lot 6 and 7 and Lots 8 and 9, Block 42; and a 30' x 50' portion of vacated Cemetary Street described as a parcel of ground 30 feet long and 50 feet wide located north and northeast of and adjoining Lots 8 and 9, Block 42 in the City of Deadwood, and as recorded in Quit Claim Deed recorded in Book 302 Page 412, all according to P.L. Rogers Map of said City of Deadwood, Lawrence County, South Dakota.

 **Query Results**

Parcels

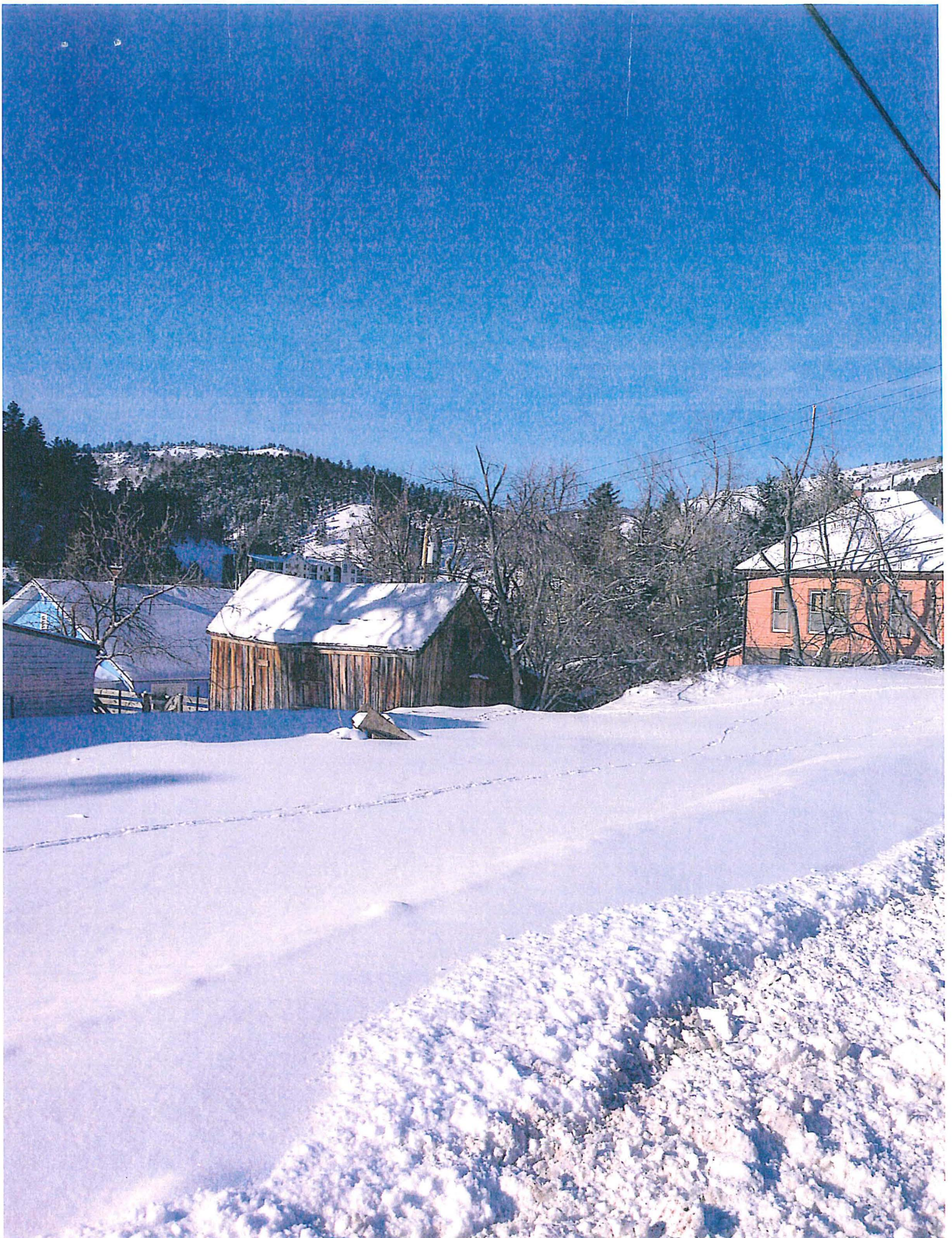
PARCEL_ID	30025-04200-090-00
PLAT	PL ROGERS
OWNER	FRIEDEL, KEVIN & LINDA
OWNER_2	
STREET_ADD	1134 E LAUREL DR
CITY_ST	CASA GRANDE AZ
ZIP	85222
LEGAL	LOTS 6-7-8 & 9,30' X 50' N & NW 8 & 9 & VACATED ALLEY BLK 42
SITUS	33 LINCOLN
SUBDIVISION	ORIGINAL TOWN DEADWOOD
ACRES	0.00
S_T_R	
SCHOOL_DISTRICT	40-1

