

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 12, 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 February 26, 2014
3. Voucher Approval
4. Old or General Business
 - a. Gateway Monument Signs – Historic Preservation Office
 - b. Roger Brooks International Branding Program support – Historic Preservation Office
 - c. Chinese Coin Conservation project – Historic Preservation Archives
 - d. Portable Baseball History Exhibit – Historic Preservation Archives
 - e. Case #14001 – Optima, LLC – 366 Main St – Continuance on moving / demolition of resource
 - f. Case #14002 – Optima, LLC – 370 Main St – Continuance on moving resource
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case #14007 – 152 Charles St – Foundation, Siding & Windows – Dennis & Brenda Sabo
 - b. Special Needs / Wood Window Program – 152 Charles St – Dennis & Brenda Sabo
 - c. Special Needs / Siding Program – 152 Charles St – Dennis & Brenda Sabo
 - d. Case #14008 – 157 Charles St – Roof alteration – Patrick Mollman
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - 152 Charles St – Dennis & Brenda Sabo – Siding Program
 - 152 Charles St – Dennis & Brenda Sabo – Window Program
 - 152 Charles St – Dennis & Brenda Sabo – Rehab Loan
 - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other business
12. Adjournment

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 26, 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 February 12, 2014
3. Voucher Approval
4. Old or General Business
 - a. Forensic Dental Examination – Archaeology – Mike Runge
 - b. 2014 Ledger Digitization Project – Archives – Mike Runge
 - c. 2014 Ledger Transcription Project – Archives – Mike Runge
 - d. 2014 Oral History Project – Archives – Mike Runge
 - e. Paint Grant program – expand for commercial properties – Loan Committee
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case #14006 – 30 Jefferson – Windows repairs – Bob Weber
 - b. Special Needs / Wood Window Project – 30 Jefferson – Bob Weber
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 416 Williams – Robert & Mary Sjomeling
 - ii. 19 Centennial – Greg Vecchi & Monica Beers
 - iii. 24 Raymond – John & Dortha William
 - iv. 3 Pearl – Kevin Oberembt & Brenda Tammillo
 - v. 17 Filmore – Kevin & Jan Bloom
 - vi. 30 Jefferson – Bob Weber
 - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, February 26, 2014

Present Historic Preservation Commission: Chairman Willie Steinlicht, Michael Johnson, Lynn Namminga, Chuck Williams, Laura Floyd and Darin Derosier were present.

Absent: Vice-Chair George Milos was absent.

Kevin Kuchenbecker, Historic Preservation Officer; Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services; Robert Nelson Jr., Zoning Administrator; and Mike Runge, Archivist were all present.

Present City Commission members: Vice-Chair Georgeann Silvernail was present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 26, 2014 at 5:01 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of February 12, 2014 HPC Minutes:

It was moved by Mr. Williams and seconded by Mr. Namminga to approve the Minutes of Wednesday, February 12, 2014. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$24,555.52. Aye – All. Motion carried.

Old or General Business:

Forensic Dental Examination – Archaeology – Mike Runge

Mr. Runge, Historic Preservation Archivist, requested permission to enter into a contract with Dr. Thomas David, DDC of Marietta, GA to perform a forensic dental examination on the human remains discovered in 2012 at 66 Taylor Avenue. The goal is to examine the nine (9) gold and silver amalgam dental fillings and over all dental health of this unknown individual which will help to determine its geographic origins. ***It was moved by Mr. Derosier and seconded by Mrs. Floyd to allow the City Archives to enter into contract with Dr. Thomas David to perform forensic dental examination on the human remains discovered in 2012 at 66 Taylor Avenue with the cost not to exceed \$2,500.00 from 2014 Archaeology Budget. Aye - All. Motion carried.*** (The Memorandum is attached hereto on Exhibit A and incorporated herein by this reference.)

2014 Ledger Digitization Project – Archives – Mike Runge

Mr. Runge requested permission to hire the South Dakota State Archives Microfilm Unit to microfilm and digitize twenty-one (21) ledgers stored in the central storage facility of the City Archives. This year's ledgers include Lawrence County Fee Books (2010.03.04.1-7) and Lawrence County Dockets (2010.03.08.1-14). ***It was moved by Mrs. Floyd and seconded by Mr. Johnson to allow the City Archives to enter into contract with South Dakota Archives, Microfilm Unit to microfilm and digitize ledgers with the cost not to exceed \$5,600.00 from 2014 City Archives Budget. Aye - All. Motion carried.*** (The Memorandum is attached hereto on Exhibit B and incorporated herein by this reference.)

2014 Ledger Transcription Project – Archives – Mike Runge

Mr. Runge requested permission to hire Don Toms of Lead, SD to transcribe eight (8) Lawrence County Executor & Bond ledgers, three (3) Lawrence County Justice Dockets and three (3) boxes of Lawrence County dockets from the City Archives. ***It was moved by Mrs. Floyd and seconded by Mr. Johnson to allow the City Archives to hire Don Toms, independent contractor, for the transcription of Lawrence County ledgers and dockets with the cost not to exceed \$8,000.00 from 2014 City Archives Budget. Aye - All. Motion carried.*** (The Memorandum is attached hereto on Exhibit C and incorporated herein by this reference.)

Mr. Runge requested permission to hire Suzanne Julin of Missoula, MT to collect and transcribe ten (10) oral histories as part of the 2014 oral history project. ***It was moved by Mrs. Floyd and seconded by Mr. Johnson to allow the City Archives to hire Suzanne Julin, independent contractor, for the collection and transcription of oral histories as part of the 2014 oral history project with the cost not to exceed \$6,300.00 from 2014 City Archives Budget. Aye - All. Motion carried.*** (The Memorandum is attached hereto on Exhibit D and incorporated herein by this reference.)

Paint Grant program – expand for commercial properties – Loan Committee

Mr. Kuchenbecker informed the Commission the Loan Committee entertained the request to consider expanding the current Paint Grant Program to include commercial structures located in the local historic district. As part of an efforts generated by the Revitalization Committee to help improve curb appeal and the maintenance of several buildings in the local historic district, this would allow commercial structures to take part in a program that assists in initiating the beatification efforts. Mr. Kuchenbecker recommended to the Historic Preservation to allow commercial structures located on Main Street up to Sherman Street to be eligible for paint grants up to \$500.00 for paint, primer and caulk once every five years. ***It was moved by Mr. Derosier and seconded by Mr. Namminga, to expand the existing Pain Grant Program to include structures in the local historic district that are 20 years of age or older. Aye - All. Motion carried.*** (The Memorandum is attached hereto on Exhibit E and incorporated herein by this reference.)

New Matters before the Deadwood Historic District Commission:

No applications were addressed at this meeting.

New Matters before the Deadwood Historic Preservation Commission:

Case # 14006 – 30 Jefferson – Robert Weber

Mr. Kuchenbecker informed the Commission the applicant requests permission to repair and repaint existing window sashes and jams; paint and install new wood combination storm windows; and repair and repaint existing wood doors and storm doors on 30 Jefferson as submitted. (The application is attached hereto on Exhibit F and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Mr. Namminga to grant project approval based on information as submitted for 30 Jefferson. Aye - All. Motion carried.***

A Special Needs – Windows Program application has also been submitted. (The application is attached hereto on Exhibit G and incorporated herein by this reference.) ***It was moved by Mrs. Floyd and seconded by Mr. Johnson to enter Robert Weber into the Special Needs - Windows program based on information as submitted for 30 Jefferson. Aye - All. Motion carried.***

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting

Revolving Loan Program/Disbursements

It was moved by Mrs. Floyd and seconded by Mr. Derosier to approve the HP Revolving Loan Fund disbursement in the amount of \$10,694.54, 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.

24 Raymond – John & Dorthea William

It was moved by Mrs. Floyd and seconded by Mr. Namminga to approve a request to forgive Retaining Wall loan for John & Dorthea William, 24 Raymond, as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

416 Williams – Robert & Mary Sjomeling

It was moved by Mr. Derosier and seconded by Mr. Johnson to approve Special Needs Elderly loan in amount of \$10,000.00 for Robert & Mary Sjomeling, 416 Williams, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

It was moved by Mr. Derosier and seconded by Mr. Namminga to approve 6 month extension of Vacant House loan in amount of \$10,000.00 for Kevin & Jan Bloom, 17 Fillmore, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

It was moved by Mr. Derosier and seconded by Mr. Floyd to approve 6 month extension of Life Safety loan in amount of \$10,000.00 for Kevin & Jan Bloom, 17 Fillmore, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

19 Centennial – Greg Vecchi & Monica Beers

It was moved by Mr. Johnson and seconded by Mr. Namminga to forgive the Special Needs Windows loan to Greg Vecchi & Monica Beers, 19 Centennial, in amount of \$3,000 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

It was moved by Mr. Johnson and seconded by Mrs. Floyd to forgive the Special Needs Windows loan to Greg Vecchi & Monica Beers, 19 Centennial, 55 Taylor, in amount of \$3,000 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

3 Pearl – Kevin Oberembt & Brenda Tamillo

It was moved by Mr. Derosier and seconded by Mr. Namminga to approve 6 month extension for all loans to Kevin Oberembt & Brenda Tamillo, 3 Pearl, in amount of \$83,000 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

30 Jefferson – Robert Weber

It was moved by Mr. Namminga and seconded by Mr. Derosier to approve the Windows Program loan to Robert Weber, 30 Jefferson, in the amount of \$3,000.00 as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit H 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:

- Mr. Kuchenbecker gave a special thanks to Father Mike for the wonderful Pork Loin dinner served to the Commissioners, Staff and families at St. Johns on February 19, 2014;
- The South Dakota State Historical Society is holding a 2014 Statewide CLG Conference on May 29 at the Cultural Heritage Center in Pierre for those who wish to attend;
- The Black Hills Mining Museum has invited the Commission to participate in a tour of the facilities to view the progress in their archiving efforts made possible by grants received from Deadwood Historic Preservation;
- Roger Brooks Community Assessment and Workshops held on February 13 & 14, along with the Mayor's Address of the City held February 20, were all well received;
- The Archives Report from Mike Runge was included in the packet; and
- The Historic Preservation Commission's next meeting will be on March 12, 2014 at 5:00 PM.

Other Business:

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of February 26, 2014 adjourned at 5:36 PM.

ATTEST:

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

MEMORANDUM

Date: March 6, 2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Deadwood Gateway Monument Project

During the presentation of Roger Brook's: A community assessment through the eyes of a Visitor, the monument signs at the gateways to Deadwood were identified as not very readable for both the lettering as well as relief masonry pictorials of Deadwood's history and heritage. (See attached photographs)

This office has contacted Mr. Tim Peterson, a local artist and owner of Flat Earth Art and Sign Company to review the six (6) entry monument signs and provide a recommendation and estimate on the project.

The recommendation is to colorize the dimensional rectangular brick pictorial portion of all six (6) existing monument signs. This includes cleaning all surface contaminants from pictorial, priming with masonry primer, and applying appropriate colors.

The main issue with this existing artwork is the lack of "readability". Color choices will be made to maximize the visual impact of the artwork. A secondary concern is to highlight the dimensional aspect of these bas-relief works without compromising the pictorial elements. There will be some blending of color areas where appropriate. Paints used will be sign painter's quality enamels, specifically formulated for exterior use and will remain color fast for years.

Estimated life of the artwork will be 12 to 15 years. Warm colors (maroon/reds/yellows) will fade faster than cool colors (blues and greens) or earth tones.

