

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 14, 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 April 23, 2014
3. Voucher Approval
4. Old or General Business
 - a. Awarding of 2014 HPC Scholarships – Chase Job & Emily Reif
 - b. Cemetery Headstones -#14003 – Goodrich, Celia – DOD 7/24/1907
 - c. Proposed Isotopic Testing of the Burial from 66 Taylor Ave
 - d. 2014 Deadwood Baseball Interpretive Signs – Historic Preservation
 - e. Facebook maintenance agreement through MacroVision – Historic Preservation
 - f. Discussion of Ordinance #1211 amending Chapter 17.68, Historic Preservation
 - g. Wild Bill Exhibit & Diorama – Historic Preservation
 - h. HP Paint Grant Update & Action
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 14010 – 673 Main Street – Awning – David Jensen
 - b. Case# 14014 – 12 Lee Street – Addition & Covered Loading Dock – Blake Haverberg
 - c. Case #14016 – 688 Main St – Awning – Gold Dust Gaming – Merchant Hotel
 - d. Case #14017 – 686 Main St – Awning – Gold Dust Gaming – Merchant Hotel
 - e. Case #14018 – 682 Main St – Awning – Gold Dust Gaming – Merchant Hotel
 - f. Case #14019 – 678 Main St – Awning – Gold Dust Gaming – Butler Building
 - g. Case #14020 – 674 Main St – Awning – Gold Dust Gaming – John H Burns Block
 - h. Case #14021 – 624 Main St – Paint/Trim – Margi Olesen – Wild Bill Bar
 - i. Case #14023 – 555 Main St – Exterior Stucco – Donnie Patton – Tin Lizzie
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 14015 – 63 Taylor Avenue – Siding & Wood Storms – John & Terry Rodiack
 - b. Case #14022 – 71 Forest Ave – Exterior Paint, Stairs & Roof – Roy Sundstrom
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - c. Retaining Wall Program / Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 23, 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 April 9, 2014
3. Voucher Approval
4. Old or General Business
 - a. 2014 G.R.A.P.E. Scholarship Recipients Recommendations – Historic Preservation Commission
 - b. Proposed Forensic Facial Reconstruction Project – Historic Preservation Archives
 - c. Hickok Traveling Exhibit Loan Agreement #2014-03 – Historic Preservation Archives
 - d. Downtown Walking Tour Brochure – Historic Preservation Office
 - e. Discussion of Ordinance #1211 Amending Chapter 17.68, Historic Preservation
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 14012 - 628 Main Street – Masonry Stairwell repairs – Ron Russo
 - b. Case# 14013 - 180 Sherman Street – Roof – Fred Ormiston
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - George Milos – 872 Main St - Windows
 - Matthew Pike – 35 Lincoln – Windows
 - Rich Turbiville – 67 Taylor – Windows
 - Naomi Gathman – 91 Forest – RW Extension Request
 - Kevin Bloom – 17 Fillmore – Siding Extension Request
 - Charles Turbiville – 458 Williams – Windows Extension Request
 - Deadwood Chamber – 769 Main – Refinance Request
8. Retaining Wall Program/Disbursements
 - a. Richard Morgan – 2 Dudley
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other business
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**CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION**

Wednesday, April 23, 2014

Present Historic Preservation Commission: Chairman Willie Steinlicht, Vice-Chair George Milos, Michael Johnson, Lynn Namminga, Chuck Williams and Darin Derosier were present.

Absent: Laura Floyd was absent.

Kevin Kuchenbecker, Historic Preservation Officer; Ms. Terri Williams, City Attorney; and Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services were all present.

Present City Commission members: Vice-Chair Georgeann Silvernail and Jim Van Den Eykel were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 23, 2014 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of April 9, 2014 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Milos to approve the corrected Minutes of Wednesday, April 9, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Derosier and seconded by Mr. Johnson to approve the HP Operating Account in the amount of \$146,798.65. Aye – All. Motion carried.

Old or General Business:

G.R.A.P.E. 2014 Scholarship Recommendations

Mr. Kuchenbecker informed the Commission that several scholarship applications were submitted; the GRAPE Committee reviewed and read the essays unanimously. Mr. Kuchenbecker noted two recommendations were chosen to receive the scholarships; Chase Job and Emily Reif. A letter will be sent out ***It was moved by Mr. Derosier and seconded by Mr. Milos to approve the 2014 Scholarship recommendations in the amount of \$1000 per student. Aye - All. Motion carried.*** (The Memorandum is attached hereto on Exhibit A and incorporated herein by this reference.)

Proposed Forensic Facial Reconstruction Project – Historic Preservation Archives

Mr. Kuchenbecker updated the Commission on the efforts to identify the human remains discovered in 2012 at 66 Taylor; these remains were from an unmarked burial associated with Deadwood's first municipal cemetery (1875-1878). The City Archives is requesting permission to enter into contract with Karen T. Taylor, a forensic artist out of Austin, Texas, to develop a two-dimensional facial reconstruction (frontal and lateral) of the individual discovered at 66 Taylor Avenue in 2012; this project will not exceed \$1250.00 dollars and would come out of the 2014 Archaeology Budget. ***It was moved by Mr. Milos and seconded by Mr. Johnson to allow the City Archives to enter into contract with Ms. Karen Taylor to develop a two-dimensional facial reconstruction of the human remains discovered in 2012 at 66 Taylor Avenue with cost not to exceed \$1,250.00 from 2014 City Archaeology Budget. Aye - All. Motion carried.*** (The Memorandum is attached hereto on Exhibit B and incorporated herein by this reference.)

Hickok Traveling Exhibit Loan Agreement #2014-03 – Historic Preservation Archives

Mr. Kuchenbecker informed the Commission the City Archives is requesting permission to enter into a loan agreement with the Hulett Museum for the use of the seven panel James Butler Hickok Traveling Exhibit; the Hickok Traveling Exhibit would be displayed at the Hulett Museum from June 1, 2014 to October 31, 2014. ***It was moved by Mr. Derosier and seconded by Mr. Williams to allow the City Archives to loan the Hickok traveling exhibit to***

HPC Meeting

Wednesday, April 23, 2014

the Hulett Museum from June 1, 2014 to October 31, 2014. Aye - All. Motion carried. (The Memorandum is attached hereto on Exhibit C and incorporated herein by this reference.)

Downtown Walking tour Brochure – Historic Preservation Office

Prior to discussion Mr. Milos disclosed his wife, Lynn Milos, was owner of MS Mail and abstained from voting.

Mr. Kuchenbecker requested permission for the Deadwood Historic Preservation Office to purchase 20,000 walking tour brochures to be distributed at the Deadwood Information/Visitor Center during the 2014 tourist season to be paid out of Public Education. The costs to print brochures were quoted by MS Mail of Deadwood, South Dakota at \$5,060 and Forum Printing of Fargo, North Dakota at \$3,437.00. ***It was moved by Mr. Derosier and seconded by Mr. Williams to allow the Deadwood Historic Preservation Office to purchase locally from MS Mail the 20,000 brochures for the 2014 tourist season not to exceed amount of \$5,060.00 from Public Education. Aye - All. Motion carried.*** (The Memorandum is attached hereto on Exhibit D and incorporated herein by this reference.)

Discussion of Ordinance #1211 Amending Chapter 17.68, Historic Preservation

It was moved by Mr. Williams and seconded by Mr. Milos to table the reading of the ordinance amending until the next meeting at which time ordinance would be addressed. Aye - All. Motion carried. (The Proposed Ordinance Amending Memorandum is attached hereto on Exhibit E and incorporated herein by this reference.)

New Matters before the Deadwood Historic District Commission:

Case # 14012 – 628 Main Street – Ron Russo – Fairmont Hotel

Mr. Kuchenbecker informed the Commission the applicant requests approval to replace the exterior concrete front stairs leading to the basement to the original configuration to address life-safety issues. They are also requesting permission to tuck point the deteriorated masonry on the vault under the sidewalk on 628 Main Street as submitted. (The application is attached hereto on Exhibit F and incorporated herein by this reference.) ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Derosier and seconded by Mr. Johnson that this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 628 Main Street. Aye - All. Motion carried.***

Case # 14013 – 180 Sherman Street – Fred Orminston – Engine House

Mr. Kuchenbecker informed the Commission the applicant requests approval to add a four (4) inch nail base insulation, ice & water shield and a rolled roof. They are also requesting permission to repair the shutters and paint the resource on 180 Sherman Street as submitted. (The application is attached hereto on Exhibit G and incorporated herein by this reference.) ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Milos and seconded by Mr. Derosier that this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 700 Main Street. Aye - All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission:

No applications were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Mr. Milos and seconded by Mr. Williams to approve the HP Revolving Loan Fund disbursement in the amount of \$148.50, 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.

Prior to discussion Mr. Milos recused himself due to conflicts of interest in the following decisions.

HPC Meeting
Wednesday, April 23, 2014
872 Main St – George Milos – Special Needs Windows

It was moved by Mr. Derosier and seconded by Mr. Johnson to forgive the Special Needs Windows loan to George Milos, 872 Main Street, in amount of \$400.00 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

67 Taylor – Rich Turbiville – Special Needs Windows

It was moved by Mr. Derosier and seconded by Mr. Johnson to approve 6 month extension for Special Needs Windows loan in amount of \$3,000.00 to Rich Turbiville, 67 Taylor, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

458 Williams – Charles Turbiville – Special Needs Windows

It was moved by Mr. Derosier and seconded by Mr. Williams to approve 3 month extension for Special Needs Windows loan in amount of \$3,000.00 for Charles Turbiville, 458 Williams, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

769 Main St – Deadwood Chamber

It was moved by Mr. Derosier and seconded by Mr. Namminga to approve to refinance of current loan balance in amount of \$105,461.09 with same loan rates and terms for another 7 year balloon to Deadwood Chamber, 769 Main Street, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

Mr. Milos entered back into the discussions for the following decisions.

35 Lincoln – Matthew Pike – Special Needs Windows

It was moved by Mr. Milos and seconded by Mr. Derosier to forgive the Special Needs Windows loan to Matthew Pike, 35 Lincoln, in amount of \$750 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

91 Forest – Naomi Gathman – Retaining Wall

It was moved by Mr. Derosier and seconded by Mr. Johnson to approve 6 month extension for Retaining Wall loan in amount of \$21,900.00 to Naomi Gathman, 91 Forest, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit H and incorporated herein by this reference.)

17 Fillmore – Kevin Bloom – Special Needs Siding

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

2 Dudley – Richard Morgan – Retaining Wall

It was moved by Mr. Namminga and seconded by Mr. Milos to grant Retaining Wall loan in amount of \$27,372.00 to Richard Morgan, 2 Dudley, 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:

- Phase Four of the St. Ambrose Cemetery Restoration project is underway;
- Dry Ice test was done on the Adams House in preparation for repainting the roof;
- Damaged trees located by the Adams House were removed by Dharma Tree Service;
- The Archaeology, Archives & Acquisitions (AAA) Committee met with Mr. Mike Runge to discuss the ongoing efforts in the Archives regarding the human remains found by 66 Taylor; guns excavated during the Chinatown dig; status of the Chinese Coins to be cured; along with the exhibits Mr. Runge is currently working on;

HPC Meeting

Wednesday, April 23, 2014

- Contract with Roger Brooks will go before City Commission for approval on May 5, 2014;
- Retaining Walls at 91 Forest and 416 Williams should began soon;
- Retaining Wall at 2 Dudley will be awarded in upcoming week;
- Retaining Wall for 67 Terrace is out to bid;
- Commission's next meeting will be April 29, 2014 at 10:00 AM to cover projects that were not placed on agenda.

Other Business:

- Mr. Steinlicht asked Mr. Kuchenbecker clarification on who he needed to contact regarding hitting the coffin while doing a site visit; Mr. Kuchenbecker confirmed the notification of the State Archaeological Research Center, Dept. of Health, Coroner's office, Sherriff's office, etc. as the proper protocol and care taken to continue the project.
- Mr. Namminga commented on the Archaeology, Archives & Acquisitions (AAA) Committee meeting and expressed his appreciation for the work Mr. Michael Runge does for the City;
- Mr. Derosier also commented on Mr. Runge's knowledge and enthusiasm for the all the archive projects.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of April 23, 2014 adjourned at 5:43 PM.

ATTEST:

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

**Deadwood Historic Preservation Commission
Grants, Recognition, Advocacy & Public Education
(G.R.A.P.E.) Committee**

May 14, 2014 @ 5:00 PM

**2014 G.R.A.P.E. Scholarships
Awarded to:**

- 1. Chase Job -- \$1000**
- 2. Emily Reif -- \$1000**

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: May 8, 2014
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Headstone Grant Applications: #14003, Goodrich, Celia and #14004, Goodrich, Thomas**

On May 6, 2013 the Cemetery Committee, a subcommittee of the Deadwood Historic Preservation Commission met and reviewed the below listed headstone grant applications:

- **#14003 Goodrich, Celia DOD 07/24/1907 Mt. Moriah Cemetery**
- **#14004 Goodrich, Thomas DOD 07/19/1892 Mt. Moriah Cemetery**

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

After reviewing the two applications, the Cemetery Committee moved to approve the one application for the 2014 Headstone Grant Program, application #14003. This application is attached to this memorandum.

RECOMMENDATION

Accept application #14003 into the 2014 HPC Headstone Grant Program as approved by the Cemetery Committee on May 6, 2014.

Project Number: 14003
Application Date: 4/12/2014



CEMETERY HEADSTONE GRANT APPLICATION

CITY OF DEADWOOD

108 Sherman Street

Deadwood, SD 57732

Tel: (605) 578-2082

Fax: (605) 578-2084

APPLICANT INFORMATION:

Name:	<u>Annie S. Mabry</u>
Address:	<u>6295 South County Road 129</u>
City/State/Zip:	<u>Bennett, CO 80102-8310</u>
Phone Number:	<u>(303) 263-6746</u>
Email Address:	<u>Amabry9739@aol.com</u>

BACKGROUND INFORMATION:

Deceased Name(s):	<u>Celia Goodrich</u>						
Date of Death:	<u>July 24, 1907</u>						
Cemetery:	<u>Mt. Moriah Cemetery</u>						
Individual or Family Plot:	_____						
Addition:	_____	Section:	<u>004</u>	Lot:	_____	Plot:	_____

6295 South County Road 129
Bennett, CO 80102-8310

12 April 2014

ATTN: Michael Runge

Enclosed is a Cemetery Headstone Application for Celia Goodrich. Per our communication over the past few months, I am requesting consideration for a headstone. I have completed as much of the information that I know and am also enclosing several documents to validate as much information as possible.

Please find the following documents to validate the information that I have:

1. Descendant Tree for Thomas and Celia Goodrich.
2. **June 3rd, 1870** – 1870 Census – City Cheyenne, Laramie County, Wyoming Territory, shows Celia as age 24..
3. **1876** – Arrived in Deadwood – According to a July 28, 1907 newspaper article from Aberdeen American, page seven – This article was faxed 2013
4. **June 9th, 1900** – 1900 Census – City of Deadwood, Lawrence, South Dakota, shows Celia Goodrich, age 54, widow, living with three of her children, and one granddaughter. This also shows that Celia had 11 births with 6 living children at that time. She is listed as “owning” her home and her occupation is a nurse.
5. **July 24, 1907** – Died – According to the Department of History, Bureau of Census and Vital Statistics Standard Certificate of Death for Physicians, Certificate Number 7905.
6. **I have attached a copy of Celia’s death record** – there is a confusion regarding the misspelling and incorrect entry of Celia’s first name in 4 different death/burial/cemetery records.
 - o The Department of History Death Record has a Pelia Goodrich listed with the same death date, city and hospital as Celia Goodrich. Pelia was documented as certificate Number 7905 on page 79. In looking at the copy of the record, it appears that there is a transposition of the first letter in her name from “C” to a “P”. The Informant is listed as Fred Goodrich – Celia has a son named Fred.
 - o The Lawrence County burial permit has her recorded as “Alice” Goodrich
 - o The payment record has her name correctly listed as Celia and the payment was made by her son, Fred.
 - o Is there a payment record for an Alice????
 - o The Mt. Moriah Cemetery Records show that “Alice” Goodrich was buried at Section 004 with no mention of what happened to Celia.
7. August 1st, 1907 – The Freeman Courier newspaper article, page 2 – There is another article regarding Celia Goodrich, “Mother Goodrich” [Copy attached]..

I am also requesting some direction on what do I need to do to ensure that the person who is buried in Section 004 is Celia Goodrich and not truly another person? And if this is Alice Goodrich, then where is the lot/plot that Celia's son, Fred paid for?