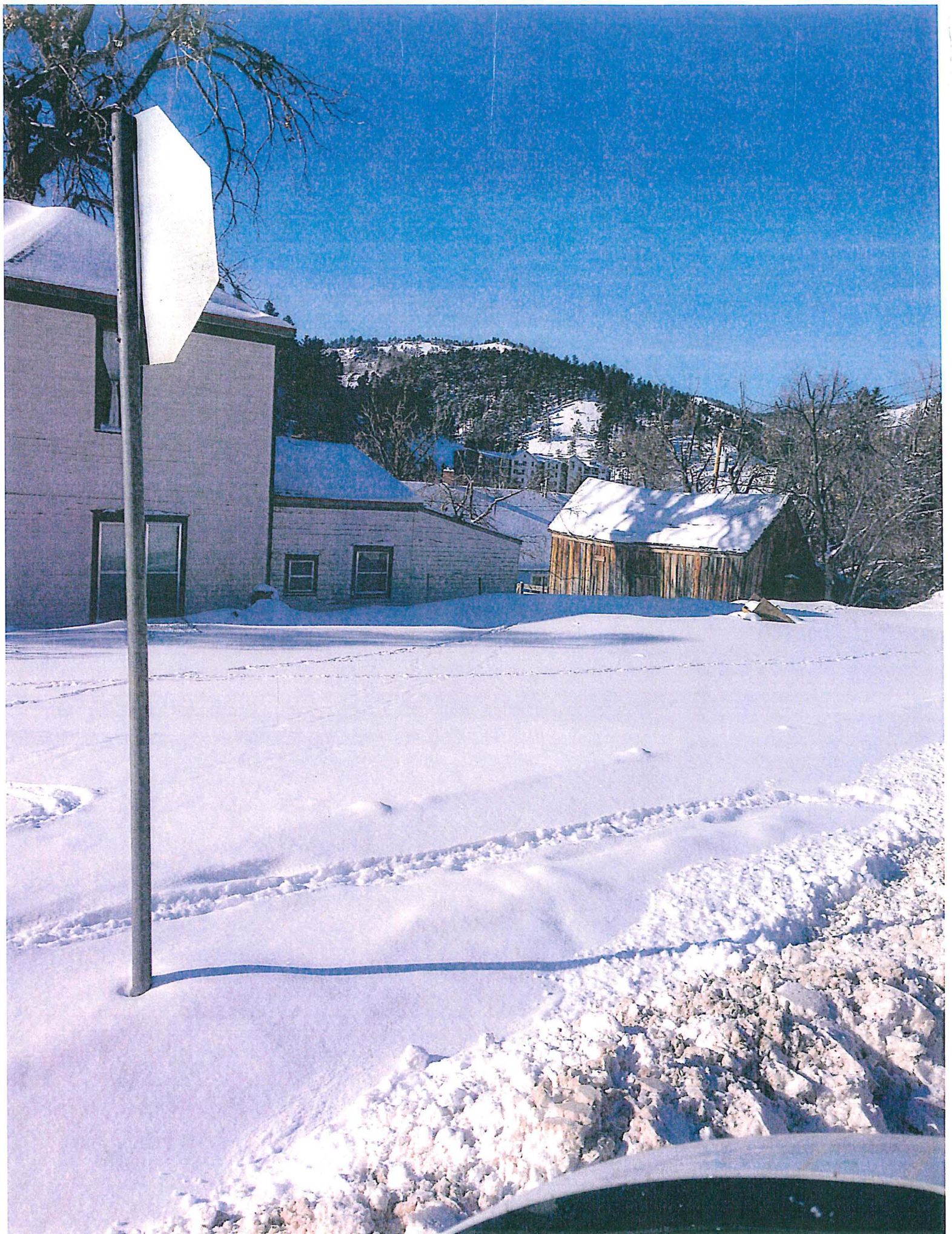
 Close



suggestions and comments are welcome: gis@lawrence.sd.us

** 33 LINCOLN AVE LOT







Bradsky, Bradsky & Bradsky, P.C.

ATTORNEYS AT LAW

927 MAIN STREET
BRADSKY PLAZA
RAPID CITY, SOUTH DAKOTA 57701
(605) 342-8970
FAX (605) 342-8504

WALTER J. BRADSKY
DAVID A. BRADSKY
PAUL J. BRADSKY

April 11, 2003

Mr. Jim Wilson
Historic Preservation Officer
108 Sherman St.
Deadwood, SD 57732

Via FAX & US Mail
[fax: (605) 578-2084]

Re: *Wal-East Development Inc.*
Relocation Request, 384 Main St., Deadwood

Dear Mr. Wilson:

Wal-East Development Inc. hereby requests permission to move/relocate the house currently located at 384 Main St., Deadwood SD to the following legally described property off of Burnham Avenue: Lots 1 & 2 in Block 7 of Highland Park Addition.

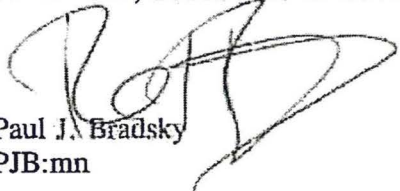
Our request includes facing the front of the house either towards Pearl Street or Park Street, depending on the recommendation of both the house mover and the excavator. It appears that the front (20'), side (5'), and rear (10') yard setbacks are easily met. Please review the enclosed plat, showing the general location of the 2 lots on which the relocated house would set. Also enclosed are the dimensions of the house as it now exists.

I understand that this matter will be placed on the agenda for the April 23, 2003 Historic Preservation Commission.

Should you have any questions or comments whatsoever, please call me.

Sincerely,

BRADSKY, BRADSKY & BRADSKY, P.C.


Paul J. Bradsky
PJB:mn

cc: *Wal-East Development Inc.*

DEADWOOD

"The Historic City of the Black Hills"

Deadwood, South Dakota 57732

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

Case No. 02046
Address: 384 Main

April 18, 2003

STAFF REPORT

The applicant requests Project Approval to relocate the building at 384 Main, Deadwood.

Applicant: Wal-East Development
Owner: Wal-East Development
Constructed: 1890

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

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

General Factors:

1. Historic significance of the resource: The building is contributing building in the Deadwood National Landmark Historic District. The significant portion of the house was constructed about 1890.

2. General appearance of the resource: The building shows a lack of maintenance. It is a two story frame structure that is not presently used. The owners have no intention of using the house in its present location.

Recommended Decision: The building is a contributing building in the historic district. The owner will provide photographs and architectural plans for the building prior to relocation. The owner will provide written assurances that the exterior of the house will be restored to its historic appearance and maintained in that condition in the new location. The owner will provide plans for the use of the lot at 384 Main prior to approval of the relocation of the house. Relocation of the house would have no adverse effect on the historic district and would not encroach upon, damage or destroy the Deadwood National Historic Landmark District.

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May 1, 2003

Mr. Stephen C. Rogers
South Dakota State Historic Preservation Office
Cultural Heritage Center
900 Governors Drive
Pierre, SD 57501



Re: 384 Main, Relocation

Dear Mr. Rogers:

At the regularly scheduled meeting of the Deadwood Historic Preservation Commission on April 23, 2003, the owner of 384 Main submitted a request to relocate and rehabilitate the vacant house located on lower Main Street. The house has been vacant for a number of years and is suffering severe deterioration as is evident in the enclosed photos. The owner previously requested and received permission from the Historic Preservation Commission to remove a detached garage on the rear of the property. The owner also received permission to remove a non contributing rear addition which was causing deterioration of the historic portion of the building.