Monument locations:

1. North Hwy 85: (Deadwood Lodge) *With stagecoach and horses*
2. North Hwy 14A: (Sturgis side) *Hickok with crossed 6-guns*
3. Sherman St/Main St. Junction: (4 Aces) *Downtown street scene*
4. South Main entrance: *Miner's camp with prospectors*
5. Mickelson Trailhead: *Train coming out of the woods*
6. Junction Hwy 385/85: *Hickok with "Deadman's Hand"*

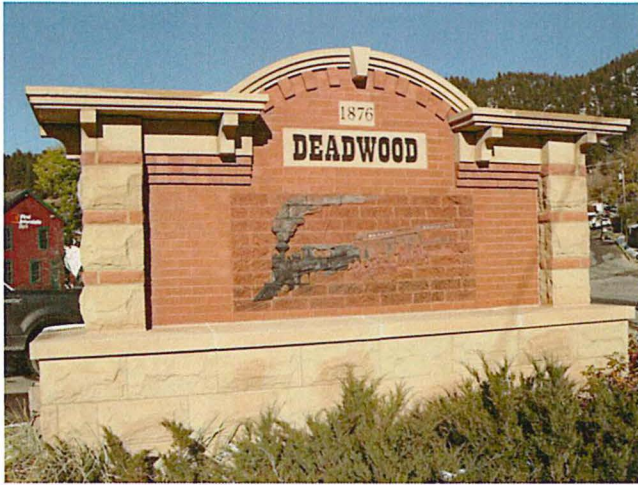
Price: \$12,545.00 with all work done on site weather permitting with the estimated completion date prior to Memorial Day with funding coming from HP Capital Assets.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
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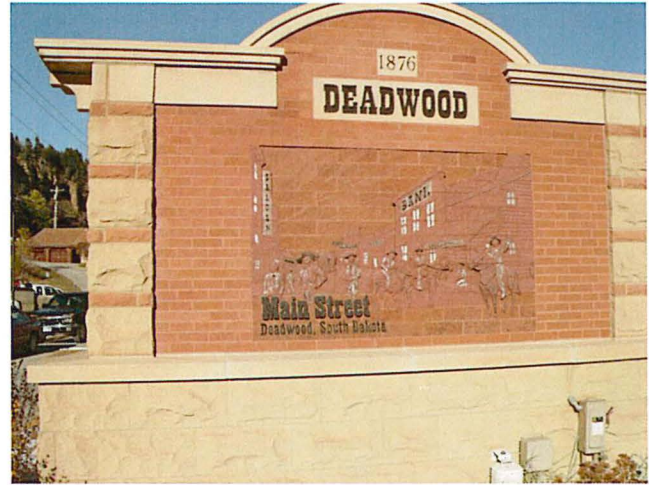
DEADWOOD

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

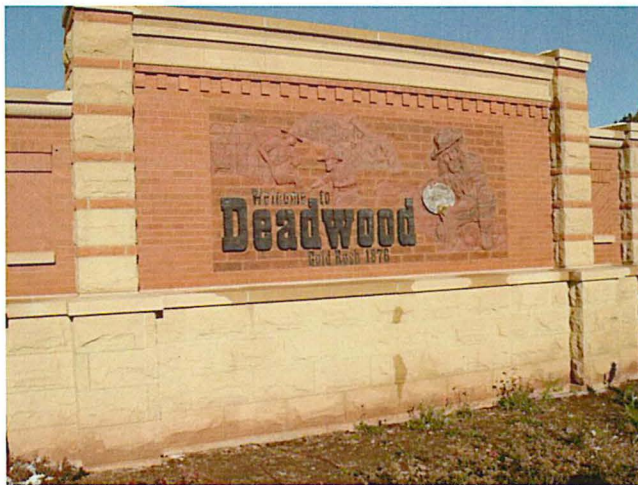
KEVIN KUCHENBECKER
Historic Preservation Officer
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Mickelson Trailhead: train coming out of the woods



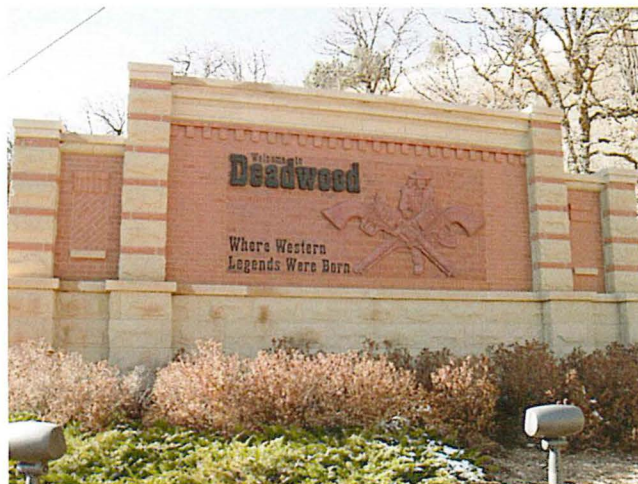
Sherman St/Main St. junction (4 Aces) with downtown street scene



South Main entrance miner's camp with prospectors



Junction Hwy. 385/85 Hickok with "Deadman's Hand"



North Hwy 14a (Sturgis side) Hickok with crossed 6-guns



North Hwy 85 (Deadwood Lodge) with stagecoach and horses

MEMORANDUM

Date: March 6, 2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Roger Brooks "Branding Program"

The Deadwood Chamber of Commerce and Visitors Bureau, in concert with the City of Deadwood, authorized the formation of a Deadwood Revitalization Committee to facilitate discussions and build consensus on developing a series of goals for economic development for Deadwood within the context of historic preservation. This office has been engaged in the facilitation of these efforts.

In February 2014, the Deadwood Revitalization Committee engaged Roger Brooks to conduct "A community assessment through the eyes of a visitor" along with a "Branding workshop." Both of these presentations were well attended and well received by the community. This consultation was paid by the Business Improvement District (BID) 7.

The Deadwood Revitalization Committee is now attempting to garner broad-based stakeholder support to bring Roger Brooks International back to assist in the development of a "Branding Program" for Deadwood. This will include a collaborative process and a detailed scope of work. (See attachment)

Samplings of the final deliverables include:

- The Branding, Product Development & Marketing Action Plan
- The brand story and promise in long and short-form
- Key marketing messages including taglines
- Product development recommendations
- Brand implementation recommendations
- A Brand Graphics Kit

For this effort to be successful, it will need broad-based support from the citizens, business and property owners and the organizations within the community. This needs to be a public-private partnership to assist in developing a vision and a plan to maintain and improve the economic and historic vitality of this National Historic Landmark we call Deadwood.

Staff would recommend the Deadwood Historic Preservation Commission allocate up to \$11,000 towards the Roger Brooks "Branding Program" from the 2014 Public Education and Advocacy line item.

Exhibit A
SCOPE OF WORK
Branding, Product Development & Marketing Action Plan
Deadwood, South Dakota

The development of the Branding Program for Deadwood, South Dakota will include a collaborative process. The Scope of Work shall include the following elements:

1. The Brand Development Committee

The program begins with the organization of a local Brand Development Committee (BDC), assembled with assistance from RBI. This is the group of stakeholders who will take the lead in finding and developing the brand direction. RBI will facilitate the branding process, working closely with the Brand Development Committee.

2. Education and Outreach

Roger Brooks provided a Community Assessment for Deadwood on February 11-14, 2014, and saw, first hand, their assets, attractions, ambiance and challenges. His findings and suggestions will be instrumental in creating a Branding, Product Development and Marketing Action Plan for Deadwood. During that same visit Roger Brooks presented "The Art of Branding a Community" and introduced the RBI step-by-step process.

Roger Brooks will travel back to Deadwood to conduct up to six stakeholder interviews, which can be individual or group meetings. During that same visit Roger will meet with the Brand Development Committee (BDC) as follows:

- Day One: Roger Brooks will travel to Deadwood, South Dakota.
- Day Two: Stakeholder interviews
- Day Three: Morning meeting with the BDC

Roger will travel back to Seattle that afternoon.

The schedule for the events during this on-site visit may be rearranged by mutual consent.

Additional Outreach: Online survey

RBI will conduct an online survey to solicit opinions and feedback from local and

regional residents, groups, and businesses. This provides locals with the opportunity to weigh in on Deadwood's future brand. Questions will be developed for the survey in collaboration with the BDC. The BDC will arrange to have the survey posted to a local website (such as the City of Deadwood's website). RBI will provide guidance for the BDC to promote the online survey to locals to increase participation.

The survey remains online for three weeks, and during this time, RBI and the BDC will review existing county and community marketing campaigns, collateral, websites, advertising, and previous applicable studies.

3. Brand Planning Research

RBI and the BDC will review the feedback from the surveys, compiling the results. During this process RBI (from their office) will facilitate video conference calls with the BDC where information can be compared and shared to help narrow the list of potential brand candidates. RBI will also review the questionnaire responses in terms of demographics, psychographics, and geographic locations.

Over the next month, The BDC, working with the RBI team, will review the feedback from the nine-question online and workshop surveys. This helps identify current perceptions of the community, challenges, opportunities, and what locals would like the community to be known for.

There are four primary outcomes from the research process:

- What current perceptions are of the community from both local residents and from outsiders – the markets you are hoping to attract.
- Who the primary, secondary and tertiary markets are in terms of geographic areas, demographics, and lifestyle (or tapestry) segments.
- What the community would like to be known for, specifically.
- A SWOT analysis (strengths, weaknesses, opportunities & threats) as seen by local and area-wide residents, and in the primary and secondary markets.

The responses from local input will be categorized into three primary categories:

- a. A feeling.
- b. Complementary activities.
- c. Brand options.

With this research as a foundation, combined with input from the BDC and stakeholder interviews, RBI will have a solid base to work from.

Research will also include reviews of demographic information, reviews of previous plans and studies, tapestry studies, lodging tax revenue reports.

This research and input will provide a clear understanding of the current image, its challenges, its weaknesses, its assets, and its opportunities.

4. Market Identification

The next step will be to identify the markets Deadwood is hoping to attract. This includes business, industry, visitors and residents. Those markets will include geographic areas, demographics, lifestyle groups, primary and secondary markets. RBI will look at seasonality, and how that can be leveraged in the branding process. This will result in an understanding of current and potential markets.

5. RBI's Brand Feasibility Test

With the primary and secondary markets determined and the feedback from the area complete, the brand ideas will be run through the feasibility process. RBI's proprietary ten-point "Feasibility Test" narrows the focus down to two or three possible primary directions, and it ensures that the brand direction meets the goals.

Past and current comprehensive and marketing plans are reviewed to make sure the final brand candidates don't conflict with other planning and marketing efforts. This branding effort includes a dovetailing of work already done or in process, creating a smooth transition towards Deadwood's new brand direction.

The outcome is THE brand direction that will differentiate Deadwood from competing communities, will be embraced by the community with an outreach effort, and will make Deadwood the destination of choice for investment, as a place to live, work and visit.

6. The Brand Leadership Team

After the Brand Development Committee (BDC) has gone through this process, it's time to hand the reigns over to the Brand Leadership Team – the group of champions who will be charged with implementing the Branding, Product Development & Marketing Action Plan.

The Brand Leadership Team will enthusiastically work hard to "sell" locals on the brand direction and what's in it for them. Individuals will be identified and recruited by the BDC to become part of the Brand Leadership Team based on the chosen brand direction.