Thank you for any consideration for this request,

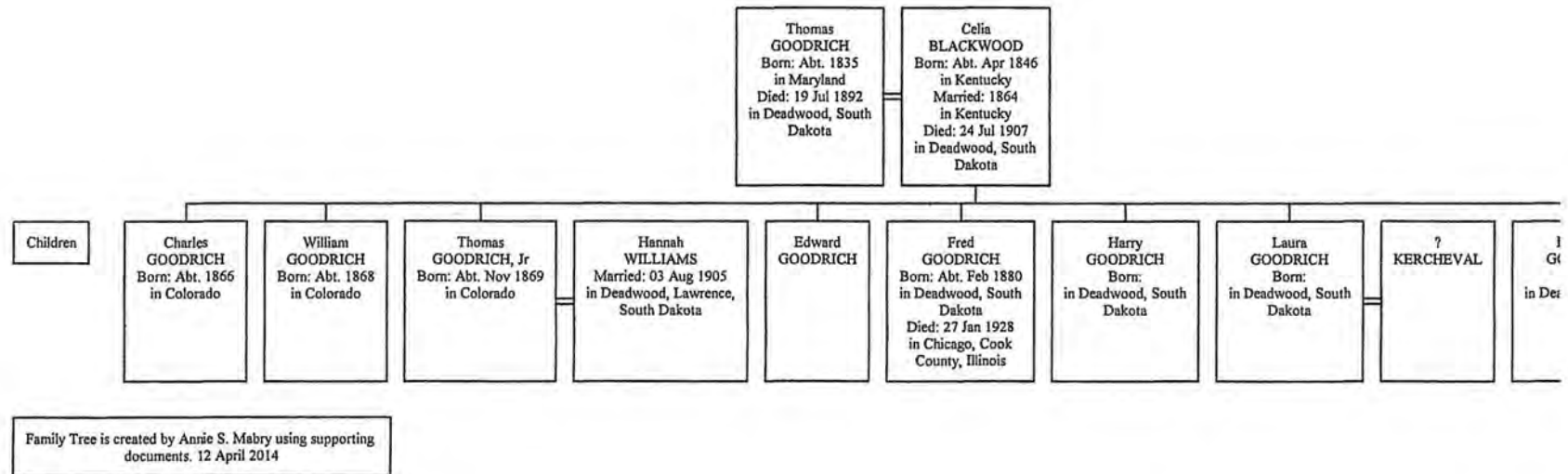
Annie S. Mabry



(303) 644-4067 – home

(303) 263-6746 – cell

Descendants of Thomas and Celia GOODRICH



TWELFTH CENSUS OF THE UNITED STATES.

B

SCHEDULE No. 1.—POPULATION.

State South Dakota
County Lawrence

Supervisor's District No. 1 Sheet No. 11
Enumeration District No. 23

Township or other division of county _____ Name of Institution _____
Name of incorporated city, town, or village, within the above-named division, _____
Enumerated by me on the 9th day of June, 1900. _____ Ward of city, 2
Enumerator, Dr. P. J. Paulson

Table with columns: LOCALITY, NAME, RELATION, PERSONAL DESCRIPTION, SEX, RACE, CITIZENSHIP, CONTINENT, TRADE OR PROFESSION, EDUCATION, VALUE OF ESTATE. Rows list individuals with their names, birth dates, and origins.

PLACE OF DEATH

County of LawrenceTownship of _____
or _____City of Leachwood

(If death occurs away from USUAL RESIDENCE give facts called for under "Special Information.")

DEPARTMENT OF HISTORY

Bureau of Census and Vital Statistics

7905

STANDARD CERTIFICATE OF DEATH FOR PHYSICIANS
FOR INFORMATIONAL PURPOSES ONLY
NOT LEGAL PROOF OF IDENTIFICATIONRegistered No. 9(No. St. Joseph Hospital St.; _____ Ward)
(If death occurred in a Hospital or Institution, give its NAME instead of street or number.)Full Name Mr. Pelia Goodrich

Personal and Statistical Particulars		Medical Certificate of Death	
SEX <u>Female</u>	COLOR <u>Black</u>	DATE OF DEATH <u>July 24</u> 190 <u>7</u> (Month) (Day) (Year)	
DATE OF BIRTH _____ (Month) (Day) (Year)	AGE <u>61</u> Years - _____ Months - _____ Days	I HEREBY CERTIFY, THAT I ATTENDED DECEASED FROM <u>Jan 5 1907</u> to <u>July 24 1907</u> that I last saw her alive on <u>July 23 1907</u> and that death occurred on the date stated above, at <u>6:30 P.M.</u>	
SINGLE, MARRIED, WIDOWED OR DIVORCED <u>Widowed</u>	BIRTHPLACE (State or Country) <u>Kentucky</u>	The cause of death was as follows: <u>Chronic mitral Regurgitation, Chronic Interstitial nephritis, Cirrhosis of liver</u>	
NAME OF FATHER <u>Unknown</u>	BIRTHPLACE OF FATHER (State or Country) <u>"</u>	Contributory <u>ascites</u> (Duration) <u>2 or 3 yrs.</u>	
MAIDEN NAME OF MOTHER <u>"</u>	BIRTHPLACE OF MOTHER (State or Country) <u>"</u>	(Signed) <u>F. S. Howe</u> M.D. <u>July 24 1907</u> (Address) <u>Dudwood</u>	
OCCUPATION <u>House Keeper</u>	THE ABOVE STATED PERSONAL PARTICULARS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF	SPECIAL INFORMATION only for Hospitals, Institutions, Transients or Recent Residents.	
(Informant) <u>Pelia Goodrich</u>	Address <u>Leachwood</u>	Former or Usual Residence _____ How long at Place of death? _____ Days	
FILED _____ 190 _____	Clerk of Courts	Where was disease contracted, if not at place of death? _____	
		PLACE OF BURIAL OR REMOVAL <u>Leachwood</u> DATE OF BURIAL <u>7-26 1907</u>	
		UNDERTAKER <u>B. S. Booth</u> ADDRESS <u>Leachwood</u>	

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THE FREEMAN COURIER

J. A. MENDEL, Publisher.
FREEMAN, SOUTH DAKOTA

Contains complete list of names of persons who have been elected to the office of Justice of the Peace for the year 1907. The names are as follows: Justice of the Peace for the Precinct of ...

At a meeting held at the residence of ... the following resolutions were adopted: ...

The Board of Education of the ... has decided to ...

The ... of the ... has been ...

It is ... that ...

The ... of the ... has been ...

The ... of the ... has been ...

LINKING EACH DEAD THEY LIVE NEAR EACH OTHER

A Brother and Sister Have a Strange but Happy Reunion at Sioux Falls.

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

MATRON OF PRISON DIES ON EVE OF HER MARRIAGE

Miss Mattie Campbell of Sioux Falls Penitentiary Has Pathetic End.

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

KILLED HIMSELF ON HIS NEW HOMESTEAD

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

FIAT

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

KILLED BY LIGHTNING WHILE DRIVING COWS

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

LUNGER MAN AN ASCORBIC WITH ABOUT \$2,500 FUNDS

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

AN HURLED MYSTERIOUSLY, NEARLY REVERSING COWS' LIVES

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

INGENSIBLE DRIVER SITS UPRIGHT WHILE HORSE RUNS AWAY

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

TEMPERANCE FOLK POST REWARD FOR EVIDENCE

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

The ... of the ... was ...

The ... of the ... was ...

SONS OF SOBRIETY TO HAVE CENTERVILLE HOME

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

NEW INVESTMENT OF BANK

Sioux Falls, S. D., July 27.—A remarkable case of the kind of Mrs. ... has been reported here. The ... of the ... was ...

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: May 1, 2014
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Proposed Isotopic Testing of the Burial from 66 Taylor Avenue**

The City Archives is requesting permission to enter into a contract with Dr. Eric J. Bartelink, a forensic anthropologist at California State University, Chico. The City Archives would like to hire Dr. Bartelink to perform isotopic testing on the human remains discovered in 2012 at 66 Taylor Avenue. These remains were from an unmarked burial associated with Deadwood's first municipal cemetery (1875 - 1878).

As part of this project, Dr. Bartelink would use stable isotope analysis to reconstruct the diet and migration history of this unknown individual. A proposal and description of the work is attached to this memorandum.

The breakdown for the tests is as follows:

• Consumable supplies	\$220.00
• Stable carbon & nitrogen isotopes (collagen)	\$30.00
• Stable carbon & oxygen isotopes (bioapatite)	\$30.00
• Stable oxygen isotopes (tooth enamel bioapatite)	\$150.00
• Strontium isotope analysis (tooth enamel bioapatite)	\$375.00
• Isoscape origins maps	<u>\$200.00</u>
TOTAL	\$1,035.00

RECOMMENDATION:

Allow the City Archives to enter a contract with Dr. Eric Bartelink to perform isotopic testing on the human remains discovered in 2012 at 66 Taylor Avenue. The cost for this project will not exceed \$1,200.00 dollars and would come out of the 2014 Archaeology Budget.

Deadwood Historic Burial

The proposed research will use stable isotope analysis to reconstruct the diet and migration history of a historic burial recovered from Deadwood, South Dakota. Stable isotope ratios measured in human bones provide a record of different food resources consumed in the diet, and also shed light on their relative importance in the diet. Stable carbon and nitrogen isotopes of human bone collagen and stable carbon isotopes of bone mineral (bioapatite) reveal the types of plants and animal resources the individual consumed during life.

In addition, stable oxygen and strontium isotope analysis of teeth can reveal the place of origin of an individual. Oxygen isotopes in human tooth enamel reflect the isotopic composition of drinking water, and therefore record where an individual grew up. Similarly, strontium isotopes of teeth reflect local geology, and isotopes are passed up from bedrock and soils to plants and animals. Humans who consumed locally grown foods will have these local ratios in their teeth. Because teeth lock in oxygen (water source) and strontium (geological source) isotopes when they form, they provide a record of a person's most likely birthplace even if they move as adults to a different location.

The sample size requirements for this study include 5 grams of bone (either a well-preserved **rib or rib fragment or a long bone shaft fragment**) and a single tooth (**right upper first molar**). These samples will be consumed in the testing and will be processed at the California State University, Chico Stable Isotope Preparation Laboratory.

Funding for these chemical tests of bones and teeth will provide an interesting data set that will contribute significantly to overall project by providing information on diet and migration history of this unknown burial.

Budget

Consumable supplies	220.00
Stable carbon & nitrogen isotopes (collagen)	30.00
Stable carbon & oxygen isotopes (bioapatite)	30.00
Stable oxygen isotopes (tooth enamel bioapatite)	150.00
Strontium isotope analysis (tooth enamel bioapatite)	375.00
Isoscape origins maps	<u>200.00</u>
	\$1,035

Eric J. Bartelink, PhD, D-ABFA

*Associate Professor of Anthropology
400 West First St.*

*Department of Anthropology
California State University, Chico
Chico, CA 95929-0400*

ebartelink@csuchico.edu

Office: (530) 898-4905

Fax: (530) 898-6143

Michael Runge

From: Bartelink, Eric <ebartelink@csuchico.edu>
Sent: Tuesday, April 29, 2014 5:12 PM
To: Michael Runge
Subject: RE: Pioneer Burial
Attachments: Deadwood Historic Burial.docx

Thanks Michael!

I have a brief proposal attached. Please let me know if you have any questions or if you need more information. I included information on sample selection and a budget.

The work will take a couple of months, so please let me know any deadlines you have so we can be sure to meet them. If you would like to send samples now, we could get started on them very soon.

This sounds like a fascinating project!

Best wishes,

Eric

Eric J. Bartelink, PhD, D-ABFA
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Department of Anthropology
California State University, Chico
Chico, CA 95929-0400
ebartelink@csuchico.edu
Office: (530) 898-4905
Fax: (530) 898-6143

From: Michael Runge [mailto:michael.runge@cityofdeadwood.com]
Sent: Thursday, April 24, 2014 8:38 AM
To: Bartelink, Eric
Subject: RE: Pioneer Burial

Good morning Dr. Bartelink:

Nice talking with you yesterday about the isotopic analysis and the testing of the burial at 66 Taylor Avenue. Enclosed please find the dental X-Rays of the Deadwood Pioneer burial.

I hope these images will help. Feel free to call or email if you have any questions.

Best,
Mike

Michael Runge
City Archivist
108 Sherman Street
Deadwood, SD 57732
P: (605) 578-2082

DEADWOOD

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: May 8, 2014
To: Deadwood Historic Preservation Commission
From: Deadwood Historic Preservation Office
Re: **2014 Deadwood Baseball Interpretive Signs**

The Deadwood Historic Preservation Office is requesting permission to hire Pannier Graphics of Gibsonia, Pennsylvania to create four (4) 24 by 36 inch baseball panels to be installed at the Keene Memorial Baseball Field. These four panels are titled:

- *Seventh Cavalry, the Custer Expedition and Base Ball*
- *Base Ball in the Mining Camps*
- *Deadwood's Early Contributors to the National Pastime*
- *Babe Ruth & Bob Meusel Barn Storming Tour of 1922*

The interpretive panels have been created in conjunction with development of the new baseball plaza area and dugout improvements. A proposal from Pannier Graphics and mockups of the panels are attached to this memorandum.

RECOMMENDATION

Allow the Deadwood Historic Preservation Office to enter a contract with Pannier Graphics of Gibsonia, Pennsylvania for the creation of four (4) 24 by 36 inch baseball panels to be installed at the Keene Memorial Baseball Field. The cost for this project will not exceed \$3,000.00 and will come out of Public Education.



05/08/14

City of Deadwood
108 Sherman Street
Deadwood SD 57732

ATTN: Mike Runge
Phone: 605-578-2082 Fax:
PROJECT: Deadwood Baseball Panels

Quantity	Description	Unit Price	Total Cost
4	36"w x 24"h x .090 (FE) Digital Fiberglass-Embedded Panels. All different. Single-faced. Matte finish. Square cut. No holes.	\$218.00	\$872.00
4	Aluminum Double Pedestal Exhibit Base for 36"w x 24"h Panel. Visual area will be 35"w x 23"h. Includes (2) 4" x 4" x 57" posts.	\$464.00	\$1,856.00
1	Estimated Shipping Charges to 57732.	\$203.00	\$203.00

TERMS AND CONDITIONS

- Client will provide print ready files: Native files are required. Set document size equal to the panel size, with a minimum 1/2" bleed extending past the document edge. All fonts need to be included, even if outlined. Supply all linked and embedded images. For best results, refer to the File Information Form which can be found on our website.
- One proof of each original will be submitted for customer's approval.
- Bulk packed and one shipment.
- Prices effective for 90 days.
- FOB: Gibsonia
- Delivery: 15 - 20 Business days after proof approval.
- **Net 30 Days**

Sale Amount: \$2,931.00

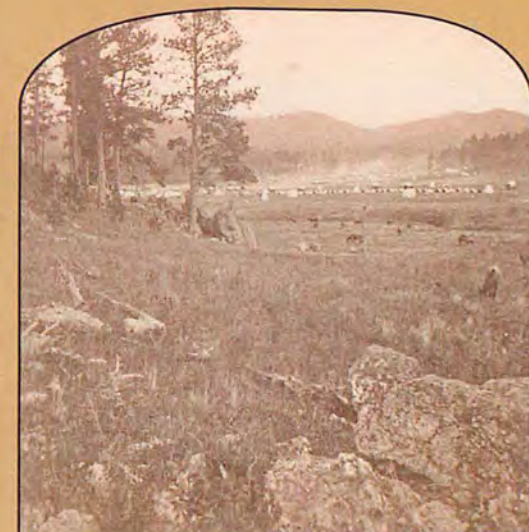
Amanda Szemes
Amanda Szemes
Market Specialist
1-800-544-8428 X 204

Customer Acceptance/Date

Print Name and Title

HistoryLink

A TRAIL TO DEADWOOD'S PAST



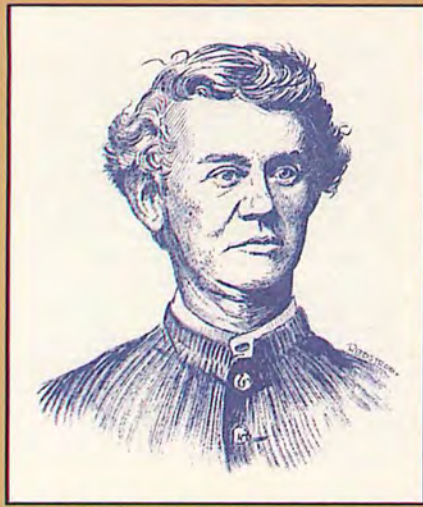
Minutiana Historical Association, Rapid City, SD

1874 stereograph view of the Custer Expedition's permanent camp in Agnes Park, Black Hills, D.T.



Seventh Cavalry, the Custer Expedition and Base Ball

The American Civil War played a major role in the introduction and spread of the game of baseball. Both Union and Confederate soldiers, in their spare time, were introduced and played the game. Upon conclusion of the war, veterans returning home helped to spread baseball throughout the county in the late 1860s. It is no surprise the U.S. Seventh Cavalry, under Col. George Armstrong Custer, took the game with them to the Western frontier.