The owner has also approached the Commission and staff to inquire about the potential for demolition of the building. Both Commission and staff indicated to the owner that demolition was not an acceptable option. The owner has been using both front and backyards of the property for parking. This does not violate any city ordinance. The owner was also sent a reminder letter that the city would enforce the demolition by neglect ordinance if the building were allowed to deteriorate into an unsafe or dangerous condition. The owner has secured the building and is willing to undertake the efforts necessary to stabilize the building. The owner has no plans to use the building and no plans to invest any but minimal resources necessary to meet the letter of the ordinance in the building as long as it remains in the existing location.

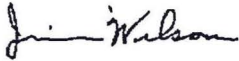
Since demolition is not an option for the Preservation Commission the owner has approached the Commission with a proposal that involved the relocation of the building to a residential neighborhood within Deadwood. The building would be recorded in a standard fashion prior to relocation. The owner will provide written assurances that the exterior of the house will be restored to its historic appearance within one year of the date

of approval for the relocation. The owner will also provide plans acceptable to the Historic Preservation Commission for the reuse of the lot at 384 Main.

Relocation of the house will provide the maximum benefits for the community. It will save a contributing building and restore it for use as housing. Deadwood has a shortage of available housing. If the house remains in its present location it will be maintained in its present dilapidated but safe state.

If you have questions, comments or concerns let me know.

Sincerely,



Jim Wilson
Historic Preservation Officer

Cc: Paul Bradsky, Wal-East Development

May 8, 2003

Mr. Jim Wilson
Historic Preservation Officer
108 Sherman Street
Deadwood SD 57732

SDCL 1-19A-11.1 DETERMINATION – Preliminary Review
Project 030501003S – relocation of house at 384 Main Street, Deadwood, SD (02046)

Dear Mr. Wilson:

Our office has received the information submitted regarding the above referenced project in Deadwood. Based upon the information provided, it does appear that an adverse effect would occur were the structure removed from its present location.

Several questions need to be addressed in regard to this proposed project. What other uses have been considered for the building in its current location? Why are other options either not feasible or prudent? How long has this property been owned by the current owner? If it is a recent purchase, for what purpose was it purchased?

If the City of Deadwood wishes to continue the process to allow removal of the building as proposed then a full case report as outlined in ARSD 24:52:07:03 will be required. Most if not all of the questions stated above could be addressed within a case report. As part of this report please include all information pertaining to alternative plans and the reasons for their rejection.

If you have any questions or comments please contact Stephen C. Rogers at 773-2906

Sincerely,



Stephen C. Rogers
Historic Preservation Coordinator

927 MAIN STREET
BRADSKY PLAZA
RAPID CITY, SOUTH DAKOTA 57701
(605) 342-8970
FAX (605) 342-8504

Bradsky, Bradsky & Bradsky, P.C.

ATTORNEYS AT LAW

WALTER J. BRADSKY
DAVID A. BRADSKY
PAUL J. BRADSKY

May 12, 2003

Mr. Jim Wilson
Historic Preservation Officer
108 Sherman St.
Deadwood, SD 57732

Via FAX & US Mail
[fax: (605) 578-2084]

*Re: Wal-East Development Inc.
(Relocation Request, 384 Main St., Deadwood)*

Dear Mr. Wilson:

Wal-East Development Inc. purchased the above-referenced property on or about May 19, 2002. The property was not being utilized by the then-owner at the time of purchase and was in its present dilapidated state. The property was initially purchased in hopes of using it as both additional employee housing and as additional parking (ie. a legal use as it is zoned commercial).

After investigating the matter, Wal-East Development Inc. has decided that, in its present location and given the present circumstances, it is not going to utilize the house as a single-family dwelling. The house is in such disrepair that it would be cost prohibitive to repair it in its present location. Furthermore, and as you know, the house fronts a major highway and sets on land zoned commercial. It is difficult to convince a family that it is safe for their children to play in the yard given the close proximity to the highway. In its present location, Wal-East Development Inc. has no plans to use the building and will only invest the minimal resources necessary to meet the letter of the demolition-by-neglect ordinance. It is going to maintain the house in its present dilapidated but safe state and will continue to comply with local ordinances.

Because Deadwood has a shortage of available housing and because the house is better utilized in a residentially zoned area off of the highway, Wal-East Development Inc. has made the request to relocate the house to residentially zoned property off of Burnham Avenue, which property is just a few blocks away from the house's current location.

In the event that Wal-East Development Inc. should choose to use the land on which the house currently sets for commercial parking, the parking would be done in such a manner as to meet

the standards set forth by the Deadwood Historic Preservation Commission.

Should you have any questions whatsoever, please do not hesitate to call me.

Sincerely,

BRADSKY, BRADSKY & BRADSKY, P.C.

Paul J. Bradsky

PJB:mn

cc: *Wal-East Development Inc.*

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102 Sherman Street
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May 29, 2003

Mr. Stephen C. Rogers
South Dakota State Historic Preservation Office
Cultural Heritage Center
900 Governors Drive
Pierre, SD 57501



Re: 384 Main, relocation

Dear Mr. Rogers:

The Deadwood Historic Preservation Commission has approved the application for the relocation of the house at 384 Main. I would be happy to discuss this with you at your convenience. Please contact me with any questions, comments or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Jim Wilson".

Jim Wilson
Historic Preservation Officer

**THE DEADWOOD HISTORIC DISTRICT PRESERVATION COMMISSION
CASE REPORT AND WRITTEN DETERMINATION
FOR 384 MAIN, RELOCATION**

This case report and written determination was prepared pursuant to the requirements of SDCL 1-19.A-11.1 and ARSD 24:52:07:03 for the proposed garage addition on the following property:

384 Main, Deadwood

1. A description of any impending project, which may adversely affect historic property:

The proposed project consists of the relocation of a two story residential building that is a contributing building in the Deadwood National Landmark Historic District. The building will be relocated to a residential neighborhood within Deadwood containing some houses of the same style, form and size. Moving the historic building will have an adverse effect on the structure. This house has been the subject of much previous discussion. The owner was granted permission to remove a garage located at the rear of the property. Subsequently the owner was granted permission to remove a deteriorated, non contributing addition on the rear of the building. Throughout these discussions with

2. Photographs, maps, or drawings, showing the existing project site, the extent of projects, and details of the proposed projects, which may include three-dimensional models or accurate computer generated representations of proposed new construction. Models or representations must clearly show the visual impacts of new construction on surrounding neighborhood or landscapes:

Please see documents attached hereto and incorporated herein by reference.