7. Building the Action Plan – the onsite BrandCamp

RBI's senior staff will spend four days in the community to meet with the Brand Leadership Team (BLT) and to put the pieces together in terms of the product that will back up and reinforce the brand, funding, responsibilities by organization, the look and feel of the brand, and the marketing messaging. This is the BrandCamp week.

The schedule for the week will be fluid, and BLT members will be invited to join the RBI team throughout the week and will weigh in as RBI creates the plan and the brand graphics right there IN the community. RBI finds it's important to develop this WITH you, not back in another office somewhere. RBI will set up a "design studio" in the community where all the pieces come together and the brand is crafted. Meetings with RBI and the BLT will be scheduled upon mutual consent. RBI will provide a tentative agenda for the week, and we encourage participation by the BLT members for meetings throughout the week.

8. The Brand Story & The Action Plan

While in the community, the BLT and RBI Brand Team will craft the brand story and Brand Promise – the paragraph that concisely depicts the brand – what you want the community to be known for and sets you apart from everyone else. This will be your "mission statement" for years to come, guiding future development, recruitment, and community efforts. The first day in the community is spent crafting this story.

The second day will be dedicated to product development where RBI and the BLT will begin drafting the Action Plan, including individualized recommendations, listed in chronological order and including:

- A description of the recommendation
- Who would be charged with implementation
- When it would be implemented (in order)
- The approximate cost of implementation
- Possible funding sources
- The rationale for making the recommendation

Product development includes downtown recommendations, supporting businesses, niche brands, seasonal considerations, and how the brand can work for economic development, community development and tourism. It also includes identifying specific business opportunities. As an economic development brand, businesses should be able to invest into the brand, reinforcing your ownership position.

While all of this work is taking place, RBI's Creative Director will be on site creating concepts for a brand identity (logo), the look and feel of the brand in terms of photography or graphic-design imagery, and initial key marketing concepts.

9. BrandGraphics

During the third day of the BrandCamp week, the entire day will be spent crafting the marketing messaging from tag lines, to the look and feel of the brand. This includes concept designs for:

- Website(s) and digital marketing
- Pole banners and wayfinding signage
- Print ads, fliers, posters and brochures

This takes place with the Brand Leadership Team, in your community, where we work as a unified team on the messaging and how the brand will look and feel. This is also where we take the input from local residents (ideas that evoked a feeling and the complementary activities) and weave them into a unique image and messaging that fits ONLY your community.

To effectively illustrate the conceptual marketing graphics, photography and fonts may be used. These are for the conceptual use only, and the rights to the photography and fonts will remain the property of their respective owners. We strongly encourage the City of Deadwood to use professional photographs shot on location in their marketing pieces.

On the fourth day (typically a Friday morning) a presentation to the community will be held unveiling the brand direction – and often a BridgeBrand – how you market the community between now and when the product will actually be in place.

The week concludes with a “Where do we go from here?” meeting session with the Brand Leadership Team.

Selling the look and feel of the brand is the easiest and most effective way to showcase the brand direction to the community. While much of the Brand Graphics work will take place during the BrandCamp week, they will be further refined and finished upon return to RBI's office.

The graphics will include key messages and supporting messages for the separate goals of community, business, and visitor attraction. The Brand Graphics Kit will include the logo (identity) and brand story, as well as concepts for advertising, PR

and marketing uses, such as print ads, outdoor, website homepage layout, brochure cover, business cabinet, pole banners, and wayfinding concept.

10. The Branding, Product Development & Marketing Action Plan

Upon returning to the office, RBI will write up the plan, which typically includes 20 to 40 different recommendations, and this will become the BLT's Branding, Product Development & Marketing Action Plan for implementing the brand. The branding plan will include detailed step-by-step instructions on what needs to be done to achieve incredible success.

Marketing recommendations will cover a two- to five-year period, and the product development recommendations could extend for ten or more years, depending on the chosen brand direction.

11. Make Something Happen

The best way to introduce a brand to the community is to make something happen that's visual. It might be the installation of new pole banners with the new brand-identity (logo), or new business cards, ads and marketing materials that have a different look and focus. Branding works best if people can get used to it over time. The BLT will begin the introduction of the brand based on the recommendations in the plan.

12. Keep the Energy High - Ongoing

Once the RBI crew has headed back to home base, the Brand Leadership Team will be provided a 20-minute presentation that can be used to sell and showcase the brand direction to local organizations, councils, and boards to generate local buy-in. Continuity is key to successful branding, and this is the best way to get local organizations, businesses, residents, and clubs working together.

RBI will present a follow-up video-conference with the BLT to review the presentation and educate the committee on how to use it most effectively.

The RBI team will be available, for six months, to answer questions, participate in conference calls to help keep the Brand Leadership Team pumped up and moving forward.

FINAL DELIVERABLES include:

- The Branding, Product Development & Marketing Action Plan

- The brand story and promise in long and short-form
- Key marketing messages including taglines
- Product development recommendations that will bring the brand to life, give it substance, and provide new business and investment opportunities
- Brand implementation recommendations
- Outreach strategy and timelines for use of promotional materials
- Marketing strategies and planning
- Measurables and accountability
- A BrandGraphics Kit that includes:
The brand identity (final art in one color, two color, and full color)
Concepts for:
 - o Website page
 - o Rack brochure cover
 - o Print ads
 - o Business cabinet
 - o Billboard display
 - o Pole banners
 - o Wayfinding signage
- A PowerPoint/Apple Keynote brand presentation
- BrandGraphics on CD with native Adobe InDesign files and vector art for the brand identity. Conceptual marketing pieces will be included on the CD as well. Photography used in the conceptual marketing pieces will be examples only to illustrate the concept.

RBI Visits to Deadwood:

1. Initial visit: Roger Brooks (three days including travel time)
2. BrandCamp week (five days including travel days). The BrandCamp runs from Tuesday morning to Friday morning.

Estimated Timeline:

Work shall begin at a mutually agreed upon time after execution of a contract, and proceed according to a mutually agreed upon schedule of work. The following timetable is a guideline for milestones in the project, and is dependent upon scheduling availability and mutual agreement:

March, 2014:	City of Deadwood forms Brand Development Committee and sends marketing and other requested materials to RBI
April, 2014	RBI: Prepare online questionnaire
April, 2014	City of Deadwood posts online questionnaire
April-June, 2014	RBI: Research, materials review
May-July, 2014	Work with BDC on questionnaire results, feasibility testing of brand ideas via teleconference, email, and telephone
June 2-4, 2014	On-site visit by Roger Brooks interviews, BDC meeting
July 7-11, 2014	On-site BrandCamp week
August, 2014:	Final Branding, Product Development & Marketing Action Plan and BrandGraphics delivered Follow up videoconference with BLT

____Initials

____Initials

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
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: March 4, 2014
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2014 Deadwood Chinatown Coin Conservation Project**

The City Archives is requesting permission to hire the Maryland Department of Planning for the conservation of one hundred and sixty-eight (168) copper alloy coins, more specifically the currency recovered from the Chinatown excavations. As of 2012, approximately 80% of the copper alloy coins in the Deadwood Chinatown collection have been infected with bronze disease. Bronze disease is the decomposition copper bearing alloys caused by salts found in the ground. If left untreated, the coins will eventually disintegrate (see attachment #1)

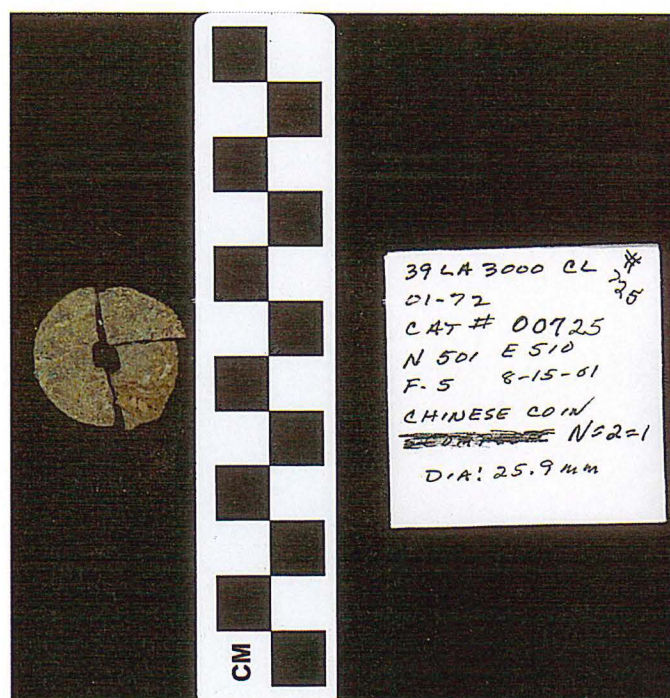
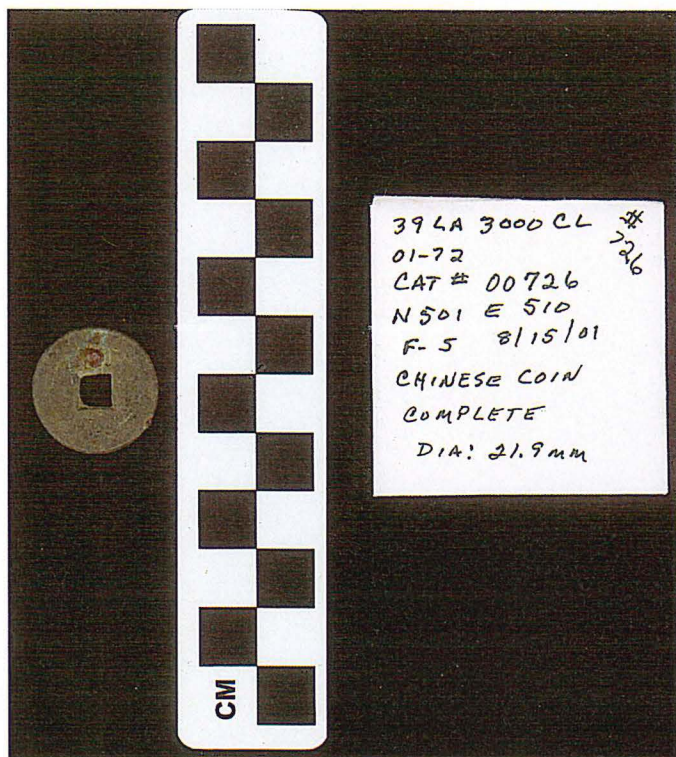
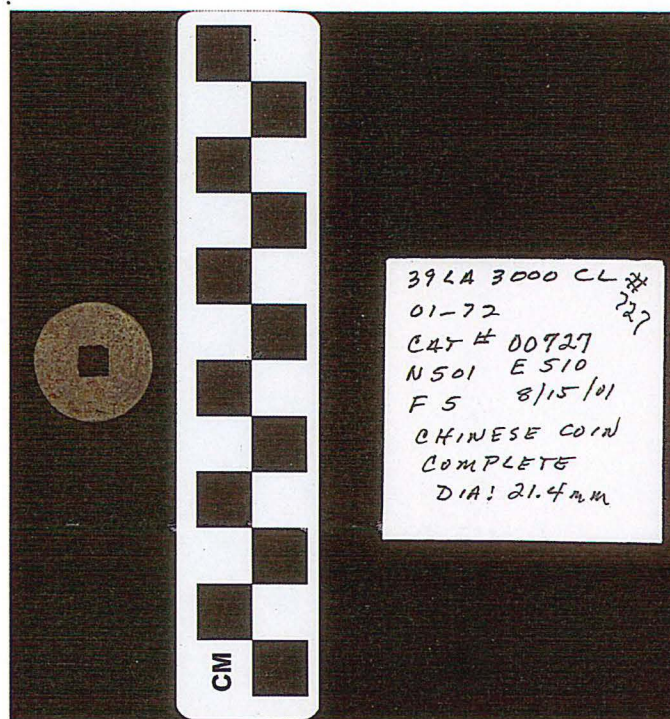
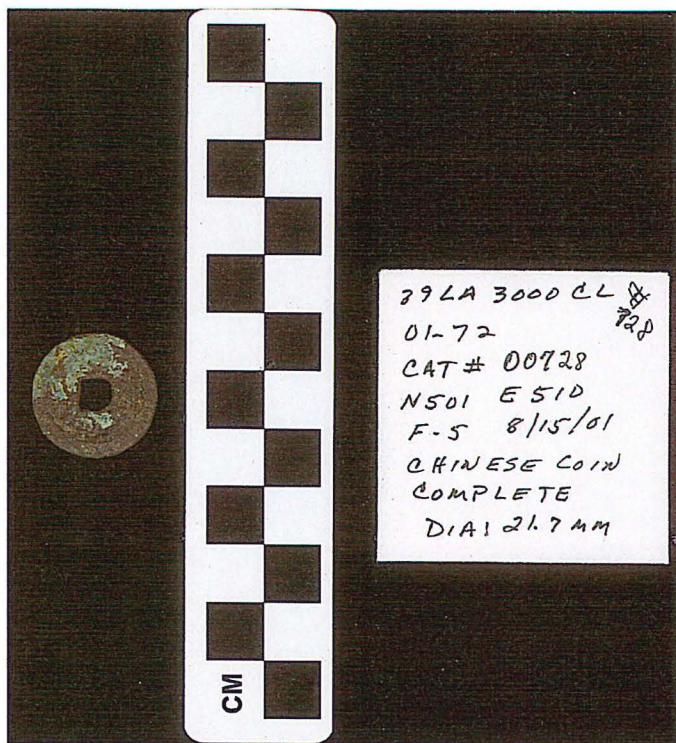
As part of this project, the Maryland Department of Planning Conservation Laboratory will x-ray, remove corrosion, desalinate, and seal the coins as part of the conservation treatments. Upon completion, the coins will be placed on public display in the Deadwood museums and/or visitor centers. The cost for the conservation will not exceed \$4,400.00 dollars. Funds for the conservation will come out of the Special Needs line item in the 2014 City Archives budget. The project will take approximately one year to complete.