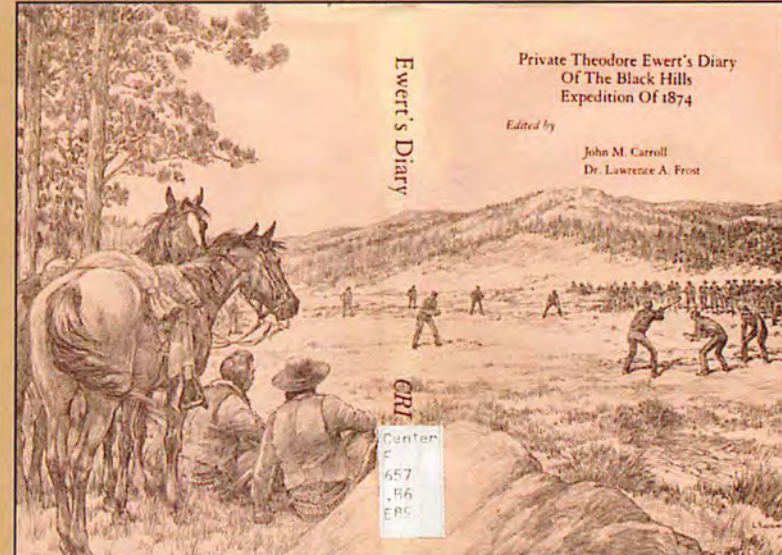
Leland D. Case Library for Western Historical Studies, Black Hills State University

Portrait of Captain Frederick W. Benteen by Lisle Reedstrom

Capt. Frederick Benteen of the Seventh Cavalry was an avid player and organizer of "Benteen's Base Ball Club," which included members throughout the regiment. Local newspapers covered baseball games played by members of the Seventh Cavalry while they were located in Yankton and Ft. Lincoln, Dakota Territory.

In the summer of 1874, the Custer Expedition entered the Black Hills. In addition to military gear and surveying instruments, the expedition also brought along baseball equipment. On July 31, 1874, in a meadow near present day City of Custer, the Seventh Cavalry Active Base Ball Club played the Athlete Club. An account of this event was recorded in Private Theodore Ewert's diary chronicling the first baseball game played in the Black Hills. Eleven days later, a second baseball game was played near present day Nemo, South Dakota.

Two years after the Custer Expedition, the Seventh Cavalry engaged the Sioux and Cheyenne along the Little Bighorn River in Wyoming and were defeated. Among the wounded was Company H First Sergeant Joseph McCurry, team captain and pitcher. McCurry had been offered the chance to turn professional when he returned East in the fall of 1877. His arm wounds at the Little Bighorn ended his baseball career.

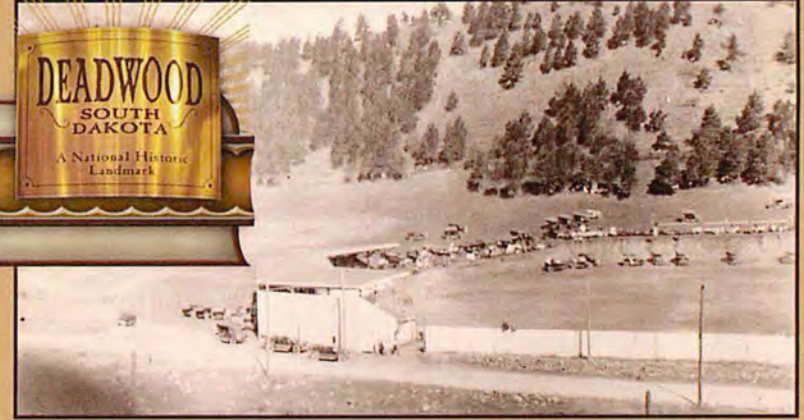


Center for Western Studies, Augustana College, Sioux Falls, SD

Dust Jacket from the book titled *Private Theodore Ewert's Diary of the Black Hills Expedition of 1874* depicting the first baseball game played in the Black Hills.

HistoryLink

A TRAIL TO DEADWOOD'S PAST



Albert Auer Digital Photograph Collection, City of Deadwood Archives

Overview of McDonald Park near the present day Cliff Street, Deadwood, South Dakota, circa 1900 to 1916.



Base Ball in the Mining Camps

When soldiers and prospectors began streaming into the Black Hills in the 1870s, they brought more than rifles, gold pans and shovels. They brought balls, bats and gloves. The earliest accounts of exploration and prospecting in the Black Hills also included stories of rousing "base ball" contests on whatever flat ground the newcomers could find. On June 17, 1878, the local Deadwood newspaper recorded an account of the first organized baseball game in Deadwood Gulch.

In the 1870s and 1880s, the mining camps, military posts and towns of Deadwood, Lead, Fort Meade, Central City, Rapid City, Galena and Crook City all had teams. Club names such as the Athletics, Metropolitans, Pastime, Unvincables and Stars would compete against one another throughout the summer months. Many of the club names originated from Eastern baseball teams, which, along with the descriptions of the games, indicated the local population's extensive knowledge of baseball.



In a match game of base ball yesterday afternoon on the Whitewood grounds, the "Stars" of Deadwood defeated the "Rough & Ready's" of Central by a score of 32 to 26.

Centennial Archives, Deadwood Public Library

June 17, 1878 Black Hills Daily Times newspaper recording the first organized game of baseball in Deadwood Gulch.

Left: Unidentified Deadwood Baseball team, circa 1890s.

Centennial Archives, Deadwood Public Library

The biggest challenge for baseball players in Deadwood, however, was finding a good, level place to play ball. Early games were played in an area called the "Whitewood grounds" in what would become Deadwood's First Ward. Local newspapers indicated games were also played at the Driving Park, on the hilltop near today's Oakridge Municipal Cemetery. In 1894, the Deadwood Businessmen Club leased a parcel of land for the development of a baseball field. Dubbed "McDonald Park", this area was located in the Peck's Garden area off today's Cliff Street. In 1916, a new baseball field was developed in First Ward as part of the Deadwood Amusement Park complex. The land before you including the Days of 76 rodeo grounds is the approximate location of this field.



Vicki Strickland Collection, City of Deadwood Archives

1925 photograph of Deadwood's First Ward and the Deadwood Amusement Park. The Amusement Park complex was created using mine tailings from the Rossiter Mill located near the present day Public Works Building on Dunlop Avenue.



HistoryLink

A TRAIL TO DEADWOOD'S PAST



Deadwood's Early Contributors to the National Pastime



Old Judge Cigarettes
National Baseball Hall of Fame Library, Cooperstown, N.Y.
Old Judge Cigarette Baseball Card of William Franklin "Bill" Traffley playing for the Des Moines Prohibitionists, circa 1894.

WILLIAM FRANKLIN "BILL" TRAFFLEY
1859 – 1908

Bill Traffley, a catcher, began his professional baseball career with the Chicago White Stockings of the National League in 1878. Over the course of his baseball career, Traffley played for the Omaha Green Stockings, the Cincinnati Red Stockings, the Baltimore Orioles, and the Minneapolis Millers. In 1892, Traffley arrived in

Deadwood as a player and manager. He brought along an eighteen year old named Ernest "Kid" Mohler." Traffley and Mohler played baseball in Deadwood for one season. Two years later, Traffley joined the Des Moines Prohibitionists as player and manager. In 1896, his team won a then record twenty-five straight games.



National Baseball Hall of Fame Library, Cooperstown, N.Y.

JAMES "DEATH VALLEY JIM" SCOTT
1888 – 1957

"Death Valley" Jim Scott was born in Deadwood, Dakota Territory on April 23, 1888. His father worked as a government weather observer which resulted in the family moving numerous times during his childhood.

In 1907, Scott was "discovered" pitching for the Lander, Wyoming Nine by J. P. Cantillion of Des Moines, Iowa. Unsuccessful in Des Moines, Scott went on to play for Oskaloosa of the Iowa State League. In 1908, Scott won thirty games for Wichita of the Western Association. One year later, Scott became a pitcher for the Chicago White Sox. In 1913, he won twenty games and lost twenty-one games in one season, a major league first. Scott won twenty-four games with the 1916 White Sox, and was a mainstay of the team into the 1917 season. He was one of the first major leaguers to volunteer to serve in World War I. He returned to pitch for San Francisco of the Pacific Coast League, winning twenty-three games in 1920 and twenty-five in 1922.



Mark Macrae Collection, Castro Valley, CA
Photograph of Kid Mohler playing for the San Francisco Seals, circa 1900.

ERNEST FOLLETTE "KID" MOHLER
1870 – 1961

A young eighteen year old named Earnest "Kid" Mohler arrived in Deadwood on June 2, 1892 and played one season with the Deadwood Club. Two years later in 1894, Mohler played professional ball with the Washington Senators. After one season with the Senators, Mohler

continued to play professional baseball in the western leagues for twenty-three years. He played a record of 2,871 games at second base and became a star of the San Francisco Seals during the early Pacific Coast League.



Library of Congress
Joe Flanner at Game 2 of the 1913 World Series at Shibe Park in Philadelphia, Pennsylvania.

ALONZO JOSEPH "JOE" FLANNER
1851 – 1924

Although not a baseball player, Joe Flanner's influence as a sportswriter, league official and architect of the legal and business structure of Major League Baseball continues to influence the sport today. In 1877, Joe Flanner arrived in the Black Hills and established himself as Lawrence County's first State's Attorney.

After fifteen years, Flanner left the Black Hills and became a sports editor for the St. Louis Post Dispatch in 1892, then jumped to St. Louis-based The Sporting News. The Sporting News became the "Bible of Baseball" during this time. Flanner was one of three men who drafted the National Agreement of 1903, creating the legal structure and business setup for Major League Baseball that is still largely in place today.

HistoryLink

A TRAIL TO DEADWOOD'S PAST



Babe Ruth & Bob Meusel Barn Storming Tour of 1922

SEE
Babe Ruth
— AND —
Bob Meusel
American League World Series Stars
HIT A HOME RUN
In an Exhibition Baseball Game
At DEADWOOD
AMUSEMENT PARK
TODAY
Dance by Deadwood Baseball Team
at Auditorium this Evening
Gaiety Orchestra
EVERYBODY
WELCOME

Centennial Archives, Deadwood Public Library

Newspaper advertisement for the October 19, 1922 Babe Ruth and Bob Meusel game.

OFFICIAL SCORE CARD

**"Babe" Ruth and
"Bob" Meusel**

Home run hitters of the
NEW YORK AMERICAN
World Series Team

Playing With

DEADWOOD
and a picked team from the
BLACK HILLS LEAGUE

Thursday, Oct. 19th
At DEADWOOD, SO. DAK.
Game Called at 2 O'clock

PRICE TEN CENTS

Deadwood History, Adams Museum Collection

Official score card from the October 19, 1922 Babe Ruth and Bob Meusel game.

October 19, 1922, was perhaps the biggest day in Deadwood baseball history. On this day, New York Yankees Babe Ruth and Bob Meusel came to town for an exhibition game at the Deadwood Amusement Park, an area now part of Keene Baseball Field, the Days of 76 Rodeo grounds and Ferguson Field football field and stadium.

Prior to the game, Deadwood Mayor William E. Adams issued a proclamation which allowed Deadwood businesses to close their doors for the day and excused students from school for the afternoon. Local newspapers estimated over 1,000 or more spectators would attend the game. Local newspapers also warned: *"The grounds will be policed with a large force to discourage small boys (and others) from attempting an entrance other than thru the toll gate at the main entrance."*

DEADWOOD	ALL-STARS
Arsers, rf	Gordon, ss
Eilers, c	Remschell, rf
Morford, E., 3b	Townsend, 2b
RUTH, 1b	MEUSEL, 1b
Gorum, p	Cole, lf
Rakestraw, ss	Yenzick, 3b
Ewing, cf	Holley, cf
Nussrallah, lf	Hale, c
Elward, 2b	Meade, p
Morford, L.	Hajde,
Eilers, J.,	Gronert,

Centennial Archives, Deadwood Public Library

Excerpt from Deadwood Daily Pioneer Times newspaper dated October 19, 1922 providing the lineup and batting order for the Ruth and Meusel game.

On the morning of the game, the Deadwood Daily Pioneer-Times front page read, "RUTH AND MEUSEL START THRILLER AT 2 O'CLOCK TODAY," and ran long stories about the upcoming game with photos of Babe, Mrs. Ruth, Meusel and local Deadwood baseball players. Tickets for the game were \$1.10, with \$1 for parking and another 55 cents for those who wanted a reserved seat in the grandstand. Children could see the game for 55 cents.

Ruth and Meusel both played first base and pitched briefly, Babe with the Deadwood team and Meusel with the Black Hills All-Stars. The game itself proved to be a letdown. Deadwood beat the All-Stars 4-2, neither team getting much help from the baseball legends. Meusel, in his four at-bats, struck out once and popped out three times. Ruth batted three times, had two hits and one run. The Yankee stars said good things about their teammates, then left town to catch a train for their next stop on the barnstorming tour.



National Baseball Hall of Fame Library, Cooperstown, N.Y.

Photograph of New York Yankees stars Bob Meusel (left), unidentified man (center) and Babe Ruth (right).

OFFICE OF
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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: May 12, 2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Deadwood Historic Preservation Facebook Page

In 2013, the Deadwood Historic Preservation Office worked with Grant Welford and MacroVision, LLC for the creation of a Historic Preservation Office Facebook page. Our staff would provide several photos, documents and information to Mr. Welford for the upcoming month. MacroVision would then post this information on a regular basis. This has worked great with the limited staffing to maintain the project. The initial layout and updates were for six months.

This office is requesting permission to continue to develop the Historic Preservation Facebook page for the next twelve months at a cost of \$3,000.00. Activities for this project will include writing and editing posts with input and final approval from the Historic Preservation Office, and compression and uploading of photographs and videos to the developed Historic Preservation Facebook channel.

The Historic Preservation Commission budgeted funds for the continuation of this project for 2014 from the Public Education and Advocacy line.

Recommended Action:

Recommend approval of a contract for services for the maintenance and updating of the Historic Preservation Facebook page by Macro Vision, LLC over the course of the next 12 months in an amount not to exceed \$3,000.00 to the Deadwood City Commission.

**Historic Preservation Facebook
BY
MacroVision, LLC**

MacroVision will continue to maintain Historic Preservation's Facebook page.

MacroVision would like to increase the number of friends and engagements in the next 12 months by 15%. Be more active in the on-going Historic Preservation projects in Deadwood as well as out of area Grants. This will include photos and research as well as working with Historic Preservation staff on Facebook material.

Facebook book contract is \$250.00 per month x 12 = \$3,000.00



ORDINANCE NO. 1211

ORDINANCE AMENDING CHAPTER 17.68 ENTITLED
HISTORIC PRESERVATION

WHEREAS, the Deadwood City Commission has determined it is proper and necessary to modify and amend Chapter 17.68 to preserve and protect Deadwood’s Historic Resources, therefore

BE IT ORDAINED Chapter 17.68 of the Deadwood Municipal Code entitled HISTORIC PRESERVATION be amended as follows:

Deadwood, SD Code of Ordinances

Chapter 17.68
HISTORIC PRESERVATION

Sections:

- 17.68.010 Historic overlay zone.
- 17.68.020 Historic preservation commission.
- 17.68.030 Historic district commission.
- 17.68.040 Rules of procedure.
- 17.68.050 Criteria for issuance of certificates of appropriateness or project approvals.
- 17.68.060 Procedures for issuance of certificates of appropriateness and project approvals.
- 17.68.070 Unreasonable economic hardship.
- 17.68.080 Appeals.
- 17.68.090 Minimum maintenance requirements.
- 17.68.100 Demolition by neglect.
- 17.68.110 Public safety exclusion.
- 17.68.120 Enforcement and penalties.
- 17.68.130 Appropriations.
- 17.68.140 Title to property acquired.
- 17.68.150 Project review by state.

17.68.010 Historic overlay zone.

- A. Purpose. An historic overlay zone is established for the purpose of the protection of the historical resources of the city. Any development within such zone shall comply with the provisions of this chapter.
- B. Boundaries. The boundaries of the historic overlay zone are indicated on the zoning map and follow the boundaries of the federally designated Deadwood National Historic Landmark District and its environs.

C. Planning Units.

1. The historic overlay zone is comprised of a series of planning units, indicated on the zoning map.

The planning units are based on historical development patterns. The historic preservation commission provided for herein, shall initiate a thorough investigation of each planning unit, and may develop design review guidelines specific to each unit. Such guidelines may be consistent with local, state and federal guidelines and regulations, including, but not limited to, building safety and fire codes and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation;

2. Except in planning unit 4 where a certificate of appropriateness is required, no person shall commence any undertaking or project, as defined in Section 17.08.010 of this title, affecting any building, structure or historic resource without approval of such undertaking or project by the historic preservation commission, except when the commission or its staff has determined that the undertaking or project will not encroach upon, damage or destroy any historic property. Such determination shall be based upon the guidelines adopted by the Deadwood historic preservation and district commission(s);
3. Within planning unit 4, no exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement or other appurtenant features) nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the historic district commission created by Ordinance No. 777. A certificate of appropriateness shall be required whether or not a building permit is required.