Plat of lot where building will be relocated

Photos of lot to receive building

Two Photographs of the building in question

Copy of the survey form

Copy of the relevant Sanborn Maps

3. The planning and approval schedule for projects that may adversely affect historic property.

March 14, 2003 – Letter of property owner regarding demolition by neglect.

April 11, 2003 - Application submitted by owner for building relocation

April 23, 2003 – Review of application package including staff report, photographs, plans by Deadwood Historic Preservation Commission.

April 23, 2003 – Minutes of Historic Preservation Commission Meeting.

May 1, 2003 – Letter to State Historic Preservation Office requesting concurrence with Deadwood Historic Preservation Commission determination.

May 8, 2003 – Letter from State Historic Preservation Office requesting a Case Report.

May 12, 2003 – Letter from owner responding to questions in the SHPO letter of May 8, 2003.

May 12, 2003 – Letter from the owner regarding moving liability.

4. A statement explaining how projects adversely affecting the historic property were brought to the attention of the city:

The proposed building addition was brought to the attention of the City of Deadwood by applications submitted by the owners as part of the normal approval process for relocation of a building.

5. A description of adversely affected historic property with any relevant physical, economic, or situational information on the property:

The building which will be moved has been unoccupied since the mid 1990's. The present owners purchased it in May of 2002. The owners have stated that the house will not be used in its present location. It will be maintained to the minimum standards necessary to avoid violation of the "Demolition by Neglect" ordinance. The owners have explored the cost of rehabilitation on the present site and determined that this is not economically feasible. They propose to rehabilitate the house into useful housing in a new location. The owners are not interested in using the house in any fashion where it is. Relocation of the house and subsequent rehabilitation following the guidelines and timelines established by the Deadwood Historic Preservation Commission will provide new and much needed housing in the community.

6. A description of the effects of proposed projects on historic property and the basis for the determinations of effect:

The proposed project will result in the rehabilitation of an historic building and the creation of more housing within the city. It will allow the owner to utilize the building in a suitable fashion. The project will have no adverse effect on the historic district.

7. A historic preservation plan or description and evaluation of all feasible and prudent alternatives which a state entity proposes in order to minimize adverse effects of a project on historic property and alternatives which the state entity has examined and rejected. The reasons for rejection shall be included. This section of the case report shall clearly substantiate that all possible efforts to minimize harm to the historic property have been undertaken:

Deadwood has a desperate need for additional housing that is attractively located and properly maintained. The existence of a substandard, abandoned but safe hulk on the major entrance to Deadwood will be extremely deleterious. Reuse of the building will be beneficial to the community.

8. Documentation of consultation with the office of history regarding identification and evaluation of historic properties, assessment of effect, and any consideration of alternatives of mitigation measures:

Please see documents attached hereto and incorporated herein by this reference.

9. A description of the state entity's efforts to obtain and consider the views of affected and interested parties:

The Deadwood Historic Preservation Commission's efforts to obtain and consider the views of affected and interested parties were accomplished through its standard policies and procedures as called for in Section Seven of the City of Deadwood's Zoning Ordinance and established by the city's Department of Historic Preservation. The Historic Preservation Commission reviewed the proposed project at several public meetings. The agendas for these meetings were set in advance and published in the local newspaper, as required by law. City staff and the Deadwood Historic Preservation Commission also requested input from the South Dakota State Historic Preservation Office. These requests included both informal requests for comment and official submissions.

10. Documentation that a local historical preservation commission constituted under SDCL 1-19B with jurisdiction in the city or county where the affected historic property is located was provided a specific period of time to examine plans for proposed projects. Comments of the commission shall be included. The office of history shall specify periods of time not to exceed 180 days to be given local historical preservation

commissions to examine plans and may specify such periods for each set of revised plans submitted for a project.

The Deadwood Historic Preservation Commission is a local historical preservation commission as constituted under SDCL 1-19B and is the entity submitting this Written Determination. Attached please find minutes relating to the proposed project.

11. Copies of written views submitted by the public to the state entity concerning the adverse effects of projects on historic properties and alternatives to reduce or avoid those effects:

No written views were submitted to the Deadwood Historic Preservation Commission concerning the proposed project.



Department of Tourism and State Development

Cultural Heritage Center
900 Governors Drive
Pierre, SD 57501-2217
(605)773-3458 fax (605)773-6041

www.sdhistory.org

June 16, 2003

Mr. Jim Wilson
Historic Preservation Officer
108 Sherman Street
Deadwood SD 57732

SDCL 1-19A-11.1 DETERMINATION – Final Determination
Project 030501003S – relocation of house at 384 Main Street, Deadwood, SD (02046)

Dear Mr. Wilson:

Our office has received the information submitted regarding the above referenced project in Deadwood. Based upon the information provided, it does appear that an adverse effect will occur when the structure is removed from its present location.

Based upon the information contained in the Case Report received on 30 May 2003 it is the determination of the SHPO that while the removal of the building will have adverse effects, the preservation of the building at a new location would be a better solution than leaving it boarded up and unused at its current location. The SHPO has determined that the City of Deadwood has met its obligations under SDCL 1-19A-11.1 for the above mentioned project.