RECOMMENDATION

Allow the City Archives to enter a contract with the Maryland Department of Planning for the conservation of one hundred and sixty-eight (168) copper alloy coins. Funds for this project will come from the City Archives and will not to exceed the amount of \$4,400.00 dollars. The proposal is attached to this memorandum (see attachment #2). This is a 2014 City Archives budgeted project.

Attachment #1

Sample of Chinese Coins





Maryland Department of Planning
Jefferson Patterson Park & Museum

Martin O'Malley
Governor

Richard Everhart Hall
Secretary

Anthony G. Brown
Lt. Governor

Matthew J. Power
Deputy Secretary

Conservation Project Cost Proposal:
Chinese copper alloy coins

29 May 2013

Michael Runge
City Archivist
108 Sherman Street
Deadwood, SD 57732

Dear Mr. Runge,

Thank you for contacting the Maryland Archaeological Conservation Laboratory to preserve your archaeological finds. Based on the information provided, we estimate the cost of conservation for 168 copper alloy Chinese coins to total \$4380 (four thousand three hundred eighty dollars). This includes x-radiography, documentation, cleaning, desalination, and the application of corrosion inhibitors under vacuum and protective coatings.

If you wish to proceed with the treatments, you may pre-pay the full amount of \$4380, or make a down-payment of 50% (\$2190) the balance payable upon completion of the project. If this proposal meets your approval, please countersign a copy of this letter and the conservation release form, and return to us with your preferred method of payment.

The payment or Purchase Order should be made out to: "Maryland Department of Planning, Jefferson Patterson Park & Museum, attn: Denise America, Acct # 42339, Conservation Project WO2013.019".

Please mail the payment to:
Denise America
JPPM
10515 Mackall Road
St. Leonard, MD 20685

Sincerely,

Nichole Doub
Head Conservator
MAC Lab
Tel. 410-586-8577

Approved: _____ Date: _____

DEADWOOD

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

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: March 4, 2014
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2014 Portable Baseball Exhibit Project**

The City Archives is requesting permission to hire Siouxland Heritage Museums of Sioux Falls, South Dakota to develop six (6) portable exhibit panels focusing on the history of baseball in Deadwood, South Dakota. The panels will cover the following topics:

- First baseball game played in the Black Hills (7th Calvary and Benteen Nine)
- Baseball and the mining camps 1878 - 1899
- Deadwood baseball post 1900
- The organization of baseball fields in Deadwood Gulch
- Professional baseball players who were born and/or played in Deadwood
- 1922 Babe Ruth and Bob Meusel barn storming tour

The fifty page narrative compiled for this exhibit was created by David Kemp of Moriah Press, Sioux Falls, South Dakota in 2013. The purpose of this project is to promote the City of Deadwood and its rich history of baseball through a series of traveling panels. These panels will be loaned out to surrounding museums, baseball organizations and archives. The panels will have the same look and feel as the Cowboy Song Tradition display created by Siouxland Heritage Museums in 2011.

RECOMMENDATION:

Allow the City Archives to enter a contract with Siouxland Heritage Museums for the development of six (6) portable exhibit panels focusing on the history of baseball in Deadwood, South Dakota. Funds for this project will come from the City Archives and will not to exceed the amount of \$6,000.00 dollars. The proposal is attached to this memorandum. This is a 2014 City Archives budgeted project.



January 31st, 2014

Mike Runge
City of Deadwood
108 Sherman Street
Deadwood, SD 57732
605-578-2082
archives@cityofdeadwood.com

Re: Baseball in Deadwood Pull up Panels

Dear Mike Runge

As requested, per your details when we talked on the phone, we have quoted the proposal for a 6- Pull-up Panel exhibit based on Baseball History in the Hills.

This quote is broken into two different options and takes into account meetings, working with other companies for needed components (proper scans, laminating, prints, etc.), supporting research, writing and layout, creating graphic layouts, manipulating and formatting images for layouts, editing layouts, creating a logo, production, and materials for production.

The six retractable banners are single-sided and measure approximately 31.5"w x 62.5-79"h.



Option 1:

All text and images will be supplied by the client, in a digital format that specifies which text and images are to be placed together on each panel. No further research will be conducted by the Siouxland Heritage Museums (SHM) nor will any copy editing be the responsibility of the museum. All images will be scanned to our specifications and will be supplied by the client. If the SHM needs to find or scan additional images or is asked to do copy editing, time will be billed on an additional hourly basis of \$45/hr. This also includes two final 8.5" x 14" graphic proofs for editing; additional proofs are \$25/each. Proofs at different scales are available for an additional charge.

Meetings with client, project directives, working with other subcontractors, sorting out graphic design ideas, editing layouts with client, and all design, layout work.

\$3600

Six one-sided retractable laminated banners, including travel case and soft cases.

\$2395

Total is \$5995.45 Prices do not include sales tax or any shipping or delivery.



200 W. 6th Street, Sioux Falls, SD 57104
Strong Foundation. Strong Future.
Equal Opportunity Employer and Service Provider

P: (605)367-4210
F: (605)367-6004
siouxlandmuseums.com



Option 2:

All research and images will be supplied by the client. We will provide support research, writing, and design on the selected topics within the design guidelines established by the client. The Siouxland Heritage Museums (SHM) will have final content edit to make sure all information is correct to the best of our knowledge, but the client will have the final word on copy and design edits. All images will be scanned to our specifications and will be supplied by the client. If the SHM needs to find or scan additional images or is asked to do additional work, time will be billed on an additional hourly basis of \$45/hr. This also includes two final 8.5" x 14" graphic proofs for editing; additional proofs are \$25/each. Proofs at different scales are available for an additional charge.

Meetings with client, project directives, additional research writing, working with other subcontractors, sorting out graphic design ideas, editing layouts with client, and all design, layout work.

\$7200

Six one-sided retractable laminated banners, including travel case and soft cases.

\$2395

Total is \$9,595.45 Prices do not include sales tax or any shipping or delivery.

All prices quoted are good for 30 days. A contract must be signed and down payment of 50% is needed before the project will begin. An additional 25% of the cost is due upon final design of all panels (before production), and the final 25% is due upon delivery.

Since we must work within the constraints of our in-house production schedule, dates are provided to keep the project moving forward to have a completion date of **December 31st**. The signed contract is due by **March 3rd** and 50% down by first due date from Option choice.

Option 1: All text and images, in a digital format that specifies which text and images are to be placed together on each panel would be due by **October 1st**.

Option 2: All research and images, along with a planning meeting to determine direction would be needed by **July 7th**.

All deadlines can be negotiated but final completion date may change. Final product is guaranteed from material defects for 1 year from completion of project.

Sincerely,


Molly Engquist
Curator of Exhibits
Siouxland Heritage Museums

Project:

Creation of six retractable banners with exhibit text, images, and graphics with a shipping case for completed exhibit.

Option 1: Design Only _____

Option 2: Writing and Design _____

Contract:

We agree to all terms and conditions set forth by the Siouxland Heritage Museums in the attached bid and proposal letter.

A 50% deposit is required to begin this project. As quoted, the project total is \$_____. The amount of deposit required is \$ _____ to begin this project, with an additional 25% due before production.

Signed _____

Position _____

Date _____

Signed _____

Position _____

Date _____

Siouxland Heritage Museums, Sioux Falls

RETURN THIS PORTION TO:
ATTN: Molly Engquist
Siouxland Heritage Museums
200 West 6th St
Sioux Falls, SD 57104

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

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

MEMORANDUM

Date: March 7, 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 a written response to the continuation from the February 12, 2014 Deadwood Historic Preservation Commission meeting for Project Approval at 366 Main Street and 370 Main Street. These responses are included in this packet.

The response for 366 Main Street (Case #14001) is a written request to amend the original application through a newly proposed alternate location and removing demolition as an option.

The written response for 370 Main Street (Case #14002) is also an amendment with a proposed new location outside of the National Historic Landmark and State and National Register Historic Districts. In the amendment the contributing resource is being proposed to now be moved outside of the historic districts. If allowed, it will be delisted from the National Historic Landmark District and the National Register of Historic Places. This option now most definitely does have an adverse effect – the loss of a contributing resource.

City Attorney Terri Williams has requested a response from Optima and Roger Tellinghuesen to the supplemental information they provided. This letter is also included.

A memorandum from staff will be forwarded to you for additional consideration early next week when a response from the applicant is received. This response has a dramatic effect on how the staff report is prepared to supplement the original staff reports if allowed.

Thank you for your understanding.

OFFICE OF
CITY ATTORNEY
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084
twilliams@gpna-law.com

DEADWOOD

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

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

March 7, 2014

Roger Tellinghuisen
DeMersseman, Jensen, Stanton & Huffman, LLP
P.O. Box 1820
Rapid City, SD 57709

Re: Optima, LLC: Application for Project Approval 366 Main Street, Deadwood, SD
GPNA File No. 07857.0003

Dear Mr. Tellinghuisen:

Optima, LLC submitted its application for project approval concerning the above-referenced property on January 10, 2014. Optima, LLC requested approval to demolish 366 Main Street. However, Optima, LLC further requested the ability to offer the property as a donation to Neighborhood Housing Services of the Black Hills to allow for the relocation of the property.