(Ord. 952 (part), 1999; Ord. 900 (part), 1995; Ord. 831 § 7.1, 1992)

17.68.020 Historic preservation commission.

- A. Purpose. By virtue of SDCL 1-19B-2, the city is authorized to establish a historic preservation commission to preserve, promote and develop the historical resources of the city, and to perform such other functions as may be provided by law. Pursuant to Resolution No. 1987-10, such a commission was established. That commission is recognized, and shall consist of its current members until their successors are appointed as provided by this section.
- B. Membership. The Deadwood historic preservation commission shall consist of not less than five (5) nor more than ten (10) members, who shall be appointed by the city commission with due regard to proper representation of such fields as history, architecture, urban planning, archeology, paleontology and law. All members of the historic preservation commission shall reside within the city and shall serve for terms not to exceed three (3) years, being eligible for reappointment.
- C. Powers of the Historic Preservation Commission. In order to preserve, promote and develop the historical resources of the city, the historic preservation commission shall have the

following powers:

1. To employ such qualified staff personnel, as it deems necessary;
2. To conduct a survey of local historic properties;
3. To enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof except as otherwise provided herein or by applicable law;
4. To participate in the conduct of land-use, urban renewal and other planning processes undertaken by the city;
5. To cooperate with the federal, state and local governments in the pursuance of the objectives of historic preservation;
6. To contract, with the approval of the city, with the state or the federal government, or any agency of either, or with any other organization;
7. To acquire fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequest or donation;
8. To preserve, restore, maintain and operate historic properties under the ownership or control of the commission;
9. To sell, lease and otherwise transfer or dispose of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property;
10. To promote and conduct an educational and interpretive program on historic properties within the city;
11. In addition to any review by the city's planning and zoning commission and/or building official, the historic preservation commission shall review any undertaking, whether publicly or privately funded, which will encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places; the issuance of a permit is required before any undertaking which will encroach upon, damage, or destroy historic property may proceed; the decision to approve or deny a permit shall be based on the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A-29; properties owned by the State of South Dakota are exempt from local review; and, as appropriate, the historic preservation commission shall also consider criteria contained in Section 17.68.050;
12. To recommend ordinances and otherwise provide information for the purposes of historic preservation to the city commission;
13. To investigate and report on the historical, architectural, archeological or cultural significance of any properties proposed to be included in a locally-designated historic district pursuant to SDCL 1-19B-20. (Ord. 1160, 2011: Ord. 952 (part), 1999: Ord. 900

(part), 1995: Ord. 831 § 7.2, 1992)

17.68.030 Historic district commission.

- A. Purpose. By virtue of SDCL 1-19B-38, the city is authorized to establish a locally designated historic district, and a historic district commission. Pursuant to Ordinance No. 777, such a district and commission were established. That district and commission are recognized by this section.
- B. Membership. The historic district commission shall consist of not less than three nor more than seven members appointed by the city commission with due regard to proper representation of fields such as history, architecture, architectural history, urban planning, archaeology, paleontology and law. Where possible, the members shall be selected from residents of the district.

The appointments to membership on the commission shall be so arranged that the term of at least one member will expire each year, and their successors shall be appointed in like manner for terms of three years.

- C. Powers of the Historic District Commission. In order to preserve, promote and develop the historical resources of the historic district established by Ordinance No. 777, the historic district commission shall have the following powers:
 - 1. To study any proposed amendments to Ordinance No. 777 and report thereon;
 - 2. To adopt rules and regulations;
 - 3. To employ clerical and technical assistants or consultants;
 - 4. To accept gifts of money and expend the same for the performance of their purpose;
 - 5. To issue or deny the issuance of certificates of appropriateness in accordance with Section 17.68.010(C)(3) of this chapter.

(Ord. 831 § 7.3, 1992)

17.68.040 Rules of procedure.

To fulfill the purposes of this chapter:

- A. A majority of the members of the historic preservation or historic district commission must vote in agreement to constitute any valid action of that commission.
- B. Each commission annually shall elect from its membership a chairperson and vice-chairperson. It shall select a secretary from its membership or its staff. If neither the chairperson nor the vice-chairperson attend a particular meeting, the remaining members shall select an acting chairperson from the members in attendance at such meeting.
- C. Each commission shall keep minutes and records of all meetings and proceedings, which shall be a matter of public record.
- D. Each commission shall establish its own regular meeting time, which shall be scheduled at least once every month. The chairperson or any two members may call a special

meeting to consider an urgent matter.

~~E. Certificates of appropriateness issued by the historic district commission and project approvals issued by the historic preservation commission shall expire twelve (12) months after issuance. When a certificate or an approval have expired, an applicant may seek a new certificate or approval.~~

~~F.E.~~ Should any voting member of either commission miss three consecutive meetings without adequate excuse, or twenty-five (25) percent of the meetings in any one calendar year, the voting members of that commission shall have the authority to recommend to the city commission that such member be removed from the commission.

(Ord. 900 (part), 1995; Ord. 831 § 7.4, 1992)

17.68.050 Criteria for issuance of certificates of appropriateness or project approvals.

The historic district and historic preservation commissions shall use the following criteria and established design review guidelines in granting or denying certificates of appropriateness and project approvals:

A. General Factors.

1. Architectural design of the resource and proposed alteration;
2. Historical significance of the resource;
3. General appearance of the resource;
4. Condition of the resource;
5. Materials composing the resource;
6. Size of the resource;
7. The relationship of the above factors to, and their effect upon the immediate surroundings and upon the district as a whole and its architectural and historical character and integrity; and
8. The location and visibility of the alteration and resource.

B. New Construction.

1. In advance of new construction, steps shall be taken by the owner to insure evaluation of possible archaeological resources, as set forth in SDCL 1-20.
2. The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related, including but not limited to: the height, the gross volume, the proportion between width and height of the facade(s), the proportions and relationship between doors and windows, the rhythm of solids to voids created by openings in the facade, the materials, the textures, the colors, the patterns, the trims and the design of the roof.
3. Existing rhythm created by existing building masses and spaces between them shall be

preserved.

4. The landscape plan shall be compatible with the resource, and it shall be visually compatible with the environment with which it is visually related. Landscaping shall also not prove detrimental to the fabric of a resource, or adjacent public or private improvements like sidewalks and walls.
5. No specific architectural style shall be required.
6. With respect to these new construction criteria, the commission shall also consider the zoning classification and historic integrity of visually related buildings.

C. Exterior Alteration.

1. All exterior alterations to a building, structure, object, site or landscape feature shall be compatible with the resource itself and other resources with which it is related. The original design of a building, structure, object or landscape feature shall be considered in applying these standards.
2. Exterior alterations shall not affect the architectural character or historic quality of a resource and shall not destroy the significance of resource sites.

D. Demolition.

1. The individual architectural, cultural and/or historical significance of the resource.
2. The importance or contribution of the resource to the architectural character of the district and, where appropriate, the damaging impact of the resource on the architectural character of the district.
3. The importance or contribution of the resource to neighboring property values and, where appropriate, the damaging impact of the resource on neighboring property values.
4. Whether or not the resource is structurally sound, including the owner's efforts to properly maintain the resource.
5. Whether or not the resource can be rehabilitated on site to provide for any reasonable beneficial use of the property, taking into consideration the various, federal, state and local incentives for such projects.
6. Whether or not it is possible and/or appropriate to move the resource to another site in the historic district(s).
- 4.7. Whether or not appropriate measures are proposed to be taken with respect to the potential for the discovery of archaeological resources on the subject property.
- 5.8. ~~4.~~ 4. The commission shall consider ~~the~~ the difficulty or impossibility of reproducing such a resource because of its texture, design, material or detail.
9. ~~5.~~ 5. An applicant for demolition must receive a certificate of appropriateness or project approval for demolition before receiving a demolition permit, which must be received prior to demolition. In order to receive such certificate of appropriateness or

project approval, the applicant must submit plans for the property. In planning unit number 4, such plans must include or contemplate new construction, and the applicant shall provide the historic district commission with plans for this purpose which shall include, but shall not be restricted to, project concept, primary elevations, site plans, completed working drawings for at least the foundation plan which will enable the applicant to receive a permit for foundation construction and a construction or project schedule including satisfactory assurances of compliance with such construction or project schedule. Other than in planning unit number 4, such plans do not have to include new construction.

10. In cases of partial demolition affecting an historic resource, the application shall include proof that the partial demolition is required for the renovation, restoration or rehabilitation of the resource and the applicant has mitigated to the greatest extent possible any impacts on the historical and architectural significance of the resource, and any other resources located on the property.

~~6.11.~~ Prior to the issuance of a permit for demolition or partial demolition, the commission may require the applicant to provide information about the resource including the date of original construction, significant events and occupants, architectural features and a description of the building through photographs, plans and maps. As a part of this process, the commission may require the applicant to allow the Historic Preservation Officer or that person's appointee on the subject property to provide additional photo documentation of the resource. The city may further require the preservation or salvage of specific architectural elements of the resource.

~~7.12.~~ —6. Applicants that have received a certificate of appropriateness or project approval for demolition shall be permitted to receive such demolition permit without additional commission action, provided that such certificate of appropriateness includes approval of construction plans if the demolition is located within planning unit number 4. Permits for demolition and construction shall be issued simultaneously if the requirements of this section are met, and the applicant has provided financial proof of his or her ability to complete the project.

~~8.13.~~ —7. When the commission recommends approval of demolition of a resource, a permit shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Compliance with SDCL 1-19A 11.1 shall be considered prior to the issuance of a demolition permit.

(Ord. 952 (part), 1999; Ord. 926 (part), 1997; Ord. 831 § 7.5, 1992)

17.68.060 Procedures for issuance of certificates of appropriateness and project approvals.

A. Whenever any application for a certificate of appropriateness or project approval is filed with the historic district or historic preservation commission, the commission (s) and/or their staff shall immediately notify the city building official that the application has been filed.

Similarly, whenever the city building official becomes aware that an application has been

filed for a permit affecting a property under the jurisdiction of the historic district or historic preservation commission, the city building official shall immediately notify the commission chairperson or vice-chairperson, if the chairperson is unavailable, and/or their staff that such an application has been filed.

- B. The commissions and/or their staff shall have the authority to determine when a filed application is complete and contains all required information. An application deemed incomplete by the commissions shall not be considered to have been filed for the purposes of this chapter. The commissions shall develop and adopt standard application forms and its written guidelines shall specify what information an applicant shall attach to each form.
- C. The chairperson or vice-chairperson of each commission shall establish a regular schedule for the hearings of that commission. At least one hearing shall be scheduled for each month.
- D. The applicant shall, upon request, have the right to a preliminary conference with a member of the commission or of the commission staff for the purpose of learning whether changes or adjustments to the application could make it more consistent with the commission's standards.
- E. At the scheduled hearing, the applicant for a certificate of appropriateness or project approval has the right to present any relevant information pertaining to the application. Likewise, the city, the commission and its staff and members of the public shall have the right to present any additional relevant information pertaining to the application.
- F. The commissions shall have the right to recommend changes and modifications to enable the applicant to meet the requirements of the commission.
- G. The issuance of a certificate of appropriateness or project approval shall not relieve an applicant of the need for a companion building permit, conditional use permit, variance or other authorization from compliance with any other requirement or provision of the laws of the city or the state concerning zoning, construction, repair or demolition. In all such cases, applicants are encouraged to apply first for a certificate of appropriateness or project approval as other city agencies will be advised by the historic preservation or historic district commissions in making their subsequent decisions. No building permit which affects a resource shall be issued by the city building official prior to the issuance of a certificate of appropriateness or project approval by the historic district or historic preservation commission.
- H. The project under with the certificates of appropriateness issued by the historic district commission or a project approval issued by the historic preservation commission for the purposes other than the moving or demolition of a resource shall be completed within twelve (12) months after issuance. The applicant may seek an extension for a certificate of appropriateness or project approval prior to the expiration. The issuance of the extension shall be at the discretion of the applicable commission and the expiration date shall be set at the time of the issuance of the extension. Failure to comply with the approved project shall be deemed in violation of this chapter and subject to applicable measures of law under DCO 17.68.120.

Certificates of appropriateness and project approvals issued by either commission for the moving or demolition of a resource shall expire six (6) months after issuance. The applicant may seek an extension for a certificate of appropriateness or project approval prior to the expiration. The issuance of the extension shall be at the discretion of the applicable commission and the expiration date shall be set at the time of the issuance of the extension.

(Ord. 831 § 7.6, 1992)

17.68.070 Unreasonable economic hardship.

A. When a claim of unreasonable economic hardship is made due to the effect of this chapter, the owner of record must present evidence sufficient to prove that as a result of the historic district or historic preservation commission's action he or she is unable to obtain a reasonable return or a reasonable beneficial use. The owner of record shall submit by affidavit to the commission for its review information which shall include, but not be limited to, the following:

1. Date the property was acquired by its current owner;
2. Price paid for the property (if acquired by purchase) and the relationship (if any) between the buyer and the seller of the property;
3. Mortgage history of the property, including current mortgage;
4. Current market value of the property;
5. Equity in the property;
6. Past and current income and expense statements for a two-year period;
7. Past capital expenditures during ownership of current owner;
8. Appraisals of the property obtained within the previous two years; and
9. Income and property tax factors affecting the property.

B. The commission may require that an applicant furnish additional information relevant to its determination of unreasonable economic hardship.

~~B.C.~~ The consideration for economic hardship shall not include willful or negligent acts by the owner or by their agent, purchase of the property for more than the market value, failure to perform normal maintenance and repairs, failure to diligently solicit and retain tenants, or failure to provide normal tenant improvements.

~~C.D.~~ The commission may receive and consider studies and economic analyses from other city agencies and from private organizations relating to the property in question.

~~D.E.~~ Should the commission determine that the owner's present return is not reasonable, it must consider whether there are other uses currently allowed that would provide a reasonable return and whether such a return could be obtained through investment in the property for rehabilitation purposes.

~~E.F.~~ Should the applicant satisfy the commission that he or she would suffer an unreasonable

economic hardship if a certificate of appropriateness or project approval were not issued, such certificate must be approved.

(Ord. 831 § 7.7, 1992)

17.68.080 Appeals.

The applicant who desires to appeal a decision by the historic district or historic preservation commission shall file an appeal with the circuit court of Lawrence County within thirty (30) days after the determination of the issue by the commission in the manner provided by law.

(Ord. 831 § 7.8, 1992)

17.68.090 Minimum maintenance requirements.

In order to insure the protective maintenance of resources, the exterior features of such properties shall be maintained to meet the requirements of the city's minimum housing code and the city's building code.

(Ord. 831 § 7.9, 1992)

17.68.100 Demolition by neglect.

Procedures to identify and protect resources from potential demolition resulting from the deliberate or inadvertent neglect of the owner or owners.

A. Purpose. All resources as defined in Chapter 17.08 of this title within an historic district or historic overlay zone, including the exterior features of any building or structure (inclusive of, but not limited to, walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant feature), or any type of outdoor advertising sign either designated as an historic resource or found to have significance, or any archeological resource shall be preserved by the owner or such other person who may have legal possession, custody, and control thereof against decay and deterioration and kept free from structural defects. The owner, or other person having such legal possession, custody, and control, shall repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration, including but not limited to any of the following defects:

1. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling;
2. Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing or buckling;
3. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling;
4. Deterioration or crumbling of exterior plasters or mortars or the deterioration or crumbling or spalling of exterior bricks;
5. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;
6. Defective protection or lack of weather protection for exterior wall and roof

coverings, including lack of paint, or weathering due to lack of paint or other protective covering;

7. Rotting, holes, and other forms of decay;
 8. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling;
 9. Heaving, subsidence, or cracking of sidewalks, steps or pathways;
 10. Deterioration of fences, gates, and accessory structures;
 11. Deterioration that has a detrimental effect upon the historic character of the district or overlay zone as a whole or the unique attributes and character of the resource;
 12. Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property; or
 13. Any other deficiencies or defects that may constitute or contribute to the decay or deterioration of any resource or property.
- B. Investigation and Inspection. If the condition of any resource as contemplated in paragraph A. above is suspected of being destroyed, damaged, or lost through or by neglect of the owner of the resource, the building official shall conduct an investigation and inspection of the resource. Prior to conducting any investigation or inspection, the building official shall:
1. Request, within fifteen (15) days of the identification of any suspected defects, permission from the owner of the resource to have full access to the resource; and
 2. Consult with the city planner and the historic preservation officer about any suspected deficiencies or defects outlined in paragraph A. above.
- C. Findings. The building official shall prepare, within fifteen (15) days of the completion of his investigation and inspection, a written report of his findings on the condition of the resource which report may identify, but is not limited to, the following:
1. That there is no action required by the owner or owners;
 2. That minimum maintenance of the resource is required to protect, preserve, and/or stabilize the resource;
 3. That the resource is being demolished by neglect; or
 4. That the resource may be demolished, vacated, or stabilized.
- D. Notice of Report. A copy of any report shall be sent by certified mail, return receipt requested, to the owner of the resource and a copy provided to the historic preservation commission and may include any recommendations including a time frame to remedy minimum maintenance or other work necessary to stop the demolition by neglect, stabilize the resource, vacate the property, or demolish the resource.
- E. Hearing and Notice of Hearing. Upon receipt of any written report in which the building

official has found that there is minimum maintenance required, demolition by neglect, or the resource can or should be demolished, the historic preservation officer shall cause to be scheduled a hearing before the historic preservation commission to review and take action based on the report from the building official. The owner of the resource shall be served with written notice of the time and date of the hearing not less than ten (10) days prior to the hearing.