If you have any questions or comments please contact Stephen C. Rogers at 773-2906

Sincerely,



Stephen C. Rogers
Historic Preservation Coordinator



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384 MAIN

"WATER SPRINGER"

340 MAIN

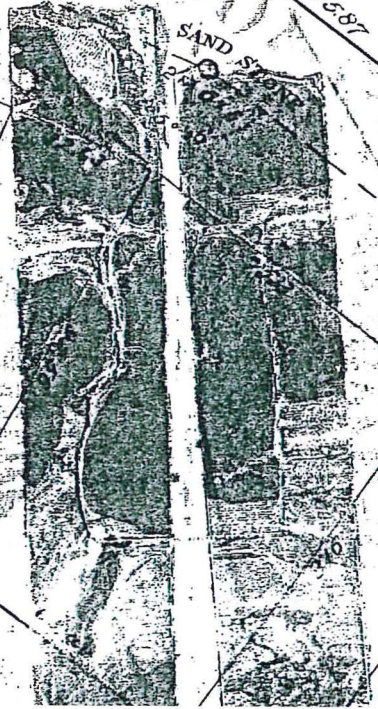
"FOUNTAIN HOUSE"

FREET

LINE
N 12° 19' 32" 184.70 FT

POSTAGE 2 of 2 C. Lot 281

SANDSTONE
12 x 10 x 4



SANDSTONE

12

2073

87.6

301

30.05

38.87

35.87

25

25

25

25

25

25

25

25

25

25

82.4

97° 31'

29.07

67.87

81.54

71.1

7

From: Nelson, Chris <ChrisB.Nelson@state.sd.us>

To: 'Paul J. Bradsky' <pbradsky@aol.com>

Subject: RE: Request for Case Report: Project 030501003S

Date: Mon, Dec 23, 2013 7:42 am

Attachments: SHPO_2003_01.pdf (4359K)

Hey Paul,

Attached is the report I believe you are looking for.

Also, I found nothing in the correspondence file for this property that indicates its "contributing" status was changed after the move, so this indicates to me that it remained "contributing" as no status-change letter is in the file.

Hope this helps.

Thanks,
Chris

From: Paul J. Bradsky [mailto:pbradsky@aol.com]
Sent: Wednesday, December 18, 2013 2:55 PM
To: Nelson, Chris (CHC)
Subject: Request for Case Report: Project 030501003S

Chris,

Please email me a copy of the above-referenced Case Report pertaining to the relocation of house at 384 Main St., Deadwood, SD (02046).

Thank you !

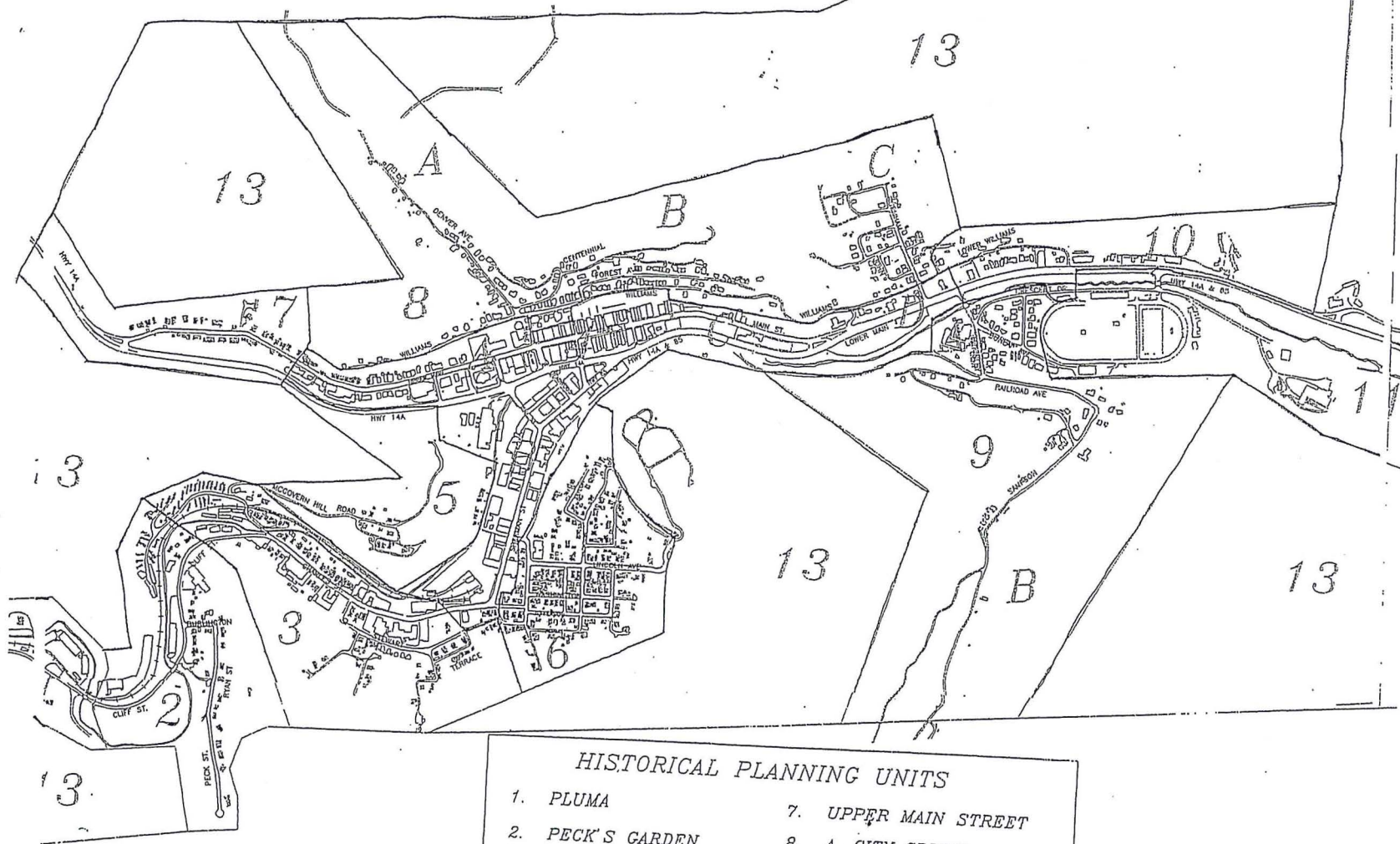
Paul J. Bradsky
Bradsky, Bradsky & Bradsky, P.C.
927 Main St.
Rapid City, SD 57701

(cell) 605-431-3160
(fax) 605-342-8504
e-mail: pbradsky@aol.com

PRIVACY NOTICE: This e-mail, including any attachments, is legally privileged, confidential and covered by the Electronic Communications Privacy Act. 18 U.S.C. sections 2510 et seq. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly

prohibited. Please reply to the sender that you have received this message in error, and then delete it. Thank you.