In preparation of the January 26, 2014 meeting before the Historic Preservation Commission, Mr. Kuchenbecker prepared a staff report. Upon considering information provided by Optima, LLC and the staff report, the Historic Preservation Commission continued consideration of the application to February 12, 2014.

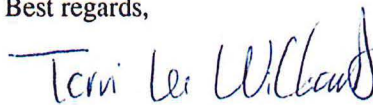
In preparation of the meeting to occur on February 12, 2014, Mr. Kuchenbecker provided an updated report and raised several issues with Optima, LLC's application. Optima, LLC requested a continuance to further address issues raised in Mr. Kuchenbecker's report. The request was granted.

Now, you, on behalf of Optima, LLC have submitted a letter dated March 4, 2014, advising Optima, LLC is amending its application to request relocation of the structure located at 366 Main Street, Deadwood, South Dakota to a lot located along Peck Street and in an area known as the Peck Garden Planning Unit.

To ensure the application is timely addressed, the City of Deadwood does not have an objection to recognizing your letter as an amended application. However, we do request confirmation Mr. Kuchenbecker's previous reports submitted to the Historic Preservation Commission be allowed to be incorporated into an updated report to address the requested relocation. In the event you object to him simply incorporating his previous reports, you will need to withdraw your original application and submit a new application. Please advise how you wish to proceed.

I look forward to hearing from you.

Best regards,



Terri Lee Williams

TLW:jjh

**DEMERSSEMAN JENSEN
TELLINGHUISEN & HUFFMAN, LLP**

LAWYERS

PO Box 1820, Rapid City, SD 57709-1820
516 FIFTH STREET, RAPID CITY, SD 57701

MICHAEL B. DEMERSSEMAN
CURTIS S. JENSEN
MICHAEL V. WHEELER
RICHARD E. HUFFMAN
GREGORY J. SPERLICH
ROGER A. TELLINGHUISEN
ROBERT J. ROHL

TELEPHONE
605-342-2814

FAX
605-342-0732

March 4, 2014

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

Re: Optima LLC: Application for Project Approval
366 Main Street, Deadwood
Your Case No: 14001

Dear Mr. Kuchenbecker:

The purpose of this letter is to provide additional information in response to your Memorandum to the Deadwood Historic Preservation Commission dated February 7, 2014 and received by the Applicant on the evening of February 10th.

Recall that *Optima's* Application for Project Approval for the non-contributing "Shea" house located at 366 Main Street was for "Demolition" with the hopes to save the house by donating it to *Neighborhood Housing Services of the Black Hills Inc.* Optima has since confirmed that *Neighborhood Housing* has secured a Purchase Agreement for a suitable location for it within the city limits of Deadwood: Lot 26 of Peck's Subdivision in the City of Deadwood.

As such, *Optima's* application is hereby amended to request relocation of this "Shea" house to this lot along Peck Street. "Demolition" is no longer requested. This area is also known as Peck's Garden Planning Unit. See Exhibit "A" setting forth proposed house location with setbacks (all of which would be satisfied per City Ordinance). Also see Exhibit "B" that illustrates the overall Vicinity Map – the existing Shea House location and the proposed Shea House location – as well as a copy of the plat. Finally, see Exhibit "C" depicting the front elevation as to how the Shea House would look in the proposed new residential area setting.

March 4, 2014

Page 2

We look forward to providing further information to answer any questions you may have at the upcoming March 12, 2014 hearing.

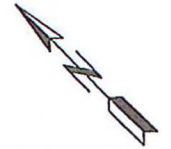
Sincerely,

A handwritten signature in blue ink, appearing to read "Roger A. Tellinghuisen", with a large, stylized flourish extending to the right.

Roger A. Tellinghuisen roger@demjen.com
DeMERsSEMAN JENSEN
TELLINGHUISEN & HUFFMAN, LLP

RT/ca
Enclosures

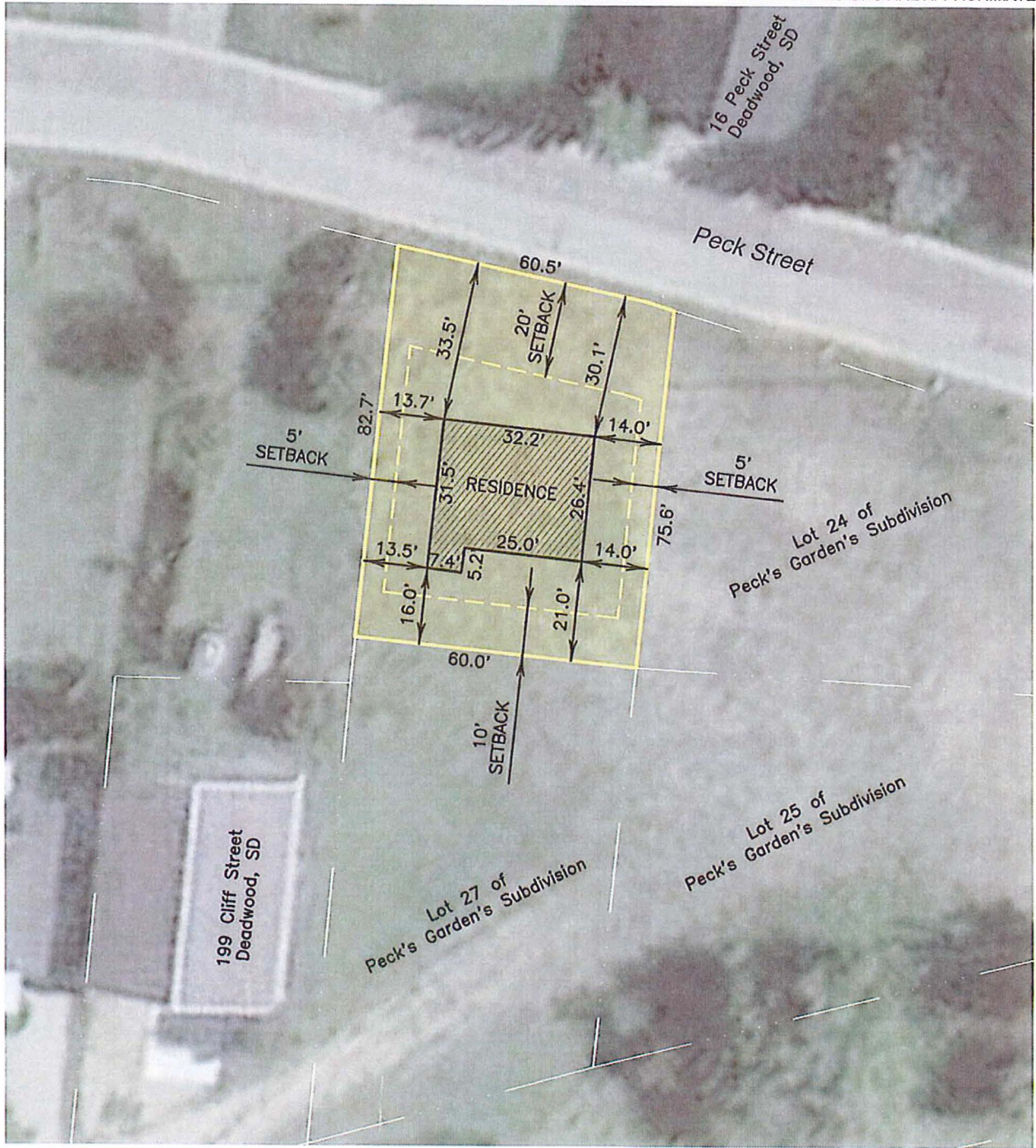
Shea House Relocation Deadwood, South Dakota Site Plan Illustration



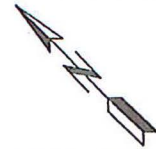
SCALE: 1" = 30'

LEGAL DESCRIPTION:
SHOWING LOT 26 PER THE PLAT OF
PECK'S GARDEN'S SUBDIVISION
BOOK 1 OF PLATS, PAGE 284
LAWRENCE COUNTY RECORDS
LOCATED IN THE CITY OF DEADWOOD
E½ SEC. 27 T5N R3E BHM
LAWRENCE COUNTY, SOUTH DAKOTA

NOTE: DIMENSIONS ARE APPROXIMATE



Shea House and Fountain House Relocation
Deadwood, South Dakota
Vicinity Map



SCALE: 1"=600'



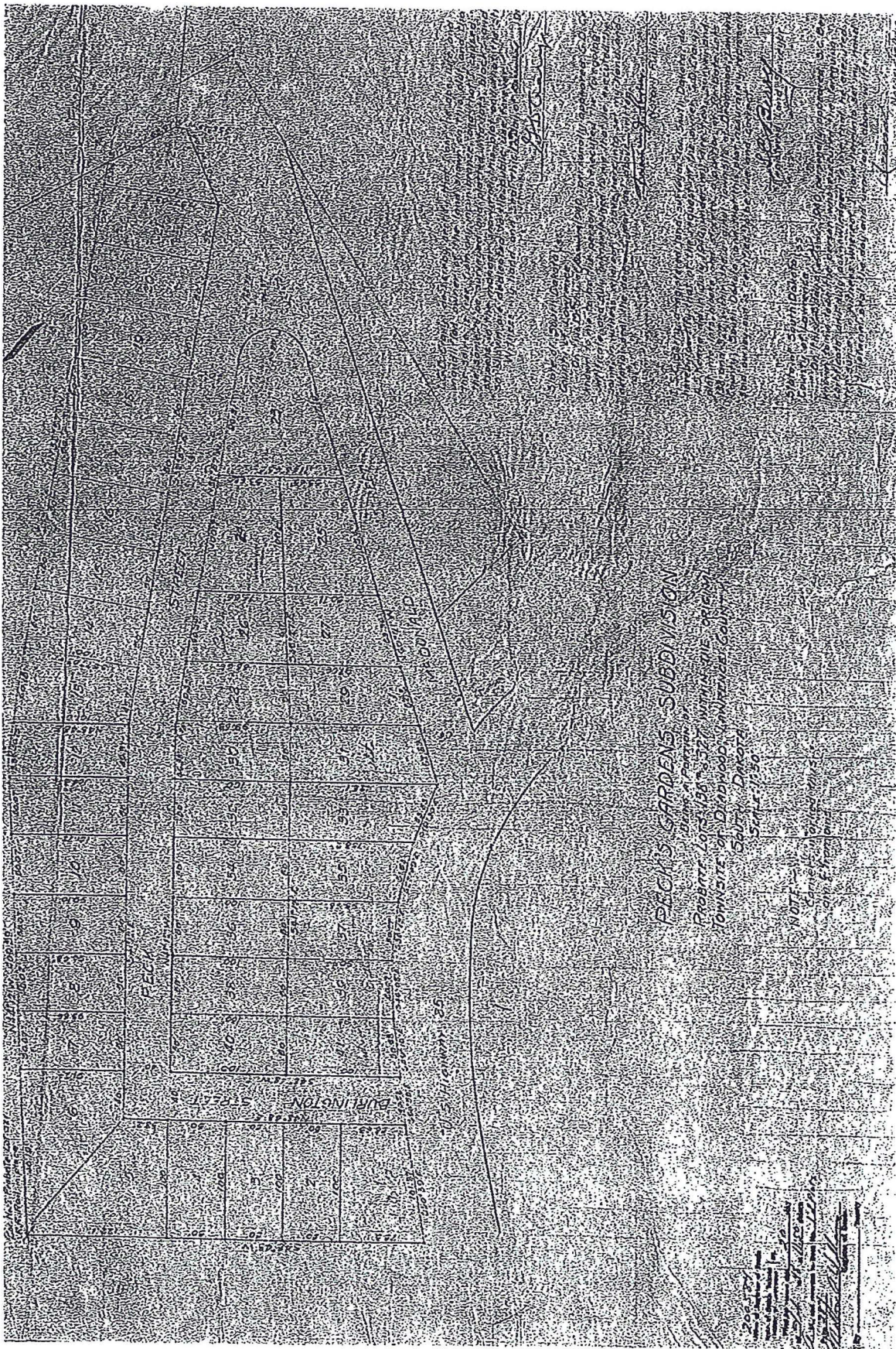


EXHIBIT
"C"
tabbles



OFFICE OF
CITY ATTORNEY
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084
twilliams@gpna-law.com