- F. Legal Notice Requirement. Any notice required herein shall be considered delivered if sent by certified mail, return receipt requested and mailed to the last known address of the record owner or owners as listed on the city and/or county tax rolls or by other methods allowed by law.
- G. Hearing on Report. At the hearing the historic preservation commission shall receive evidence on the issue of whether the subject resource should be repaired, vacated, stabilized, or can be demolished. The owner or owners may present competent evidence in rebuttal thereto. At the conclusion of the hearing, the historic preservation commission may make, but shall not be limited to, one of the following determinations:
 1. That there is no action required by the owner or owners.
 2. That minimum maintenance is required and requiring the owner to present a plan to the historic preservation commission within thirty (30) days from the receipt of notice of the historic preservation commission's determination as to the steps the owner must undertake to correct minimum maintenance issues. The owner or owners or their agents may be required to submit an application for a certificate of appropriateness and/or project approval for all proposed work. The historic preservation commission must review and act on all such applications before the issuance of a building permit. All work shall be completed within ninety (90) days of the approval from the historic preservation commission. The historic preservation commission may grant up to two (2) extensions of ninety (90) days each due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not pursued the necessary repairs with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties (17.68.120) and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.
 3. Demolition by neglect is occurring and requiring the owner to present a preliminary plan including a timetable to the historic preservation commission within thirty (30) days generally identifying the work necessary to abate the demolition by neglect. The owner or owners or their agents shall submit an application for a certificate of appropriateness and/or project approval for all proposed work. The historic preservation commission must review and act on all applications and must also approve all timetables for work required to abate the demolition by neglect before issuance of a building permit. The historic preservation commission may grant extensions to the timetable due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not pursued the necessary repairs with reasonable diligence, the historic preservation commission may pursue civil and/or

criminal penalties (17.68.120) and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.

4. Condemnation of the resource and allow for its demolition in compliance with all local, state, and federal laws, rules, and regulations. Within thirty (30) days the owner shall present a plan to the historic preservation commission identifying the necessary recordation which, along with the demolition shall be completed within ninety (90) days. Recordation must be reviewed and acted upon by the historic preservation commission before a demolition permit is issued. The historic preservation commission may grant up to two (2) ninety (90) day extensions due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not undertaken recordation and demolition with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties (17.68.120) and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.
- H. Notice of Commission Action. The historic preservation officer shall notify the owner in writing of the determination of the historic preservation commission and the action required of the owner within ten (10) days of the hearing. Such notice shall identify and provide clear instructions to the owner as to the remedial work required by the historic preservation commission.
- I. Remedial Work and Compliance. Upon the completion of any minimum maintenance work, recordation work, or other work required by the historic preservation commission, the owner shall notify the historic preservation officer of the completed work. The building official along with the historic preservation officer and any other professional deemed necessary by the historic preservation officer shall inspect, within fifteen (15) days of notification, the completed work and shall cause, within fifteen (15) days of the inspection, the issuance of a written report to be submitted to the owner and the historic preservation commission to determine if the work completed is in compliance with city codes and ordinances and meets the requirements of the historic preservation commission. The historic preservation commission must review and act upon all such reports. All remedial work required by the historic preservation commission must be completed in compliance with such plans approved by the historic preservation commission.
- J. Intentional Neglect. Intentional neglect shall be defined as willful actions perpetrated by the owner or owners or their agents that result in damage to a resource. Such actions may include, but are not limited to, intentional running of water taps, hoses, or other man-made water devices resulting in flooding, erosion, or other water damage to the resource; intentional exposure of the resource to natural elements of wind, rain, snow, or other precipitation through the opening of windows, doors, skylights, or other moveable features of a resource; intentional drilling, boring, or cutting of holes in the roof, exterior walls or supporting members of a resource.

(Ord. 1081 (part), 2007; Ord. 1007, 2003; Ord. 831 § 7.10, 1992)

17.68.110 Public safety exclusion.

In the event any resource shall be damaged by flood, fire, or other catastrophe or unforeseen event that results in damage or possible loss of a resource, and the building official, with the concurrence of the city planner and the historic preservation officer, deems the resource to present an immediate threat to public safety, the historic preservation officer shall call an emergency meeting before the historic preservation commission, which shall take place within seventy-two (72) hours of the event. At such meeting, evidence shall be presented regarding the seriousness of the damage and the threat to public safety and any evidence in rebuttal thereto may also be presented. In the event the danger to public safety is imminent, the owner or owners shall stabilize and protect the resource pending consideration by the historic preservation commission. The historic preservation commission shall, based on the evidence presented, determine the course of action to be taken.

(Ord. 1081 (part), 2007; Ord. 831 § 7.11, 1992)

17.68.120 Enforcement and penalties.

The following civil and criminal penalties may be imposed upon those persons, firms, or corporations found to have violated requirements or prohibitions contained within this chapter.

A. Civil Penalty.

1. Any person who constructs, alters, relocates, or demolishes any building or resource in violation of this chapter or causes any building or resource to be constructed, altered, relocated, or demolished in violation of this chapter may be required to restore the building or resource to its appearance or setting prior to the violation. Any action to enforce this provision shall be brought by the city. Any civil remedy shall be in addition to, and not in lieu of, any criminal prosecution and penalty.
2. If demolition of a building or resource occurs without issuance of proper permits based on the procedures of city, state or federal regulations, or without the issuance of a certificate of appropriateness, or project approval, then any City permits, by any city office, on the subject property, with the exception of a permit to restore the building or resource as set forth above, may be denied for a period of ten (10) years. ~~In addition, the applicant may not be entitled to have issued to the applicant, by any city office, a permit allowing any curb cuts on the subject property for a period of ten (10) years from and after the date of such demolition.~~
3. If any other undertaking or project other than the demolition of a building or resource occurs without issuance of proper permits based on the procedures of city, state or federal regulations, or without the issuance of a required certificate of appropriateness or project approval, then any City permits, by any city office, on the subject property, with the exception of a permit to restore the building or resources as set forth above, may be denied for a period of five (5) years. ~~In addition, the applicant may not be entitled to have issued to the applicant, by any city office, a permit allowing any curb cuts on the subject property for a period of five (5) years from and after the date of such undertaking or project.~~
4. If any resource found to be in a state of demolition by neglect as outlined in 17.68.100

should be allowed by the owner or owners to remain in a state of demolition by neglect, then any City permits, by any city office, for any property issued to the owner or owners, with the exception of those permits expressly for the necessary repairs to restore the resource to a safe and sound condition, may be denied for a period of ten (10) years or until such time as the resource has been returned to a safe and sound condition, whichever is shorter. ~~In addition, the owner or owners may not be entitled to have issued to them, by any city office, a permit allowing any curb cuts on any property for a period of ten (10) years, or until such time as the resource has been returned to a safe and sound condition, whichever is shorter.~~

5. The Commission(s) shall institute appropriate action or proceeding in the name of the City of Deadwood to enjoin, correct or abate any violation of this chapter including but not limited to withholding any City permits, by any city office, and/or any actions allowable under SDCL 42-7B, , et seq, if applicable.

B. Criminal Penalty. Any person or legal entity who constructs, alters, relocates, demolishes, or intentionally allows demolition by neglect of any building or resource in violation of this chapter or who causes any building or resource to be constructed, altered, relocated, or demolished~~s~~ in violation of this chapter, shall be guilty of a Class 2 Misdemeanor punishable by the maximum sentence as set forth in SDCL 22-6-2. Each day the violation continues to exist shall be punishable as a separate offense. (Ord. 1081 (part), 2007; Ord. 851 (part), 1993; Ord. 831 § 7.12, 1992)

C. Failure to perform any act required by this ordinance or performance of any act prohibited by this ordinance or of any conditions of any Certificate of Appropriateness or Project Approval issued hereunder, shall constitute a violation and be subject to penalties provided in this or any other applicable city ordinance or state law. Each day on which there is a failure to perform a required act, or on which a violation exists shall constitute a separate violation for purposes of this ordinance.

17.68.130 Appropriations.

The city is authorized to make appropriations to the commission necessary for the expenses of the operation of the commission and may make additional amounts available as necessary for the acquisition, restoration, preservation, operation and management of historic properties.

(Ord. 831 § 7.13, 1992)

17.68.140 Title to property acquired.

All property acquired by funds appropriated by the city shall be acquired in the name of the city unless otherwise provided by the city.

(Ord. 831 § 7.14, 1992)

17.68.150 Project review by state.

Projects requiring review pursuant to this chapter, after approval by the historic district commission or historic preservation commission, will be submitted to the South Dakota Historical Preservation ~~Center~~Office for review as required by SDCL 1-19A-11.1 or any written

agreements between the city and the state of South Dakota. The requested certificate of appropriateness or project approval shall be issued or denied by the city after the review process described by SDCL 1-19A-11.1 and its supporting rules or any written agreements between the city and the state of South Dakota has been implemented.

(Ord. 961, 2000; Ord. 831 § 7.15, 1992)

Dated this ____ day of May, 2014.

CITY OF DEADWOOD

Charles Turbiville, Mayor

ATTEST:

Mary Jo Nelson
Finance Officer

First Reading:

Second Reading:

Published:

Adopted:

Descriptions of figures for Wild Bill diorama

Fig. 1 Jack McCall- murderer of Wild Bill Hickok. Figure is 25 year old male, probably 5' 8" to 5' 10", physical features unknown. In diorama, McCall is positioned as he turns around after heading toward the back door of the saloon. He is to look menacing or unpredictable. He has just pulled a gun and is about to advance to within several feet behind Hickok.

Fig. 2 George Shingle- on saloon staff, owner of another saloon. Figure assumed to be in his thirties/forties of average height. No physical features known. He is positioned holding up a gold poke (small leather sack) which he is about to weigh on a gold scale.

Fig. 3 James Butler "Wild Bill" Hickok- famous gunslinger. Known to have refined tastes in clothing, Hickok is dressed out of scale with his surroundings. He is 39 years old, very confident but wary. He is positioned having just shown his hand and realized that another player has beat him. Many photos are available to craft his face and body features. He will have a look of disgust or irritation at losing the poker hand. May be pushing himself back from table slightly. At 6' 1" Hickok is the tallest man in the saloon.

Fig. 4 Carl Mann- one of poker game players and part owner of the saloon. No physical features known, age probably 30s. He had yet to show his hand but has noticed McCall's movements out of the corner of his eye.

Fig. 5 Sam Young- bartender. No physical features known but can be in his thirties, slightly more full-bodied than others. He has put another bottle on the table and is on his way back to the bar with an empty.

Fig. 6 Charlie Rich- young gambler. No physical features known other than that Rich is 17 and an eager gambler. He is positioned here as very attentive to the game and focused on the cards.

Fig. 7 Captain William Massie- ex-riverboat captain. One photograph exists of Massie who is 45 at the time of this poker game. He is positioned having a moment earlier laid out his winning hand. He is smug at having bluffed Hickok successfully.

*Prices and production timeline are requested for all figure bodies, unspecified faces of five 19th Century gold camp men (may have facial hair or not) and two men who will require faces to be custom made from photographs. Clothing and diorama props will be supplied by client.

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
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kevin@cityofdeadwood.com

MEMORANDUM

Date: May 9, 2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Painting and Maintenance of downtown buildings

Recently the Deadwood Historic Preservation Commission expanded the Paint Grant program to include commercial structures. The interest for this program has grown with a concentrated effort to clean up the downtown area for the upcoming tourist season.

The rules and regulations for the local historic district require painting of properties within this district to garner a Certificate of Appropriateness from the Historic District Commission.

Staff is requesting a waiver of this requirement for through the end of July 2014 in order to facilitate visual enhancements to the core historic commercial district. Staff will still review the colors through the paint program.

Recommended Action:

Allow staff to approve colors and painting work with property owners to facilitate the paint grant program within the local historic district until July 2014 at which time the Certificate of Appropriateness will kick back in to review.

STAFF REPORT

The applicant requests Certificate of Appropriateness for an awning at 673 Main Street in the Deadwood City Historic Planning Unit of the City of Deadwood.

Applicant: Dave Jensen
Owner: Sandra K. McCallum
Constructed: 1879/1902

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. Under territorial government, before the incorporation of the City of Deadwood, Lawrence County used a building at this site for its courthouse. After the fire of 1879, Edward Cuthbertson built a new two-story brick building here for the county. Although the court system occupied the property the commissioners rented a separate building on Sherman Street and ultimately forced the court system to relocate.

Edmonds and Pinney clothing store was the first commercial tenant in January, 1880. The Vienna Bakery and Ackermann Millinery Parlors were other early tenants. By 1902 the building had been weakened by floods and neglect, and substantial reconstruction was required by the city. Horace Clark, who purchased the building in that year, constructed a new front and an entirely new two-story rear addition.

I.H. Chase occupied almost the entire main floor with his clothing store from 1903 to 1912, when he was replaced by Lowe's Bee Hive Store. The Mining Review was printed in the basement. The upper story housed apartments. The storefronts were remodeled in the 1930's and again with the installation of logs c .1980. Other tenants have included The Hub Clothiers and in the basement Mapleway Bowling Alley. The second story was known for many years as the Brunswick Rooms.

- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting approval to install a canvas awning four (4) feet in height and with a four (4) foot projection and a 12" valance. The proposed colors will be a royal blue with an orange and cream stripe as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The color of the canvas awning does not appear to be in keeping with the historic context of the local historic district; however, it is an easily removable material and does not damage or destroy the resource. The fabric is usually replaced every five to seven years. 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:

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

OR

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

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

DEADWOOD

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

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

City of Deadwood Application for Project Approval or Certificate of Appropriateness

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

This application must be typed or printed in ink and submitted to:
City of Deadwood
Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: <u>673 Main Street Deadwood, SD</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Sandra K. McCallum</u>
Address: <u>404 Mountain View Drive</u>
City: <u>Lead</u> State: <u>SD</u> Zip: <u>57754</u>
Telephone: _____ Fax: _____
E-mail: _____

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

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

Agent's Name: <u>DAVID JENSEN</u>
Address: <u>5342 Currant Ct</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>430-2172</u> Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>2000⁰⁰</u>			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: <u>ASAP</u>	Project Completion Date (anticipated): <u>end of May 2014</u>
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

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

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

Awning to consist of two fabrics: 1) Royal Blue #0017
And 2) RC0523 Orange stripe/cream stripe
Signage - would be a blade sign, non-illuminate
with DO Orange Julius trademark logos as
displayed on attached diagram #1

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

DEADWOOD

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

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

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

David Jensen
SIGNATURE OF AGENT(S)

3/31/14
DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

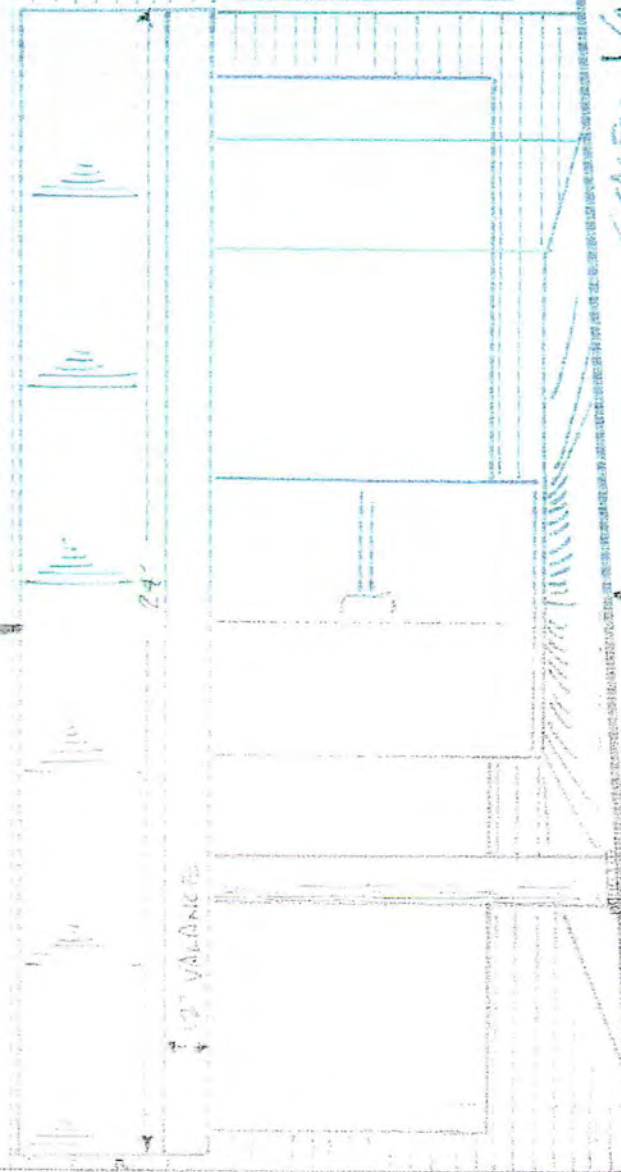
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