ZONING DISTRICTS MAP ORDINANCE NO. 831 HISTORIC OVERLAY ZONE



CUP = Pink/230 (Conditional Use Permit)
 NCU = Blue/170 (Non-Conforming Use)
 SNCL-PAH = Green/80
 MULTY-PAH = Orange/30

HISTORICAL PLANNING UNITS

- | | |
|---|---|
| 1. PLUMA | 7. UPPER MAIN STREET |
| 2. PECK'S GARDEN | 8. A. CITY CREEK
B. FOREST HILL
C. HIGHLAND PARK ADD. |
| 3. CLEVELAND | 9. A. LARGE'S FLAT
B. SPRUCE GULCH |
| 4. DEADWOOD
A. DEADWOOD CITY
B. SOUTH DEADWOOD
C. CHINATOWN
D. ELIZABETH TOWN | 10. FOUNTAIN CITY |
| 5. MCGOVERN HILL | 11. 1ST. WARD--INDUSTRIAL |
| | 12. PINECREST |

REVISED: 12-1-92 UNIT

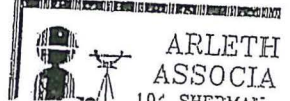
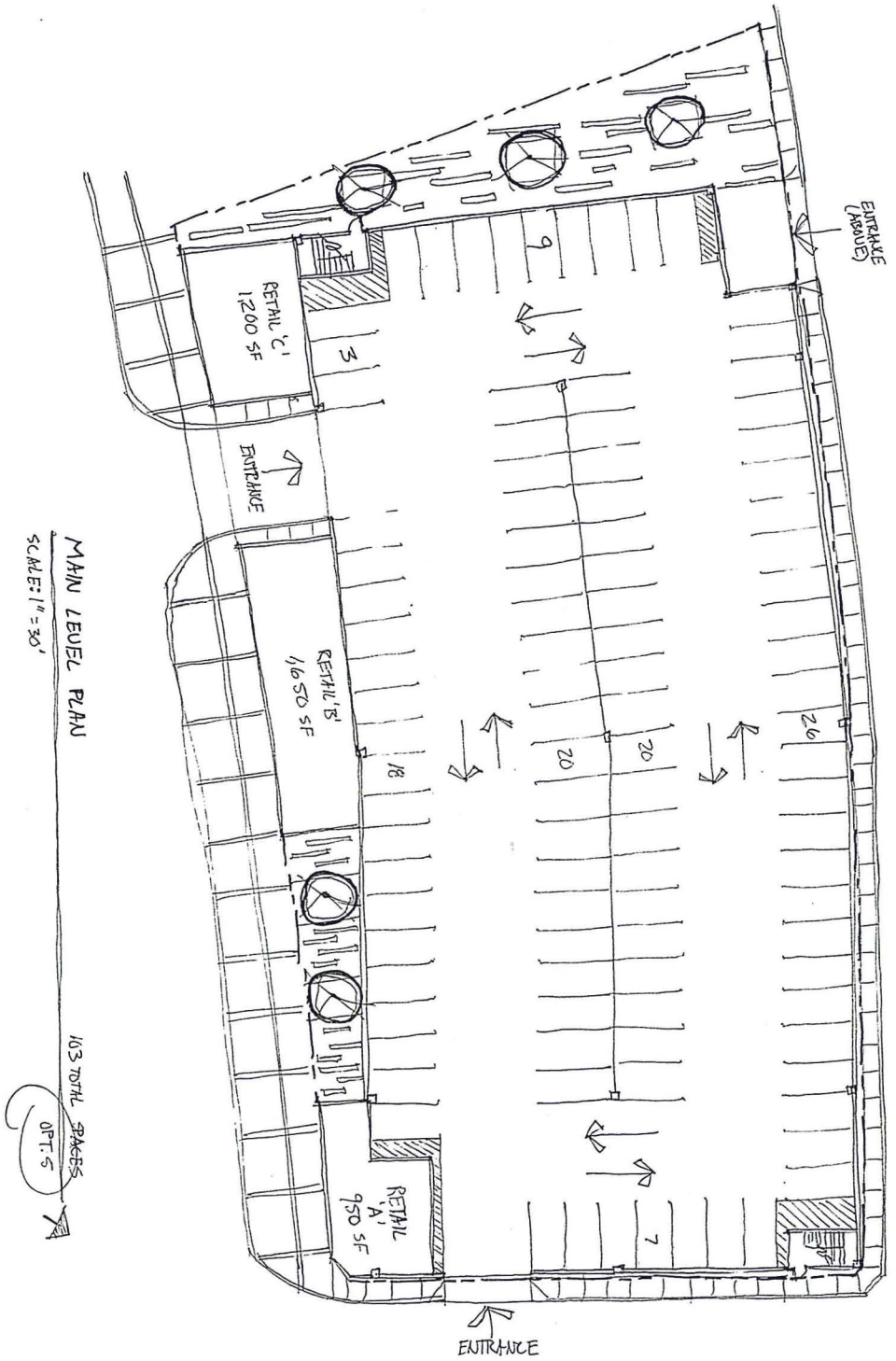


EXHIBIT "7"

The attached parking layout/ramp illustrates one of the very rough "visions" for the existing lots located adjacent and to the south of Cadillac Jack's. The Fountain House (i.e. 370 Main St.) presently occupies 2 of these lots. This potential parking ramp was prepared by Chamberlin Architects as an example of how retail space might be incorporated on the main level with the potential for some retail or residential uses on the upper level.