DEADWOOD

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

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

March 7, 2014

Roger Tellinghuisen
DeMersseman, Jensen, Tellinghuisen & Huffman, LLP
P.O. Box 1820
Rapid City, SD 57709

Re: Optima, LLC: Application for Project Approval 370 Main Street, Deadwood, SD
GPNA File No. 07857.0003

Optima, LLC submitted its application for project approval concerning the above-referenced property on January 10, 2014. Optima, LLC requested approval to relocate a historic structure located at 370 Main Street. Specifically, Optima, LLC requested approval to relocate the house to an empty lot at 33 Lincoln Avenue in the Ingleside Planning Unit.

In preparation of the January 26, 2014 meeting before the Historic Preservation Commission, Mr. Kuchenbecker prepared a staff report. Upon considering information provided by Optima, LLC and the staff report, the Historic Preservation Commission continued consideration of the application to February 12, 2014.

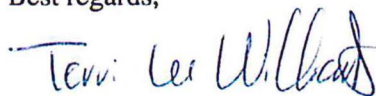
In preparation of the meeting to occur on February 12, 2014, Mr. Kuchenbecker provided an updated report and raised several issues with Optima, LLC's application. Optima, LLC requested a continuance to further address issues raised in Mr. Kuchenbecker's report. The request was granted.

Now, you, on behalf of Optima, LLC have submitted a letter dated March 4, 2014, advising Optima, LLC is amending its application to request relocation of the structure located at 370 Main Street, Deadwood, South Dakota to lot 23 located in Peck's subdivision.

To ensure the application is timely addressed, the City of Deadwood does not have an objection to recognizing your letter as an amended application. However, we do request confirmation Mr. Kuchenbecker's previous reports submitted to the Historic Preservation Commission be allowed to be incorporated into an updated report to address the requested relocation. In the event you object to him simply incorporating his previous reports, you will need to withdraw your original application and submit a new application. Please advise how you wish to proceed.

I look forward to hearing from you.

Best regards,



Terri Lee Williams

TLW:jjh

**DEMERSSEMAN JENSEN
TELLINGHUISEN & HUFFMAN, LLP**

L A W Y E R S

PO BOX 1820, RAPID CITY, SD 57709-1820
516 FIFTH STREET, RAPID CITY, SD 57701

MICHAEL B. DEMERSSEMAN
CURTIS S. JENSEN
MICHAEL V. WHEELER
RICHARD E. HUFFMAN
GREGORY J. SPERLICH
ROGER A. TELLINGHUISEN
ROBERT J. ROHL

TELEPHONE
605-342-2814

FAX
605-342-0732

March 4, 2014

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

Re: Optima LLC: Application for Project Approval
370 Main Street, Deadwood
Your Case No: 14002

Dear Mr. Kuchenbecker:

The purpose of this letter is to provide the additional information in response to your Memorandum to the Deadwood Historic Preservation Commission dated February 7, 2014 and received by Applicant on the evening of February 10th.

Recall that *Optima's* Application for Project Approval is to move/relocate the "Fountain House" located at 370 Main Street to the vacant lot known as 33 Lincoln Avenue, within the city limits of Deadwood.

Given the concerns raised with this proposed location by several of the neighbors and by the Historic Preservation Officer, *Optima* is hereby suggesting an alternative location for the relocation of the Fountain House: the vacant lot known as Lot 23 of Peck's Subdivision. See Exhibit "A" setting forth proposed house location with proposed setbacks. Also see Exhibit "B" that illustrates the overall Vicinity Map – the existing Fountain House location and the proposed Fountain House location – and a copy of the plat. Finally, see Exhibit "C" depicting the front elevation as to how the Fountain House would look in the proposed new residential area setting. The front of the Fountain House would face Peck Street.

Recall that the setbacks set forth in Deadwood's ordinance are: 20' front yard; 10' rear yard; and 5' side yard. These setbacks are satisfied with the proposed Lot 23 location.

March 4, 2014

Page 2

It should be noted that McDonald Street, which runs along the back side of this Lot 23, has been vacated. As such, the 30' feet of vacated McDonald Street will become a part of this Lot upon its replatting, which will make the Lot even larger. Thus, Neighborhood Housing will have some flexibility in working with the City in determining the final placement of the Fountain House on this Lot.

We look forward to providing further information to answer any questions you may have at the upcoming March 12, 2014 hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roger A. Tellinghuisen", with a stylized flourish extending to the right.

Roger A. Tellinghuisen roger@demjen.com

DeMERSEMAN JENSEN

TELLINGHUISEN & HUFFMAN, LLP

RT/ca
Enclosures

Fountain House Relocation
Deadwood, South Dakota
Site Plan Illustration

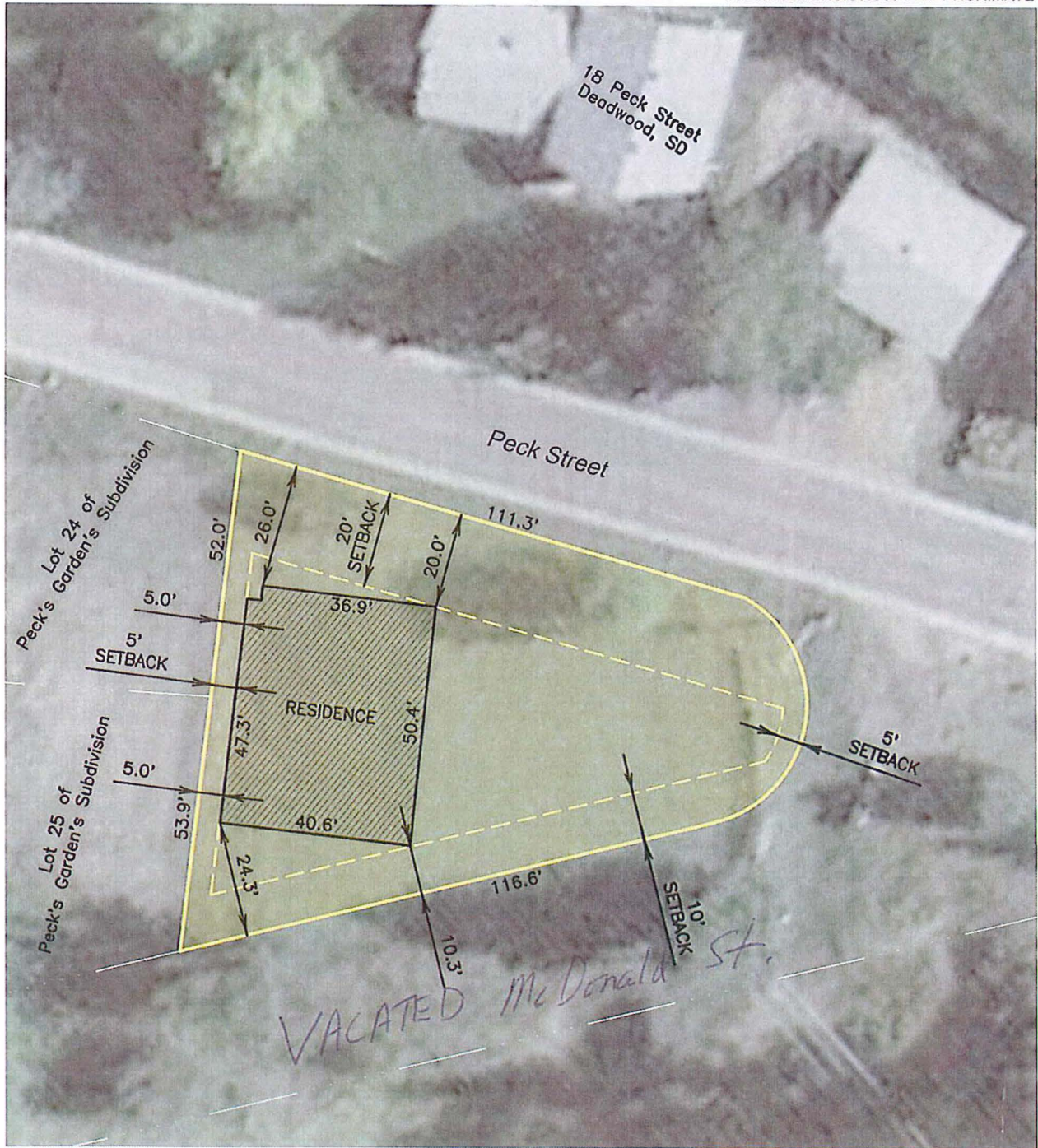
EXHIBIT

"A"

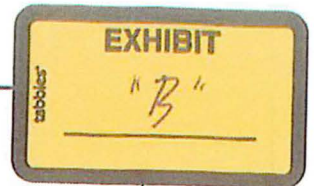
SCALE: 1"=30'

LEGAL DESCRIPTION:
SHOWING LOT 23 PER THE PLAT OF
PECK'S GARDEN'S SUBDIVISION
BOOK 1 OF PLATS, PAGE 284
LAWRENCE COUNTY RECORDS
LOCATED IN THE CITY OF DEADWOOD
E½ SEC. 27 T5N R3E BHM
LAWRENCE COUNTY, SOUTH DAKOTA

NOTE: DIMENSIONS ARE APPROXIMATE



Shea House and Fountain House Relocation
Deadwood, South Dakota
Vicinity Map



SCALE: 1"=600'