PROPOSED
ELEVATION

WINDOW & AWNING

4' AWNING
HEIGHT

10' BAY
10' AWNING



SCALE: 1/4" = 1'-0"

CENTER OF GRADE



Tim Peterson

1000 Franklin Ave. Suite 400
St. Paul, MN 55105
(605) 642-5794

Project Secondary Use:

DAVEY GREEN - DAVE JENSEN

Address:

673 MAIN ST. DEADWOOD, SD

Date:

4/6/14

Phone:

490-2172

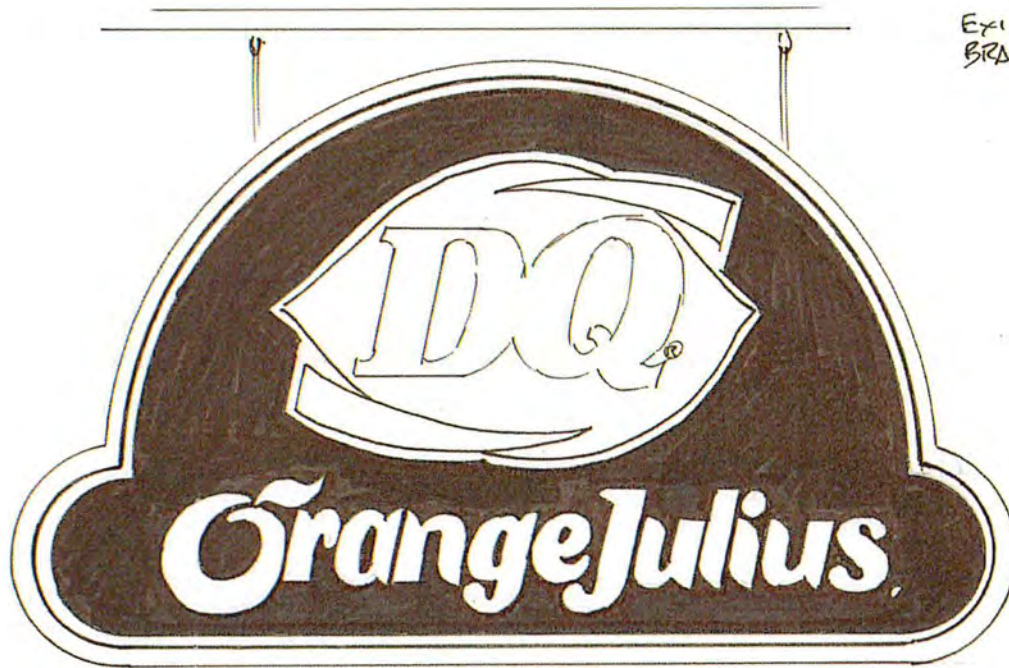
This drawing, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

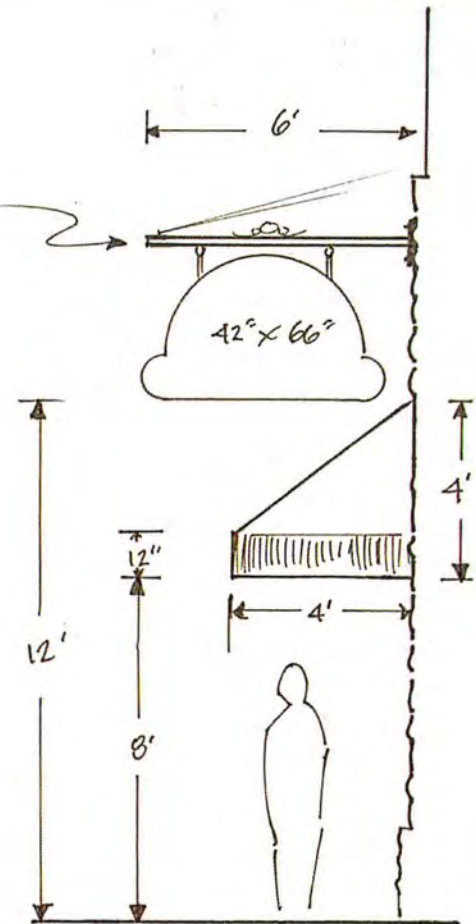
This design is the property of the designer, and may be reproduced in any manner without written permits.

Date:

Signature:



EXISTING BRACKET



SCALE: 1/4" = 1'-0"



Tim Peterson

3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783

(605) 642-5794

Designed exclusively for:

DAIRY QUEEN - DAVE JENSEN

Date:

4/6/14

Address:

673 MAIN ST. DEADWOOD, SD

Phone:

430-2172

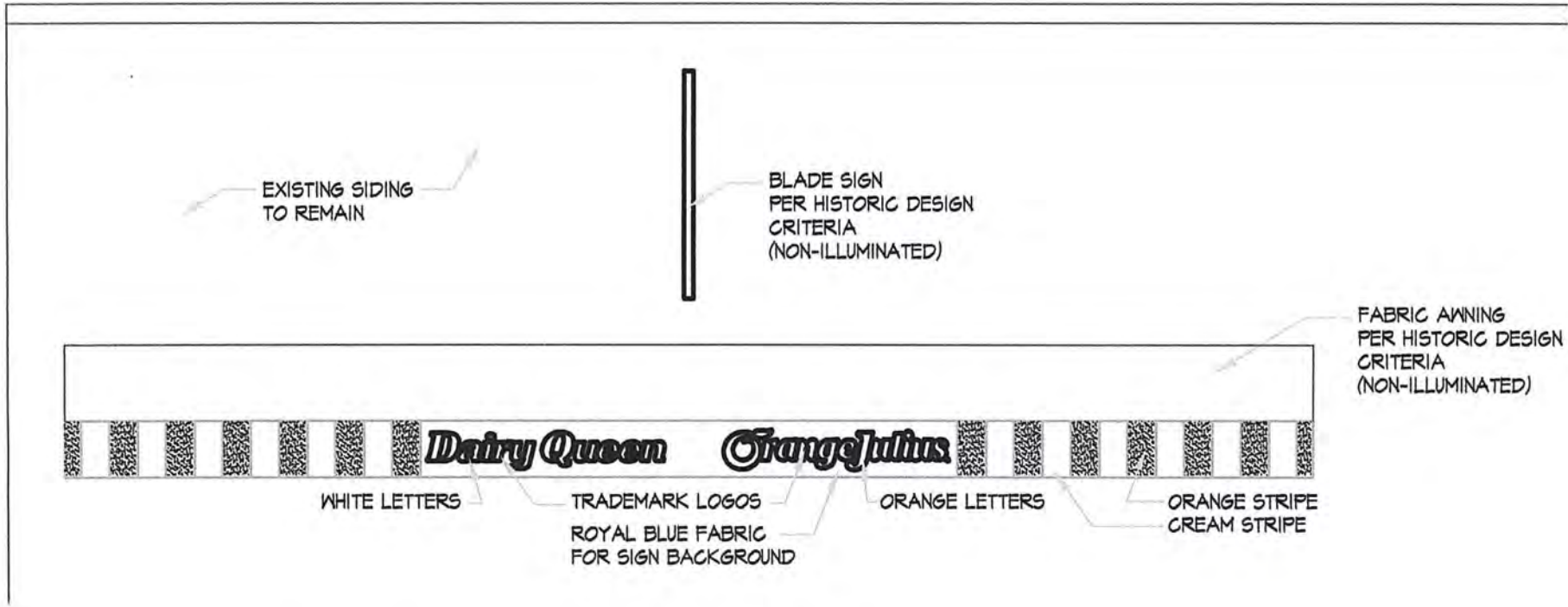
The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

Signature

Date

This design is the property of the designer, and may not be reproduced in any manner without written permission.

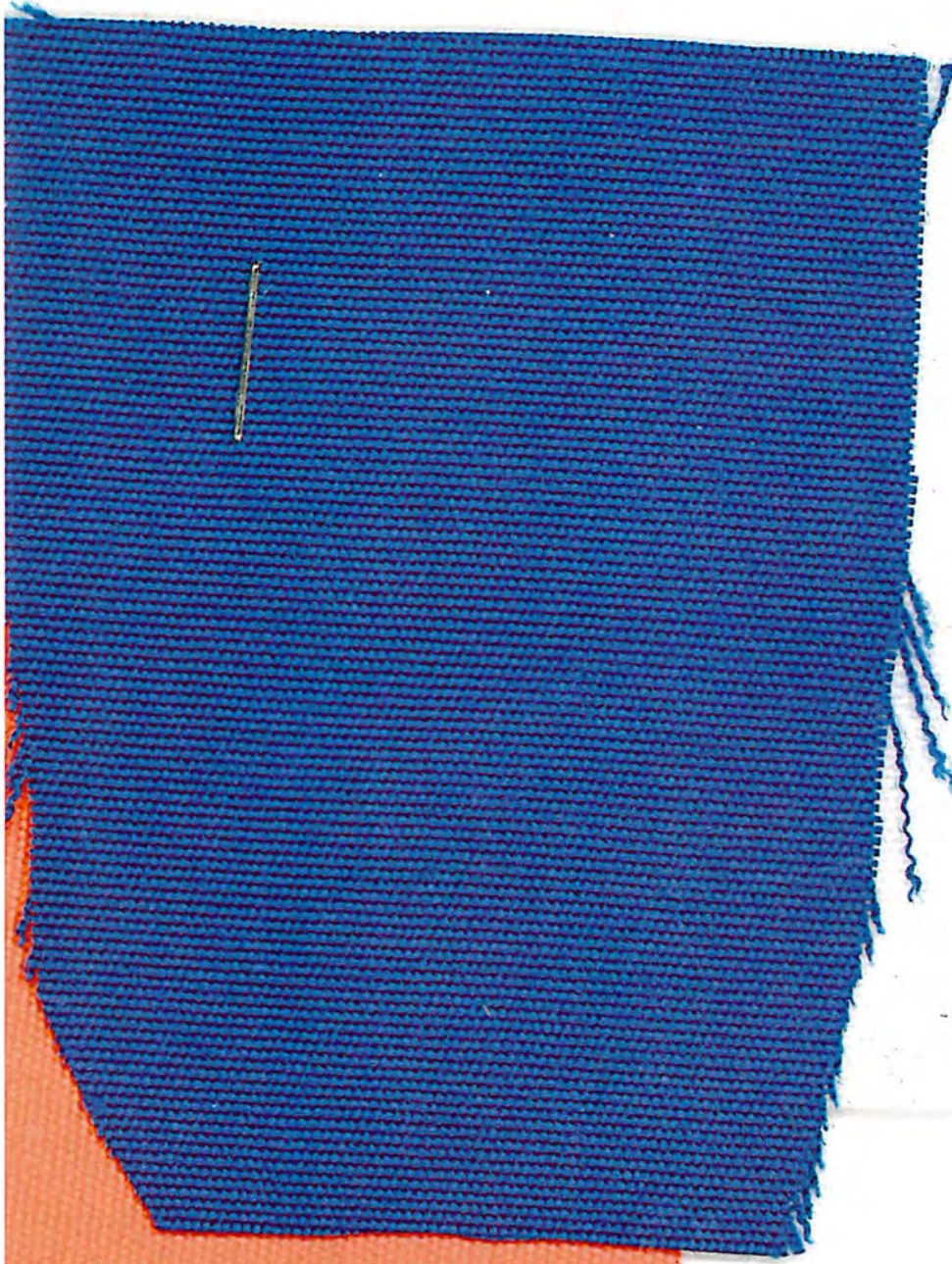


1
T-1

STOREFRONT SIGNS

SCALE: NONE

Diagram #2



Case No. 14014
Address: 12 Lee Street

April 25, 2014

STAFF REPORT

The applicant requests Certificate of Appropriateness for an addition and a covered loading dock at 12 Lee Street in the South Deadwood Historic Planning Unit of the City of Deadwood.

Applicant: Blake Haverberg
Owner: Gallows, LLC
Constructed: 1915

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It was built in 1915. Horace Clark built most of this building in 1915 as a cold storage house for Cudahy Packing Company at a cost of \$15,000.00. In 1919, the Black Hills Mercantile Co., a local wholesale company was formed, with members from Lead, Deadwood, Sturgis, Rapid City and Belle Fourche. They acquired this building, and built an addition in 1925. Their base of operations was moved down the street to the Adams Block in 1950. This building was then converted into a wax museum and theater.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting approval to reconstruct a portion of an addition which was historically part of the Black Hills Mercantile Co. The applicant is also requesting to convert an existing addition to resemble a covered loading dock as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff has worked with the owner on this project to meet the guidelines and standards for historic preservation. There is photographic evidence of the addition which was used to develop the plans; furthermore, the proposed covered loading dock will be an appropriate visual enhancement to the building. The existing area is partially covered with a painted OSB paneling which does not add to the historic integrity of the resource.

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



Motions available for commission action:

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

OR

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

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

DEADWOOD

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

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

City of Deadwood Application for Project Approval or Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION

Property Address: 12 Lee ST.

Historic Name of Property (if known): Cudahy, Black Hills Mercantile, Old Towne Hall, Callows

APPLICANT INFORMATION

Applicant is owner contractor architect consultant other _____

Owner's Name: Callows LLC
 Address: 12 Lee St.
 City: Deadwood State: SD Zip: 57732
 Telephone: 605-578-3275 Fax: 605-578-3250
 E-mail: haverberg@gmail.com

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

Contractor's Name: Deadwood Development Co.
 Address: 470 Main St
 City: Deadwood State: SD Zip: 57732
 Telephone: 605-578-2510 Fax: 605-578-3250
 E-mail: haverberg@gmail.com

Agent's Name: Blake D Haverberg
 Address: 470 Main St
 City: Deadwood State: SD Zip: 57732
 Telephone: 605-578-3275 Fax: 605-578-3250
 E-mail: haverberg@gmail.com

TYPE OF IMPROVEMENT

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

Estimated Cost of Work: \$ _____

DEADWOOD

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

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

DESCRIPTION OF ACTIVITY

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

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

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

OFFICE OF
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 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

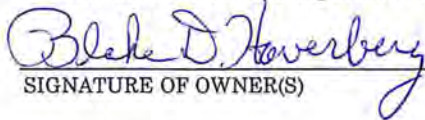
DEADWOOD CITY HALL
 102 Sherman Street
 Telephone (605) 578-2600

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.

 SIGNATURE OF OWNER(S)	DATE	4/10/14 SIGNATURE OF AGENT(S)	DATE
------------------------------------------------------------------------------------------------------------	------	----------------------------------	------

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

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

APPLICATION DEADLINE

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

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

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

PROPOSAL FOR CHANGES TO GALLOWS BUILDING

NORTH-PARKING LOT-ELEVATION:

The existing structures on the North Parking lot side of the Gallows as shown in Exhibit A were constructed of wood in the 1960's with chip board for siding. The small structure on the Sherman St. side was used as a jury room for the Trial of Jack McCall and the long lower building running east and west was a cover for the exit ramp leading from the basement which housed the Ghosts of Deadwood Gulch Wax Museum.

The building was historically used as a commercial warehouse initially by Cudahy Meat Packing and then Black Hills Mercantile. Attachment B is a picture from around 1938 that shows a building addition to the original 1913 and 1925 buildings which was more than likely used for loading purposes. We would like to reconstruct this building.

Exhibit C shows the floor plan of the proposed restructure. The existing ramp to the basement would remain and we would keep the footing for the exterior side of the ramp. The walls would be constructed of 8" concrete with reinforcement and rough sawed pine siding. We would have three false loading doors with overhead lights on the North parking lot side and there would be a functional loading door on the Sherman St. Side of the building with a light over the door. The roof line would be straight across and just below the existing scuppers with black standing seam steel roofing. Exhibit D shows the proposed exterior facade.