Cadillac Jacks Parking Ramp

8.30.13



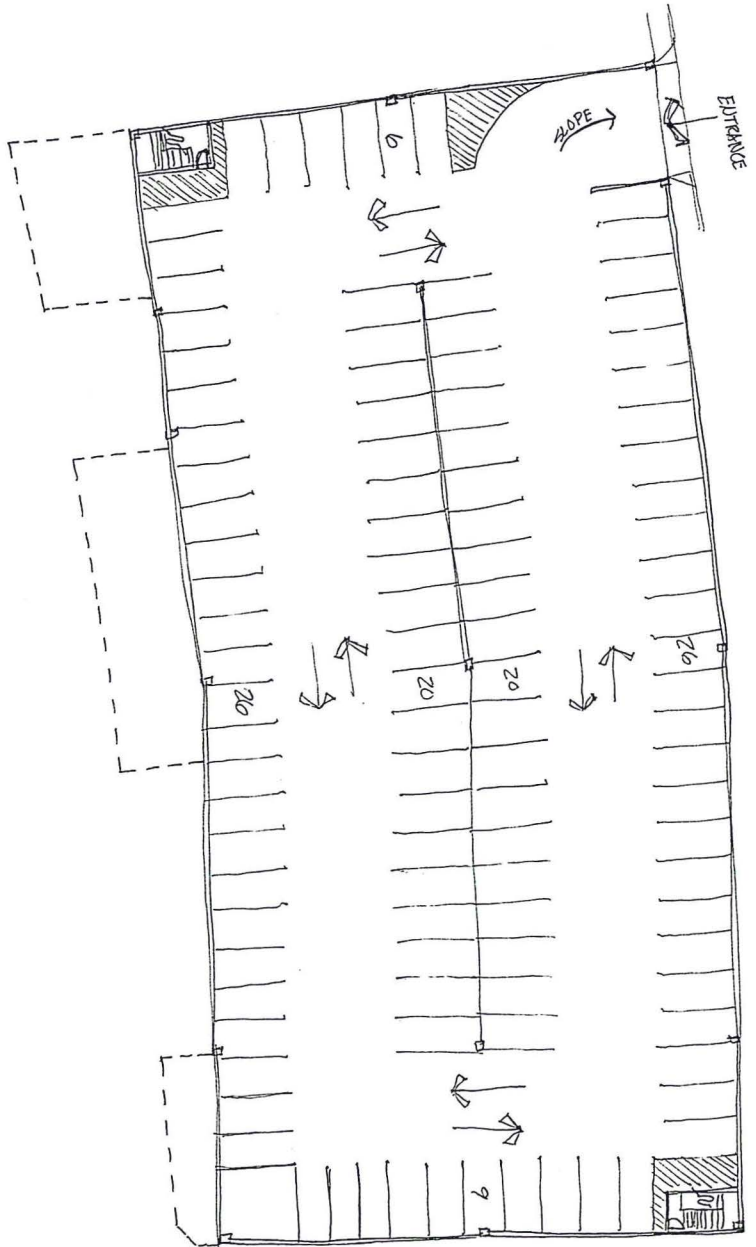
MAIN LEVEL PLAN
SCALE: 1" = 30'

103 TOTAL SPACES
OPT'S

CHAMBERLIN
ARCHITECTS

735 South Avenue, Suite 400
Rochester, NY 14618
716.244.1100

Cadillac Jacks Parking Ramp
8.30.13



UPPER LEVEL PLAN
SCALE: 1" = 30'

107 TOTAL SPACES
D.P.T.'S

C H A M B E R L I N
A R C H I T E C T S

7750 JAMES L. SISK III
RICHMOND, VA 23221
804.251.0100

Date: January 13, 2014

Case No. 14003
Address: 874 Main Street

Staff Report

The applicant has submitted an application for Project Approval for exterior work at 874 Main Street a contributing structure located in the Upper Main Street Planning Unit in the City of Deadwood.

Applicant: Dale Berg
Owner: Same
Constructed: ca. 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to put in a walkout double door to 12' x 16' deck on 2nd floor above current porch and a 24' walkway to the back drive.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The applicant conducted the above work prior to a Project Approval review by the Deadwood Historic Preservation Commission. Under Deadwood Codified Ordinances the applicant may be subject to an investigation fee from the Building Inspector at four times the rate of the building permit.

Modern decks are not historically appropriate to the resource and due to the size of the deck, it is the opinion of this office that proposed work and changes does encroach upon the resource albeit in a minor way at the rear of the resource. The deck is, however, a reversible alteration which if removed at a later time does not damage or destroy the historic resource. Furthermore, this office does not feel the project, located at the rear of the resource and not readily available to the street, has an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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:

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.]

Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, 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:	874 main St. Deadwood SD. 57732
Historic Name of Property (if known):	

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

Owner's Name: Dale and Susan Berg
Address: 874 main
City: Deadwood State: SD Zip: 57732
Telephone: 717-2088 Fax: _____
E-mail: daleberg@live.com

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

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

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other 12x16 Deck & 25' walkway to walk-in Double Doors	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ 2000.00			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): <u>Sept. 2013</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Other _____	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

2nd Floor walkout double door to 12'x16' deck & 24' walkway
to Back Drive

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

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.

 1-22-13

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.

DEADWOOD

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

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

FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14003 **Date of Filing:** 1/13/2014

- Certificate of Appropriateness
- Project Approval
- Sign Application

Property Designation:

- Contributing
- Non-contributing

Historic Overlay District:

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

Application complete

- Project Documents submitted (check all that apply)
- Photographs of property and/or adjacent properties
 - Drawings and/or architectural renderings
 - Materials and/or color samples
 - Other

Staff Preparation Initials Date below

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

Post Meeting Documentation Initials Date below

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

Building & Zoning Department (if applicable) Initials Date below

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

Filed on ___/___/___

Deadwood Historic Preservation Commission
Retaining Wall Program
Statement of Eligibility

Address of Property: 4 Sampson
 Owner of property:
 Name: Verna Sandidge
 Address: 4 Sampson
 Deadwood, SD 57732
 Telephone: (605) 578-1899 Cell: () -
 E-mail: n/a

The retaining wall(s) associated with the above address meets the following criteria:

- The retaining wall is within the Deadwood city limits
- The retaining wall is part of a residential property. Retaining walls on commercial properties are not eligible for the program.

The retaining wall(s) meets one or more of the following:

- Historic Wall:** The retaining wall must be determined a historic, or contributing feature in the Deadwood National Historic Landmark District.

Signature of the Historic Preservation Officer

Date

- Threat to Historic Property:** The physical condition of the retaining wall must threaten the historic integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Determination of a retaining wall's threat to a historic or contributing building or property will be done in accordance with Section 1906 – Retaining Wall of the 2003 International Building Code.

Signature of the Historic Preservation Officer

Date

Signature of the Building Inspector

Date

- Life – Safety:** The physical condition of a retaining wall must threaten individual life safety. Determination of a retaining wall's threat to individual life safety is based upon applicable definitions under Section 105.2 (4) of the 2003 International Building Code.