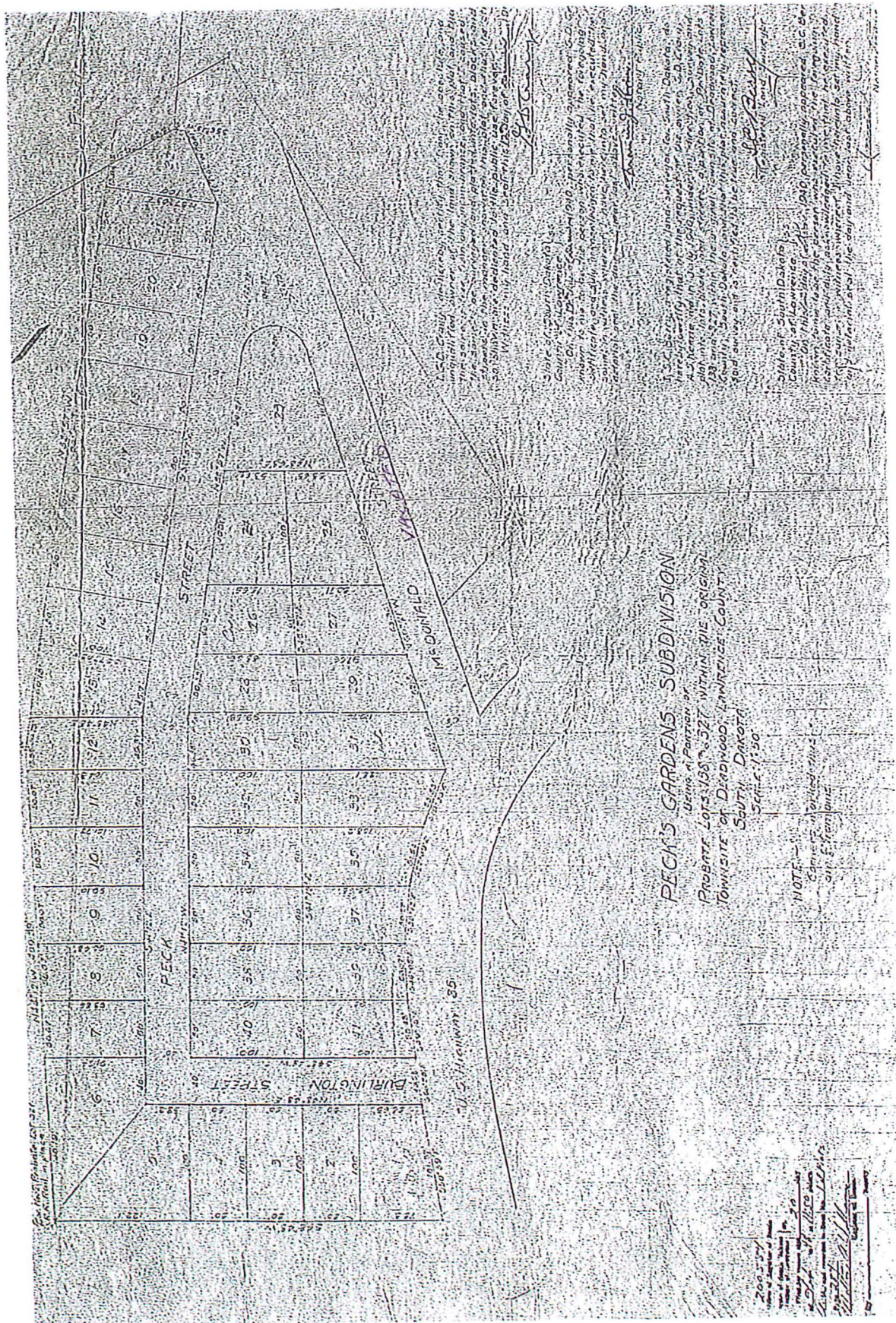


EXHIBIT
"C"
tabbles



Date: March 4, 2014

Case No. 14007

Address: 152 Charles Street

Staff Report

The applicant has submitted an application for Project Approval for work at 152 Charles Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Dennis and Brenda Sabo

Owner: Same

Constructed: c. 1890

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. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic association with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood--as elsewhere in the United States--residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to finish wood foundation and pour cement floor against walls and footings as well as replace windows and siding as submitted.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The City Building Inspector issued a Notification of Violations for Property Maintenance on this resource. The original resource has had a few alterations with the biggest being the installation of a wider style siding. The applicant intends on reversing this alterations and working closely with this office to mitigate the property maintenance violations.

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

The applicant has also applied for the Special Needs Siding Program as well as the Special Needs Wood Window program. Staff recommends acceptance into the programs.



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 certificate of appropriateness or 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: 152 Charles St.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Brenda & Dennis Sabo
Address: 21298 Strawberry Hill Ln
City: Deadwood State: SD Zip: 57732
Telephone: 578-3677 Fax: _____
E-mail: bd.sabo2009@live.com

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

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

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

TYPE OF IMPROVEMENT

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

Estimated Cost of Work: \$ 23,000.00

DEADWOOD

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

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

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

DESCRIPTION OF ACTIVITY

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

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

*Finish up wood Foundation and Pour Floor against walls + Paintings
Remove metal, Asphalt, wood Siding Install prepaint
Cement board siding 4 1/2 - 5' reveal rework windows
on back + west side by 4 New windows in Front Change
2 on east side with 2 from Front*

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

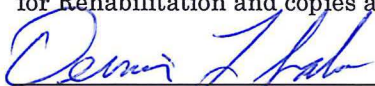
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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.

 2-24-14

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

 2/24/14

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

Please use the enclosed criteria checklist as a guide to completing the application.

Incomplete applications cannot be reviewed and will be returned to you for more information.

All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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

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DEADWOOD

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102 Sherman Street
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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14007

Date of Filing: 2/24/2014

- ☐ Certificate of Appropriateness
☒ Project Approval
☐ Sign Application

Property Designation:

- ☒ Contributing
☐ Non-contributing

Historic Overlay District:

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

Application complete

Project Documents submitted (check all that apply)

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

Staff Preparation

Initials

Date below

- | | | |
|---|-----------|--|
| ☐ Site Visit | _____ | ____/____/____ |
| ☐ Project visible from right-of-way? | _____ | ☐ Yes ☐ No |
| ☐ Logged into HPC Agenda | <u>LS</u> | <u>3/4/14</u> |
| ☐ Staff Report (research) | <u>RK</u> | <u>3/5/14</u> |
| ☐ Packet to HPC Members | <u>KS</u> | <u>3/6/14</u> |

Post Meeting Documentation

Initials

Date below

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

Building & Zoning Department (if applicable)

Initials

Date below

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

Filed on ____/____/____

Return this form to:
City of Deadwood Historic Preservation
C/O Neighborhood Housing Services
795 Main Street
Deadwood, SD 57732

Revolving Loan Fund – RESIDENTIAL 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:

152 Charles St
Deadwood SD 57732

2. Applicant's name & mailing address:

Dennis + Brenda Sabo
21298 Strawberry Hill Ln
Deadwood SD 57732

Telephone: (605) 578-3677

Email bd.sabo.2009@live.com

3. Organization name and mailing address:
(If different from applicant)

Telephone: () -

E-mail _____

Type of Entity (Please check one of the following):

Government _____ Non-profit Corporation _____ Profit Corporation ☒

4. Description of Proposed Work:

\$10,000 0% Life Safety

Please describe, in detail, the work to be funded by the Revolving Loan Fund Program, including a detailed description of the facility, project, its location, existing conditions, a description of how the work will benefit the City of Deadwood and its historic qualities, and the reasons why funding for the work is required. Use additional sheets if necessary.

To complete the shoring and digging for New wood Foundation
and to pour the basement Floor to keep the Footing & Bottom wall
from pushing in. New Elect Service and water & Sewer into building
this is the main Foundation for building to keep it up & stable and
with out funding its going to be hard to get finished

Revolving Loan Fund – RESIDENTIAL

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

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

In Witness whereof, the Land Owner, being duly authorized, has caused this document to be executed in its name on this 20 day of Feb, 20 14.

Signature: Dani Zalk

Signature: _____

Signature: _____

Signature: _____

Special Needs – Siding Removal - Application/Policy Guidelines

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

Revolving Loan Fund – Special Needs/SIDING REMOVAL
Application

(Revised October 13, 2010)

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

1. Address of Property:

152 Charles St
Deadwood SD 57732

2. Applicant's name & mailing address:

Dennis + Brenda Sabo
21298 Strawberry Hill Ln
Deadwood SD 57732

Telephone: (605) 578-3677

E-mail bd.Sabo2009@Live.com

3. Organization name and mailing address:
(If different from applicant)

Telephone: (____) _____

E-mail _____

Type of Entity (Please check one of the following):

Government _____ Non-profit Corporation _____ Profit Corporation _____

4. Description of Proposed Work:

Please describe, in detail, the work to be funded by the Revolving Loan Fund Program, including a detailed description of the facility, project, its location, existing conditions, a description of how the work will benefit the City of Deadwood and its historic qualities, and the reasons why funding for the work is required. Use additional sheets if necessary.

This project is for the removal of 2 layers of inappropriate siding material
and replacement of historic siding at 152 Charles St and by
doing this keeping the historic integrity for the City of Deadwood
With the costs of this we will need funding to complete

Revolving Loan Fund – Special Needs/SIDING REMOVAL

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

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

In Witness whereof, the Land Owner, being duly authorized, has caused this document to be executed in its name on this 20 day of Feb, 20 14.

Signature: Dawn Lobb

Signature: _____

Signature: _____

Signature: _____

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

Revolving Loan Fund – Special Needs/Wood Windows & Doors Application

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

1. Address of Property:

152 Charles St
Deadwood SD 57732

2. Applicant's name & mailing address:

Dennis + Brenda Sabo
21298 Strawberry Hill Ln
Deadwood SD 57732

Telephone: (605) 578-3677

E-mail bd.sabo.2009@live.com

3. Organization name and mailing address:

(If different from applicant)

Telephone: (____) _____-

E-mail _____

4. Description of Proposed Work:

Please describe, in detail, the work to be funded by the Revolving Loan Fund Program, including a detailed description of the facility, project, its location, existing conditions, a description of how the work will benefit the City of Deadwood and its historic qualities, and the reasons why funding for the work is required. Use additional sheets if necessary.

This will be a complete restoration to restore
the old windows + doors to keep the
historic values of the property located @ 152 Charles St
Due to the cost of project it will not be able to be completed
Updated January 2012 with out the funding.

Revolving Loan Fund – Special Needs/Wood Windows & Doors Application

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

Elevations	Repair of Existing Windows	Installation of new wood storm window	Replacement of existing window	Total Windows per elevation	New Wood Door	Repair Existing Wood Door
Front Elevation	7					1
Right Elevation	2					
Left Elevation	4					
Rear Elevation	4					1
Total Windows	17					2
	Window(s) qualified for the restoration of the existing wood window(s) and a forgivable loan of \$150 per window. or for the removal of the inappropriate window alterations and installing an appropriate window	Window(s) qualified for the purchase and installation of approved wooden storms or for the restoration of existing wooden storms and screens and a forgivable loan of \$150 per window opening	Window(s) qualified for the purchase and installation of new primary wood windows and a forgivable loan of \$100 per window opening.		The program provides a forgivable loan of \$200 for a purchase and installation of a new primary wood door	The program a forgivable loan in the amount of \$300 to repair an existing wood door

Revolving Loan Fund – Special Needs/WOOD WINDOWS & Doors Application

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

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

In Witness whereof, the Land Owner, being duly authorized, has caused
this document to be executed in its name on this _____ day of Feb. 20, 2014.

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Date: March 4, 2014

Case No. 14008
Address: 157 Charles Street

Staff Report

The applicant has submitted an application for Project Approval for work at 157 Charles Street a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Patrick Mollman
Owner: Same
Constructed: c. 1934

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 non-contributing resource in the Deadwood National Historic Landmark District. This service station has several modern alterations including as large modern addition at right, fake rock veneer at the foundation and several replacement windows. A large modern building has also been built on the site. Because of these alterations and additions the site had lost integrity and cannot contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to re-roof building with a 3' x 6' parapet to enclose new roof and paint exterior as submitted.