WEST FOUR LANE ELEVATION:

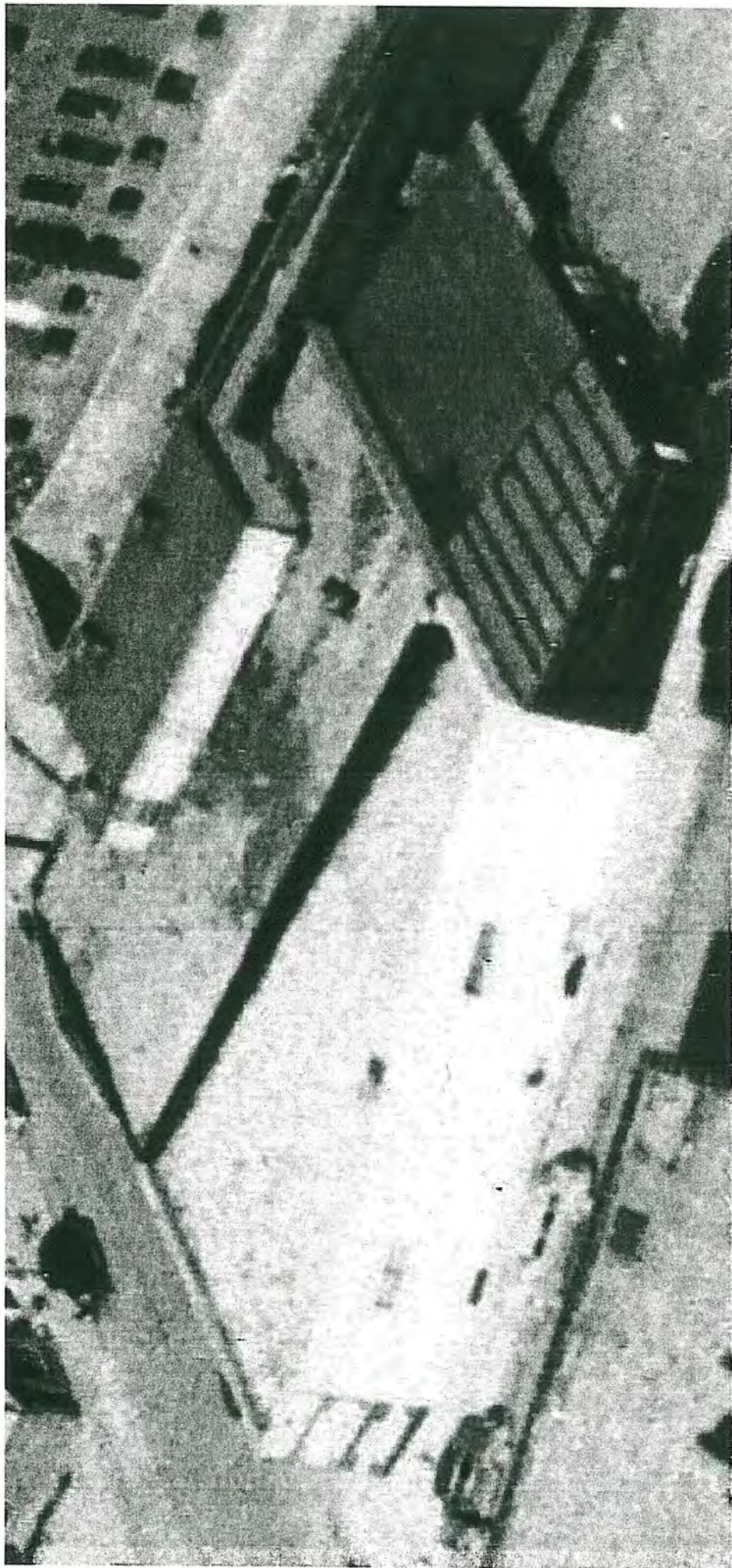
The existing structure on the West 4 lane side of the building was built in the 1960's as a cover for the entrance ramp to the Ghosts of Deadwood Gulch Wax Museum in the basement as shown in Exhibit E. The framing is 2" x 4" with chip board siding and the roof is white membrane.

Exhibit F is a picture taken sometime before the 1925 addition but after the initial poured concrete 1913 building. Although this train probably never stopped here, some early Sanborn maps show a loading dock that would have been used to load and unload freight trains existed. Until a suitable train can be located and because the ramp to the basement needs a cover, I would like to retain the existing structure and give it the appearance of a covered loading dock. I would like to remove the chip board siding and replace the 2" x 4" supports with some dimensional lumber. The concrete footings would be faced with rough sawed pine and if the train is not a possibility, I would like to put black standing seam steel ceiling on top of the white membrane. There would have to be some steps down onto the loading dock from the Lee St. side for access and the openings on the four lane side would probably have to be covered during the 6 to 8 month winters with an appropriate historic material

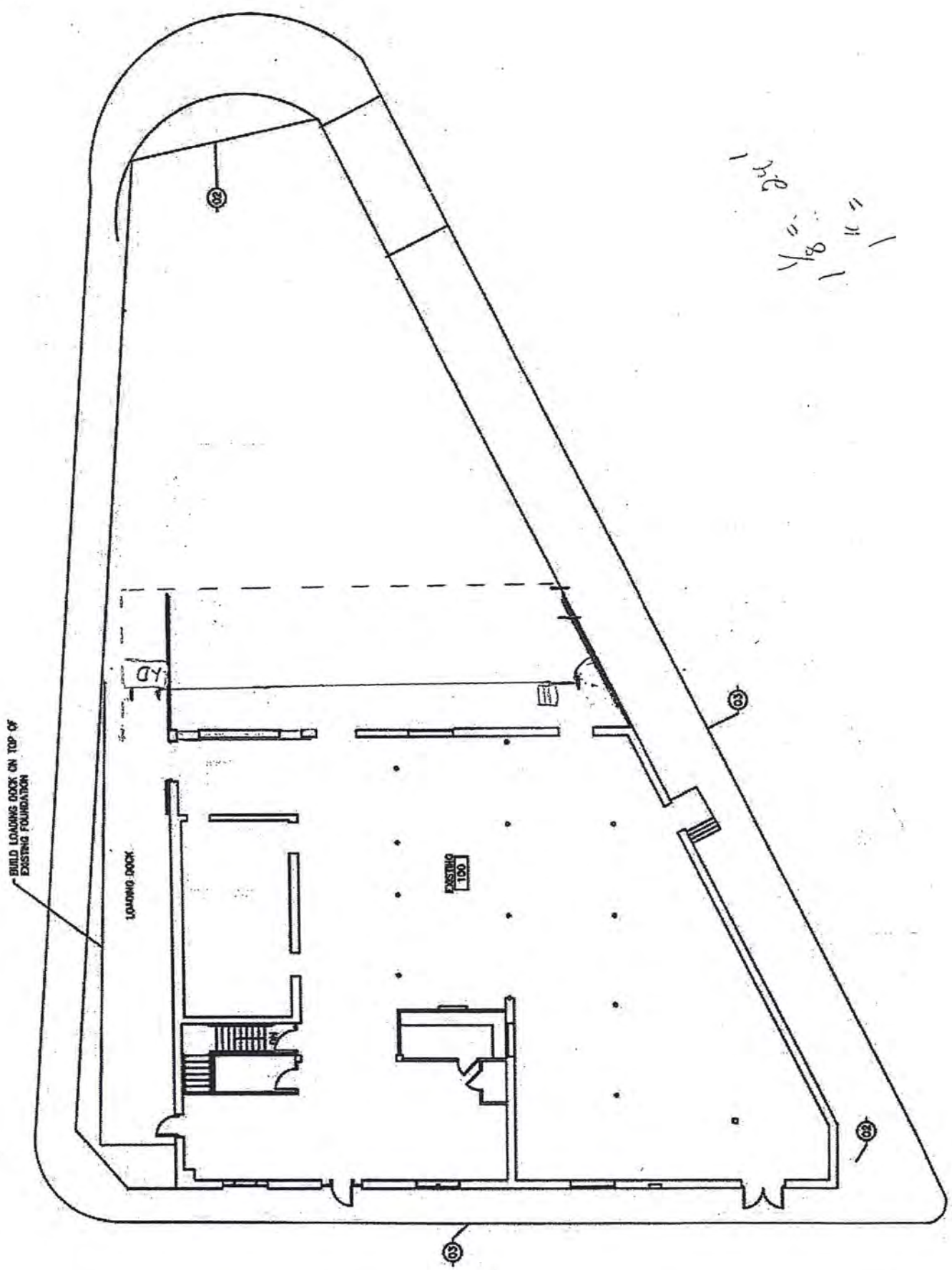
A



ATTACHMENT B

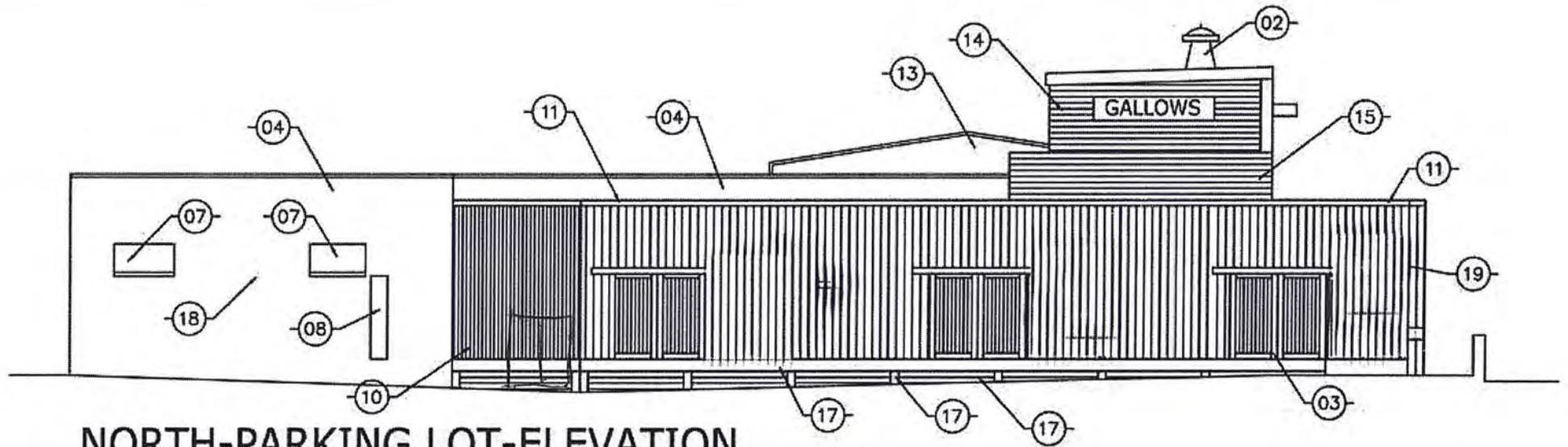


C



FIRST FLOOR PLAN-OPTION TWO
Scale: 1/8"=1'

D

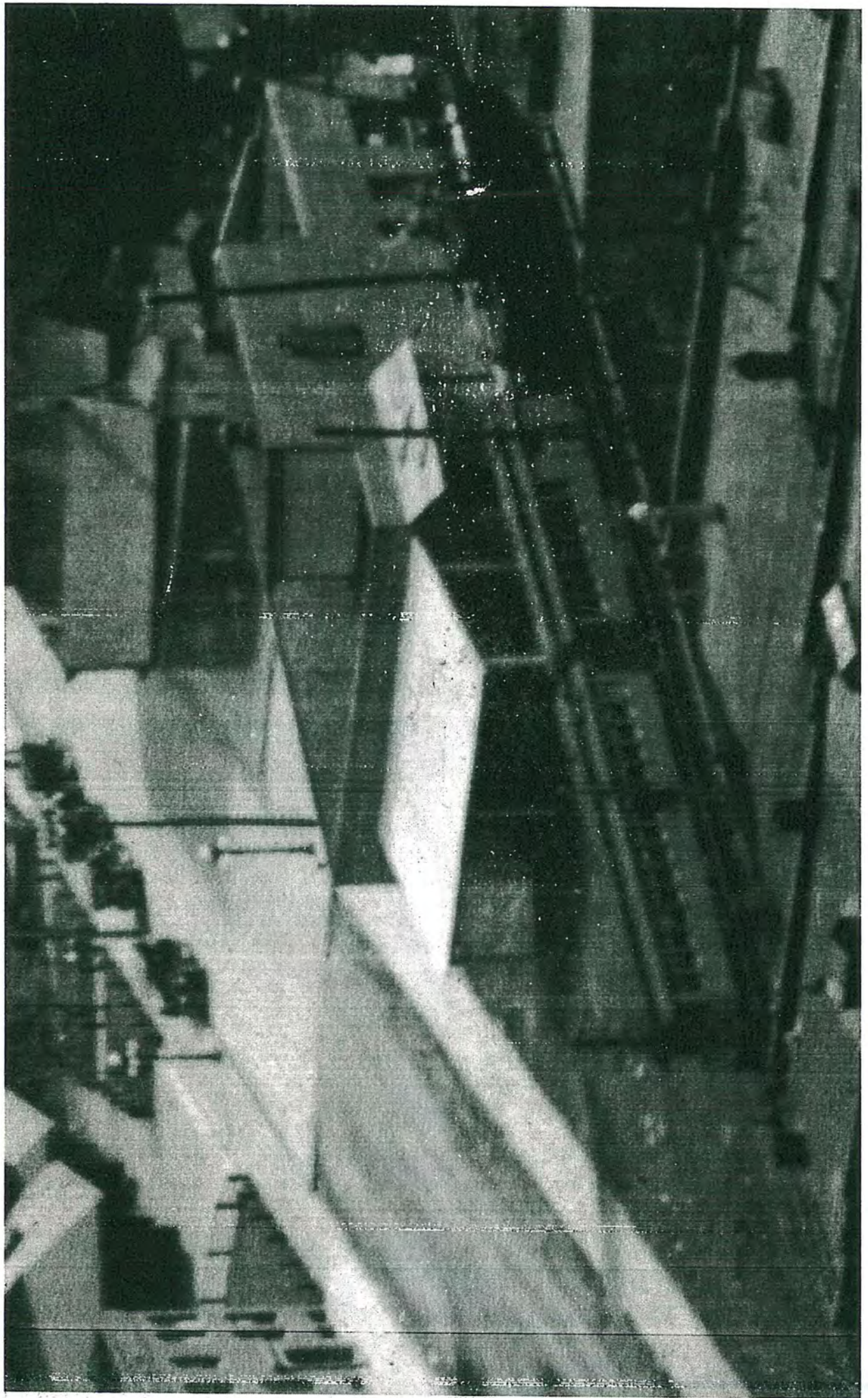


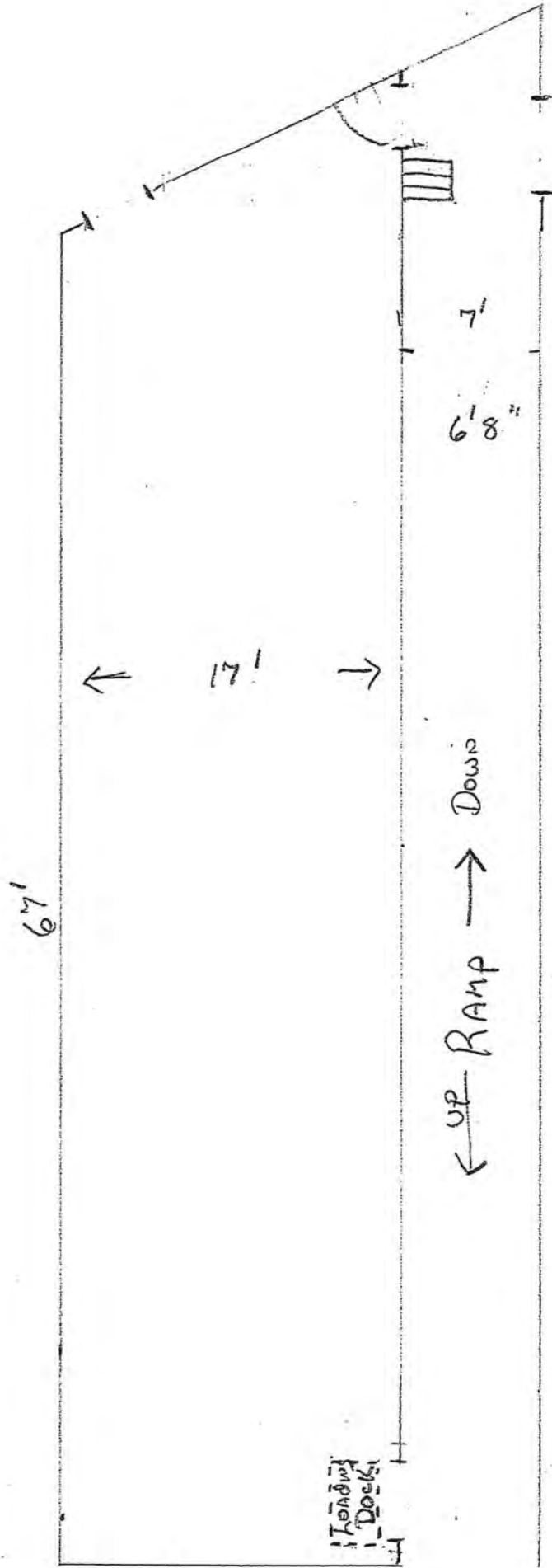
NORTH-PARKING LOT-ELEVATION

Scale: 1/8"=1'



E





Case No. 14016
Address: 688 Main Street

May 12, 2014

STAFF REPORT

The applicant submitted an application for a Certificate of Appropriateness for replacing the awning cover at 688 Main Street a non-contributing structure located in the Deadwood City planning Unit of the City of Deadwood.

Applicant: Gold Dust Gaming Complex – Merchants Hotel
Owner: Black Diamond Capital, LLC
Constructed: 1955

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

Historic significance of the resource: This building is a non-contributing resource in the Deadwood National Historic Landmark District. Due to the age of construction, it cannot contribute to the National Historic Landmark District at this time.