Signature of the Building Inspector

Date

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

Return this form to:
City of Deadwood Historic Preservation
C/O NeighborWorks Dakota Home Resources
795 Main Street
Deadwood, SD 57732

**Revolving Loan Fund – Retaining Wall Program
Application**

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

1. Address of Property:

4 Sampson St
Deadwood SD 57732

2. Applicant's name & mailing address:

Verna M Sandidge
4 Sampson St
Deadwood SD 57732

Telephone: (605) 578-1899

3. Owner of property – name and address:
(If different from applicant)

E-mail N/A

Telephone: () -

E-mail _____

4. Description of Retaining Wall and Proposed Work:

Please describe, in detail, the work including a description of the project, its location, existing conditions and the reasons why funding the work is required. Use additional sheets if necessary.

4 Sampson - Dwd - Wall to back yard - Wall is
falling apart due to age - support for back yard.

RWG Application/Policy Guidelines

I acknowledge that I have read the policy guidelines for the loan or program included with and for this application and agree to all of the terms and conditions contained in the policy guidelines.

I certify that all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance is true and complete to the best of my knowledge and belief.

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 acceptance or denial into the program.

In Witness whereof, I _____, being duly authorized, has caused

Print name
this document to be executed in its name on this Dec day of 18, 20 13.

Signature: *Jerna Dandidge*

Signature: _____

Signature: _____

Signature: _____

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



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

January 17th, 2014

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

RE: Agenda for Historic Preservation Commission Meeting on 1/29/14

Historic Preservation Commission,

Please review the following approval requests:

- 1) Kevin Bloom - 17 Fillmore
6 month extension of construction loan
- 2) Naomi Gathman - 91 Forest
6 month extension of construction loan
- 3) Melody Lawson -23 Emery
Defer 3 months
- 4) Melody Lawson -23 Emery
Defer 3 months
- 5) George Wood – 42 Lincoln
Special Needs Elderly

Sincerely,

Mike Walker
Lending Director

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER



To be submitted to Historic Preservation Commission 1/29/14

6 Month Extension

DATE: 01/16/2014
APPLICANT: Kevin Bloom
PROPERTY ADDRESS: 17 Fillmore, Deadwood
LOAN AMOUNT: \$12,500
INTEREST RATE: 5% (6 Month Term)
PAYMENT AMOUNT: \$0
PURPOSE: 6 month extension to complete construction
SECURITY: Mortgage on Property

UNDERWRITER'S REVIEW:

Kevin Bloom is requesting a 6 month extension of his construction loan to complete the project.

UNDERWRITER'S RECOMMENDATION:

I recommend the 6 month extension.

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

To be submitted to Historic Preservation Commission 01/29/14

6 Month Extension

DATE: 01/16/2014
APPLICANT: Naomi Gathman
PROPERTY ADDRESS: 91 Forest, Deadwood
LOAN AMOUNT: \$4,270.78
INTEREST RATE: 5% (6 Month Term)
PAYMENT AMOUNT: \$0
PURPOSE: 6 month extension to complete construction
SECURITY: Mortgage on Property

UNDERWRITER'S REVIEW:

Naomi is requesting a 6 month extension of the construction loan to complete the project.

UNDERWRITER'S RECOMMENDATION:

I recommend the 6 month extension.

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

To be submitted to Historic Preservation Commission 01/29/14

Request to defer 3 months

DATE: 01/16/2014
APPLICANT: Melody Lawson
PROPERTY ADDRESS: 23 Emery, Deadwood
LOAN AMOUNT: \$25,833.87 Balance Loan #HPLAWS05
INTEREST RATE: 5% (10 year Term)
PAYMENT AMOUNT: \$305.90
PURPOSE: 3 month extension
SECURITY: Mortgage on Property

OTHER CURRENT LOANS:
SEE ATTACHED LOAN #HPLSLAW3

UNDERWRITER'S REVIEW:

Melody Lawson has a good payment history but is in the process of a divorce and is requesting that we defer her payments by 3 months in order to give her time to get her finances in order.

UNDERWRITER'S RECOMMENDATION:

I recommend the 3 month extension by extending her maturity date and adding 3 months payments to the end of the loan.

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

To be submitted to Historic Preservation Commission 1/29/14

Request to defer 3 months

DATE: 01/16/2014

APPLICANT: Melody Lawson

PROPERTY ADDRESS: 23 Emery, Deadwood

LOAN AMOUNT: \$15,772.84 Balance Loan #HPLSLAW3

INTEREST RATE: 5% (10 year Term)

PAYMENT AMOUNT: \$138.37

PURPOSE: 3 month extension

SECURITY: Mortgage on Property

OTHER CURRENT LOANS:
SEE ATTACHED LOAN #HPLAWS05

UNDERWRITER'S REVIEW:

Melody Lawson has a good payment history but is in the process of a divorce and is requesting that we defer her payments by 3 months in order to give her time to get her finances in order.

UNDERWRITER'S RECOMMENDATION:

I recommend the 3 month extension by extending her maturity date and adding 3 months payments to the end of the loan.

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

To be submitted to Historic Preservation Commission January 29th, 2014

DATE: 01/24/2014
APPLICANT: George and Karin Wood
PROPERTY ADDRESS: 42 Lincoln Ave, Deadwood
LOAN AMOUNT: \$10,000 Special Needs Elderly (Forgivable)
INTEREST RATE: 0% (10 year Term)
PAYMENT AMOUNT: \$0
PURPOSE: Special Needs Elderly
SECURITY: 2nd Mortgage on Property

UNDERWRITER'S REVIEW:

George receives Social Security and Karin has stable income.

Good Credit history

Housing Ratio 11.0%

Combined Debt Ratio 32.2%

LTV 9.1% Based on assessed value of \$109,530 (as of 01/24/2014)

UNDERWRITER'S RECOMMENDATION:

I recommend the loan request based on excellent credit, good repayment ability, good debt ratios and good payment history.

- All work completed must be reviewed and approved by Historic Preservation Officer and the City Building Inspector
- Proof of insurance
- Signed compliance with city code statement

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