Attachments: No

Plans: Yes

Photos: Yes

Staff Opinion: This resource has had numerous alterations over the decades. Staff has worked with the contractor and owner to investigate means to lower the parapet which was originally proposed at nearly twice (7 feet) above the existing. As proposed does not have nearly the adverse effect on the building.

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





Motions available for commission action:

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 certificate of appropriateness or 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
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Telephone (605) 578-2082
Fax (605) 578-2084

DEADWOOD

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City of Deadwood Application for

- ☐ Project Approval or
☐ Certificate of Appropriateness

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

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Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION

Property Address: 157 Charles Street
Historic Name of Property (if known): South Side Service

APPLICANT INFORMATION

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

Owner's Name: Patrick L. Mollman
Address: 171 Charles Street
City: Dwd State: S.D. Zip: 57732
Telephone: 578-1857 Fax: _____
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT

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

Estimated Cost of Work: \$ 16000.00

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Deadwood, South Dakota 57732

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
☐ ALTERATION	☒ Front	☒ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential		☐ Other _____
☐ ROOF	☒ New	☒ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
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Failure to supply adequate documentation could result in delays in processing and denial of the request.

Add 3 ft 6 Parapet to
enclose new roof
Exterior to match and paint
to blend

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108 Sherman Street
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Deadwood, South Dakota 57732

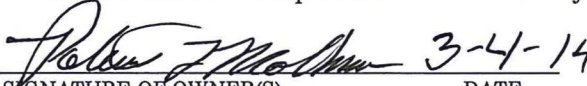
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

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

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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.

 3-4-14
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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102 Sherman Street
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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14008

Date of Filing: 3/4/2014

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

Property Designation:

- ☐ Contributing
- ☒ Non-contributing

Historic Overlay District:

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

Application complete

Project Documents submitted (check all that apply)

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

Staff Preparation

Initials

Date below

- | | | |
|---|-----------|--|
| ☐ Site Visit | _____ | ____/____/____ |
| ☐ Project visible from right-of-way? | _____ | ☐ Yes ☐ No |
| ☐ Logged into HPC Agenda | <u>KS</u> | <u>3/4/14</u> |
| ☐ Staff Report (research) | <u>KR</u> | <u>3/5/14</u> |
| ☐ Packet to HPC Members | <u>KS</u> | <u>3/6/14</u> |

Post Meeting Documentation

Initials

Date below

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

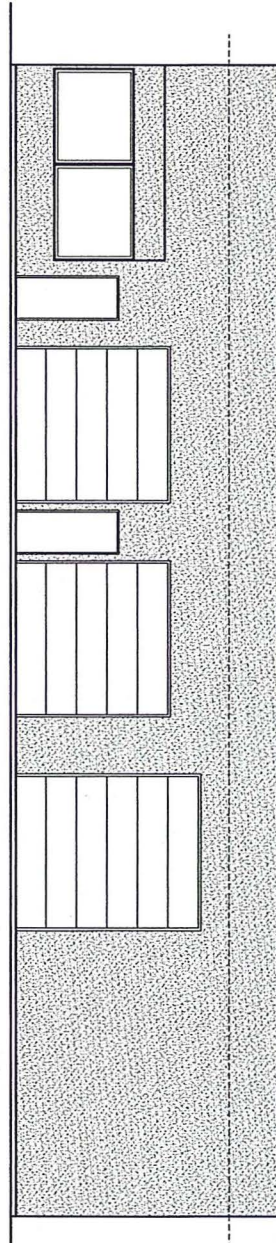
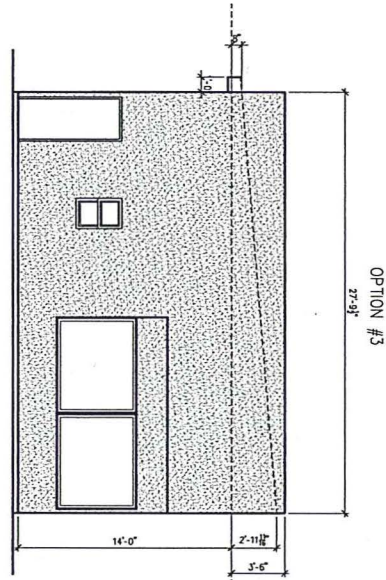
Building & Zoning Department (if applicable)

Initials

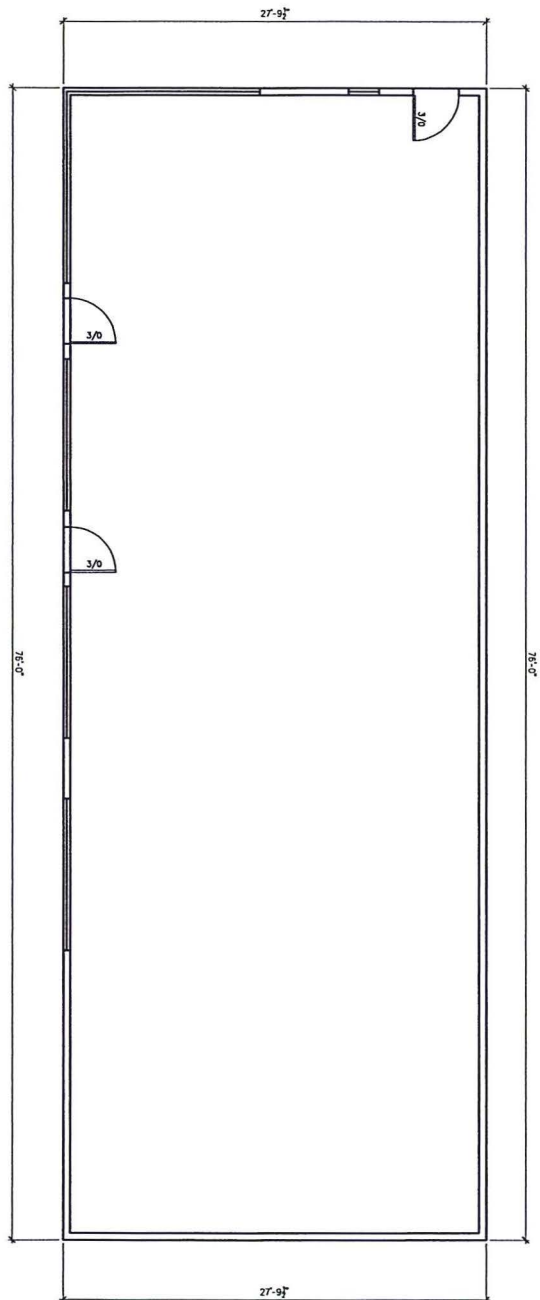
Date below

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

Filed on ____/____/____



PRELIMINARY PLAN
NOT FOR CONSTRUCTION



PRELIMINARY PLAN
NOT FOR CONSTRUCTION

2/12/2014 1:38:46 PM

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



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

03/06/2014

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

HP Commission Agenda for 03/12/2014

Historic Preservation Commission,

Please review the following requests for approval:

- 1) Dennis Sabo- 152 Charles
\$3,000 Special Needs Windows
- 2) Dennis Sabo- 152 Charles
\$10,000 Special Needs Siding
- 3) Dennis Sabo- 152 Charles
\$10,000 Revolving Loan Fund LS
- 4) Mary Larson- Sherman
Annual Review
- 5) Peggy Fierro- 36 Jackson
Subordination Request

Sincerely,

Mike Walker
Lending Director

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER



To be submitted to Historic Preservation Commission 03/12/2014

DATE: 03/06/2014

APPLICANT: Dennis Sabo

PROPERTY ADDRESS: 152 Charles St

LOAN AMOUNT: \$3,000 Special Needs Windows (forgivable)

INTEREST RATE: 0% for 10 years

PAYMENT AMOUNT: \$0

PURPOSE: Special Needs Windows

SECURITY: Loan Agreement

UNDERWRITER'S REVIEW:

Dennis & Brenda Sabo have a good credit history, a low LTV 6.8% and a low DTI 37%

UNDERWRITER'S RECOMMENDATION:

I recommend the loan request based on a good credit history and strong assets:

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

To be submitted to Historic Preservation Commission 03/12/2014

DATE: 03/06/2014

APPLICANT: Dennis Sabo

PROPERTY ADDRESS: 152 Charles St

LOAN AMOUNT: \$10,000 Special Needs Siding

INTEREST RATE: 0% for 10 years

PAYMENT AMOUNT: \$0 for 10 years then due and payable at 10 years

PURPOSE: Siding Removal and replacement

SECURITY: 2nd Mortgage

UNDERWRITER'S REVIEW:

Dennis & Brenda Sabo have a good credit history, a low LTV 22.6% (52% CLTV) and a low DTI 37%

UNDERWRITER'S RECOMMENDATION:

I recommend the loan request based on a good credit history and strong assets:

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

To be submitted to Historic Preservation Commission 03/12/2014

DATE: 03/06/2014

APPLICANT: Dennis Sabo

PROPERTY ADDRESS: 152 Charles St

LOAN AMOUNT: \$10,000 Revolving Loan Fund Residential

INTEREST RATE: 0% for 5 years

PAYMENT AMOUNT: \$166.67 per month for 5 years

PURPOSE: Repairs to Foundation, Footings and stabilization

SECURITY: 1st Mortgage

UNDERWRITER'S REVIEW:

Dennis & Brenda Sabo have a good credit history, a low LTV 22.6% (52% CLTV) and a low DTI 37%

UNDERWRITER'S RECOMMENDATION:

I recommend the loan request based on a good credit history and strong assets:

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

To be submitted to Historic Preservation Commission March 12, 2014

DATE: March 5, 2014
APPLICANT: Mary C Larson
PROPERTY ADDRESS: 51, 53, 55 Sherman

REFINANCE LOAN AMOUNT:

	\$299,797	\$16,169
INTEREST RATE	6%	0%
PAYMENT AMOUNT:	\$2147.84 (20 yr amt)	\$352.

UNDERWRITER'S REVIEW

Mary has been a customer of HP since 2000; during 2004-2008 we reduced the interested rate and set a payment plan based on the cash flow. By 2007 the interest rate was increased and by 2008 Mary was at 6% making payments based on a 30 year amortization. **Since 2004 all payments have been made as agreed.**

We have compared the last five years revenues; Mary continues to have sufficient funds to make all her payments on time.

UNDERWRITER'S RECOMMENDATION:

I recommend the loan request based on excellent credit and payment history with HP.

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

To be submitted to Historic Preservation Commission 03/12/2014

SUBORDINATION REQUEST

DATE: 03/06/2014
APPLICANT: Peggy Fierro
PROPERTY ADDRESS: 36 Jackson St
LOAN AMOUNT: See below
INTEREST RATE: See below
PAYMENT AMOUNT: See below
PURPOSE: Refinance/Subordination
SECURITY: Mortgage

UNDERWRITER'S REVIEW:

We have received a subordination request from Peggy Fierro for the loans listed below:

Balance	Maturity Date	Interest Rate	Payment	
\$15,723.43	04/01/2016	0% interest	\$0 Retaining Wall	(Forgivable portion)
\$8,927.07	08/15/2016	5% interest	\$119.32 per month	Retaining Wall
\$520.82	01/01/2015	5% interest	\$53.99 per month	Window Preservation

UNDERWRITER'S RECOMMENDATION:

I recommend the subordination request based on the fact that it is a Rate/Term Refinance that lowers her monthly payment on her primary mortgage. Her First Mortgage balance will be \$126,000 compared to her old balance in 2010 of \$134,561. She is not taking out any additional cash so her First Mortgage loan amount will not increase.

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