Architectural design of the resource and proposed alterations: The applicant is requesting approval to replace the awning cover with a silica barley (gold and black flecked) canvas material as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The color of the canvas awning does not appear to be in keeping with the historic context of the local historic district; however, it is an easily removable material and does not damage or destroy the resource. The fabric is usually replaced every five to seven years. 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:

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

OR

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

OFFICE OF
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DEADWOOD

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

City of Deadwood Application for Project Approval or Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>GOLD DUST GAMING COMPLEX / 688 MAIN / RMS. 152</u>
Historic Name of Property (if known): <u>MERCHANTS HOTEL</u>

APPLICANT INFORMATION
Applicant is <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input checked="" type="checkbox"/> other <u>GENERAL MGR.</u>

Owner's Name: <u>BLACK DIAMOND CAPITAL LLC.</u>	Architect's Name: <u>N/A</u>
Address: <u>PO BOX 645</u>	Address: _____
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605.578.2100</u> Fax: <u>605.559.0514</u>	Telephone: _____ Fax: _____
E-mail: <u>PETERD@GOLDUSTDEADWOOD.COM</u>	E-mail: _____

Contractor's Name: <u>BLACK HILLS TENT & AWNING</u>	Agent's Name: <u>N/A</u>
Address: <u>409 2ND ST.</u>	Address: _____
City: <u>RC.</u> State: <u>SD</u> Zip: <u>57701</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605.342.0135</u> Fax: <u>605.719.9609</u>	Telephone: _____ Fax: _____
E-mail: <u>BHTR@RUSHMORE.COM</u>	E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>2,200</u>			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>MAY 15TH '14</u>		Project Completion Date (anticipated): <u>MAY 20TH '14</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other <u>N/A</u>	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New <u>N/A</u>
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement
Material <u>SUNBRELLA</u> Style/type <u>SUNBELL</u> Dimensions <u>49' LONG</u>			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

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

DEADWOOD

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


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

SIGNATURES

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

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

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



SIGNATURE OF OWNER(S) DATE
CHRIS LAMONT

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

DEADWOOD

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

FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14016 Date of Filing: _____

- Certificate of Appropriateness
- Project Approval
- Sign Application

Property Designation:

- Contributing
- Non-contributing

Historic Overlay District:

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

Application complete

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

Staff Preparation

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

Post Meeting Documentation

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

Building & Zoning Department (if applicable)

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

Filed on ___ / ___ / ___

REPLACING MAIN BODY OF ANNINGS
(NOI VALANCE)



Case No. 14017
Address: 686 Main Street

May 12, 2014

STAFF REPORT

The applicant submitted an application for a Certificate of Appropriateness for replacing the awning cover at 686 Main Street a non-contributing structure located in the Deadwood City planning Unit of the City of Deadwood.

Applicant: Gold Dust Gaming Complex – Merchants Hotel
Owner: Black Diamond Capital, LLC
Constructed: 1955

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

Historic significance of the resource: This building is a non-contributing resource in the Deadwood National Historic Landmark District. Due to the age of construction, it cannot contribute to the National Historic Landmark District at this time.

Architectural design of the resource and proposed alterations: The applicant is requesting approval to replace the awning cover with a silica barley (gold and black flecked) canvas material as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The color of the canvas awning does not appear to be in keeping with the historic context of the local historic district; however, it is an easily removable material and does not damage or destroy the resource. The fabric is usually replaced every five to seven years. 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:

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

OR

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

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

DEADWOOD

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

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

City of Deadwood Application for Project Approval or Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>GOLD RUST GAMING COMPLEX / 686 MAIN / RM. 3</u>
Historic Name of Property (if known):	<u>MERCHANTS HOTEL</u>

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

Owner's Name:	<u>BLACK DEADWOOD CAPITAL LLC</u>
Address:	<u>P.O. BOX 645</u>
City:	<u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone:	<u>605.578.2100</u> Fax: <u>605.559.0514</u>
E-mail:	<u>PETERD@GOLDRUSTDEADWOOD.COM</u>

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

Contractor's Name:	<u>BLACK HILLS TENT & AWNING</u>
Address:	<u>409 2ND ST.</u>
City:	<u>R.C.</u> State: <u>SD</u> Zip: <u>57701</u>
Telephone:	<u>605.342.0135</u> Fax: <u>605.719.9608</u>
E-mail:	<u>BITTA@RUSHMORE.COM</u>

Agent's Name:	_____
Address:	<u>N/A</u>
City:	_____ State: _____ Zip: _____
Telephone:	_____ Fax: _____
E-mail:	_____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>2,200</u>			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>MAY 15th, '14</u>		Project Completion Date (anticipated): <u>MAY 20th, '14</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other <u>N/A</u>	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
Material _____		Style/type _____ Dimensions _____	
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement <input type="checkbox"/> New
		<input type="checkbox"/> Front	<input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <u>N/A</u>
Material _____		Style/type _____	
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement
Material <u>SUNBRELLA</u>		Style/type <u>SILICA BARLEY</u>	Dimensions <u>28.5"</u>
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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

DEADWOOD

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Deadwood, South Dakota 57732

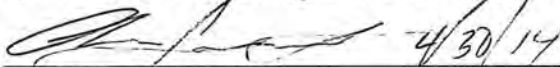
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

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

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

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



SIGNATURE OF OWNER(S) DATE
CHRIS LAMONT

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

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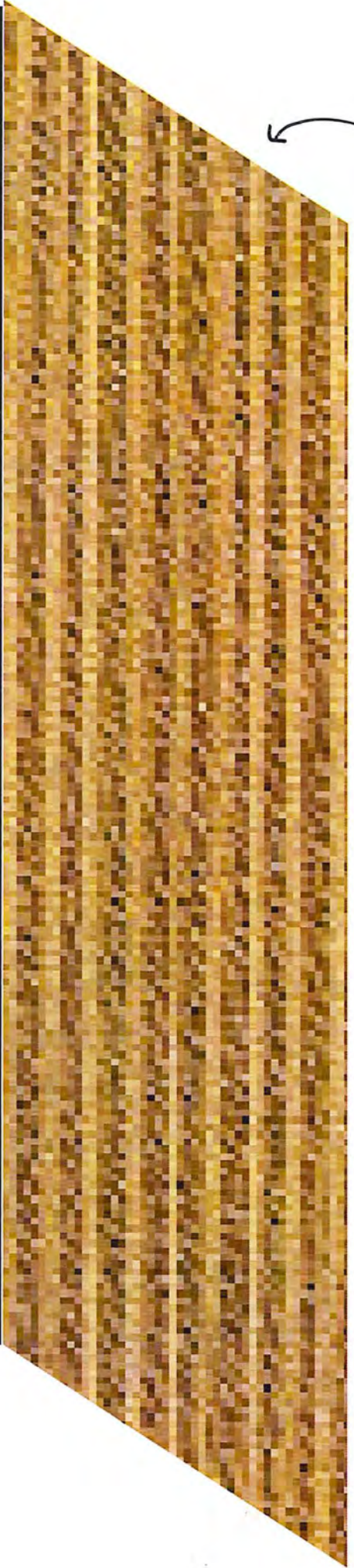
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REPLACE MAIN BODY OF PRINTING
(NOT VANCE)



Gold Dust

Case No. 14018
Address: 682 Main Street

May 12, 2014

STAFF REPORT

The applicant submitted an application for a Certificate of Appropriateness for replacing the awning cover at 682 Main Street a non-contributing structure located in the Deadwood City planning Unit of the City of Deadwood.

Applicant: Gold Dust Gaming Complex – Merchants Hotel
Owner: Black Diamond Capital, LLC
Constructed: 1960

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

Historic significance of the resource: This building is a non-contributing resource in the Deadwood National Historic Landmark District. Due to the age of construction, it cannot contribute to the National Historic Landmark District at this time.

Architectural design of the resource and proposed alterations: The applicant is requesting approval to replace the awning cover with a silica barley (gold and black flecked) canvas material as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The color of the canvas awning does not appear to be in keeping with the historic context of the local historic district; however, it is an easily removable material and does not damage or destroy the resource. The fabric is usually replaced every five to seven years. 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:

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

OR

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

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

PROPERTY INFORMATION	
Property Address:	<u>GOLD OYST GAMING COMPLEX / 682 MAIN / RMS. 415</u>
Historic Name of Property (if known):	<u>MERCHANTS HOTEL</u>

APPLICANT INFORMATION	
Applicant is <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input checked="" type="checkbox"/> other <u>GENERAL MGR.</u>	

Owner's Name: <u>BLACK HILLS</u> <u>BLACK DIAMOND CAPITAL LLC</u> Address: <u>PO BOX 645</u> City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u> Telephone: <u>605.578.2100</u> Fax: <u>605.559.0514</u> E-mail: <u>PETERLP@GOLDOYSTDEADWOOD.COM</u>	Architect's Name: _____ <u>N/A</u> Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------

Contractor's Name: <u>BLACK HILLS TENT & AWNING</u> Address: <u>409 2ND ST.</u> City: <u>R.C.</u> State: <u>SD</u> Zip: <u>57701</u> Telephone: <u>605.342.0135</u> Fax: <u>605.719.9609</u> E-mail: <u>BLITA@RVSHIMORE.COM</u>	Agent's Name: _____ <u>N/A</u> Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>2,200</u>			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>MAY 15TH '14</u>		Project Completion Date (anticipated): <u>MAY 20TH '14</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear N/A
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear N/A
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other N/A	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear N/A
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear N/A
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear N/A
Material _____		Style/type _____ Dimensions _____	
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement <input type="checkbox"/> New
		<input type="checkbox"/> Front	<input type="checkbox"/> Side(s) <input type="checkbox"/> Rear N/A
Material _____		Style/type _____	
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement
Material <u>SUNBLENDA</u>		Style/type <u>SILVER BARLEY</u>	Dimensions <u>49'</u>
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

OFFICE OF
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.



SIGNATURE OF OWNER(S) DATE
CHRIS LAMONT

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

REPLACING MAIN BODY OF ANNING
(NOT VARNICES)



Case No. 14019
Address: 678 Main Street

May 12, 2014

STAFF REPORT

The applicant submitted an application for a Certificate of Appropriateness for replacing the awning cover at 678 Main Street a contributing structure located in the Deadwood City planning Unit of the City of Deadwood.

Applicant: Gold Dust Gaming Complex – Butler Building
Owner: Black Diamond Capital, LLC
Constructed: c. 1935

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

Historic significance of the resource: A two-story wooden frame building occupied by Gandolpho Fruit and Confectionery Store stood at this site for many years. The present brick storefront dates from c.1935 and was occupied by Butler's Jewelry Store. It is a contributing resource to the National Historic Landmark District.

Architectural design of the resource and proposed alterations: The applicant is requesting approval to replace the awning cover with a silica barley (gold and black flecked) canvas material as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The color of the canvas awning does not appear to be in keeping with the historic context of the local historic district; however, it is an easily removable material and does not damage or destroy the resource. The fabric is usually replaced every five to seven years. 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:

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

OR

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

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

DEADWOOD

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

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

City of Deadwood Application for Project Approval or Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>GOLD DUST GAMING COMPLEX / 678 MAIN / RM 6</u>
Historic Name of Property (if known): <u>BUTLER BUILDING</u>

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

Owner's Name: <u>BLACK DRAGONS CAPITAL</u>	Architect's Name: _____
Address: <u>P.O. BOX 645</u> LLC	Address: <u>N/A</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605.578.2100</u> Fax: <u>605.559.0514</u>	Telephone: _____ Fax: _____
E-mail: <u>PETEND@GOLDUSTDEADWOOD.</u>	E-mail: _____

Contractor's Name: _____ ^{COMP}	Agent's Name: _____
Address: <u>BLACK HILLS TENT & KITCHEN</u>	Address: <u>N/A</u>
City: <u>RC</u> State: <u>SD</u> Zip: <u>57701</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605.342.0135</u> Fax: <u>605.719.9609</u>	Telephone: _____ Fax: _____
E-mail: <u>TSHTA@RUSHMORE.COM</u>	E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>2,200⁻</u>			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>MAY 15 '14</u>		Project Completion Date (anticipated): <u>MAY 20th '14</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other <u>N/A</u>	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>N/A</u>
Material _____		Style/type _____ Dimensions _____	
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement <input type="checkbox"/> New
		<input type="checkbox"/> Front	<input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <u>N/A</u>
Material _____		Style/type _____	
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement
Material <u>SUNDRAL</u>		Style/type <u>STYSON BARLEY</u>	Dimensions <u>18' 3.5"</u>
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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

DEADWOOD

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


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

SIGNATURES

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

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

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



SIGNATURE OF OWNER(S) DATE
CHRIS LAMONT

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

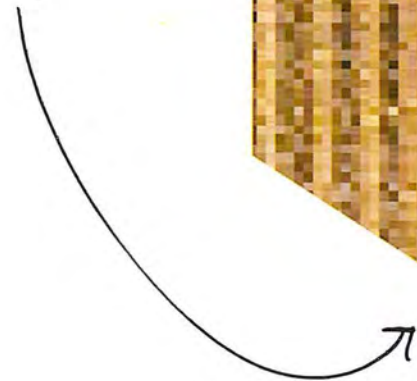
APPLICATION DEADLINE

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

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

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

REPLACING MEAN BODY OF AVERAGE
(NOT VARIANCE)



Case No. 14020
Address: 674 Main Street

May 12, 2014

STAFF REPORT

The applicant submitted an application for a Certificate of Appropriateness for adding an awning at 674 Main Street a contributing structure located in the Deadwood City planning Unit of the City of Deadwood.

Applicant: Gold Dust Gaming Complex – John H Burns Block
Owner: Black Diamond Capital, LLC
Constructed: 1879/1883/1937

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

Historic significance of the resource: John Burns, an early Deadwoods Lawyer, had his office at this location at early as 1877. Burns also dabbled in the literary arts, and published a book entitled, "Memoirs of a Cow Pony," a story of the west told from the perspective of a horse. Burns served as first judge of the Lawrence County Courts, and was considered "kindly and generous, not a hand-shaker during a campaign and an iceberg after the election is over." The present structure is a two-story brick building constructed after the fire of 1879. A rear addition was built in 1883. In that same year this was one of the first Deadwood commercial blocks to boast an electric light. From 1908 until 1910 this was the Fairyland Theatre, one of Deadwoods first "moving picture" houses. It was then remodeled by John Treber for use a drug store. A jewelry store has been the tenant for more than fifty years. The storefront was remodeled in 1937. This is a contributing resource to the National Historic Landmark District.

Architectural design of the resource and proposed alterations: The applicant is requesting approval to add an awning with a silica barley (gold and black flecked) canvas material as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The color of the canvas awning does not appear to be in keeping with the historic context of the local historic district; however, it is an easily removable material and does not damage or destroy the resource. The fabric is usually replaced every five to seven years. 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:

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

OR

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

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

DEADWOOD

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

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

City of Deadwood Application for Project Approval or Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>GOLD RUST GAMING COMPLEX / 674 MAIN / RM. 7</u>
Historic Name of Property (if known): <u>JOHN H. BURNS BLOCK</u>

APPLICANT INFORMATION
Applicant is <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input checked="" type="checkbox"/> other <u>GENERAL MGR.</u>

Owner's Name: <u>BLACK DIAMOND CAPITAL</u>	Architect's Name: _____
Address: <u>P.O. BOX 645 LLC.</u>	Address: _____ <u>N/A</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57701</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605.578.2100</u> Fax: <u>605.559.0514</u>	Telephone: _____ Fax: _____
E-mail: <u>NETRLO@GOLDRUSTDEADWOOD.</u>	E-mail: _____

Contractor's Name: <u>BLACK HILLS TENTS</u>	Agent's Name: _____
Address: <u>9 ANNINGS 409 2ND ST.</u>	Address: _____ <u>N/A</u>
City: <u>RC.</u> State: <u>SD</u> Zip: <u>57701</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605.342.0135</u> Fax: <u>605.718.9609</u>	Telephone: _____ Fax: _____
E-mail: <u>BHTA@RUSHMORE.COM</u>	E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>4,000-</u>			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>MAY 15TH, '14</u>		Project Completion Date (anticipated): <u>MAY 20TH, '14</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential		<input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____		Style/type _____ Dimensions _____	
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
		<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)
		<input type="checkbox"/> Rear	<input type="checkbox"/> New
Material _____		Style/type _____	
<input checked="" type="checkbox"/> SIGN/AWNING	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material <u>SUNBrella</u>		Style/type <u>SELICA</u> * Dimensions <u>27'1" LONG x 5' tall</u>	
<input type="checkbox"/> OTHER - Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

* ALSO BLACK VALANCE WITH GOLD TUST LOGO
(PMS 1235) TO MATCH EXISTING VALANCES/AWININGS
NEXT TO IT.

** PLEASE SEE ATTACHED ILLUSTRATION/RENDERING

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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DEADWOOD

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Deadwood, South Dakota 57732


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Telephone (605) 578-2600

SIGNATURES

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

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

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



SIGNATURE OF OWNER(S) DATE
CHRIS LAMONT

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

RM
✓ ANSWER!



*Proofread carefully to ensure the layout and spelling are correct and contact Budget Signs with approval, question or changes.
Note the colors displayed on your monitor may not be representative of the finished piece.*

Description:

Date: 4/30/2014
Quantity:
Size:
Special Instructions:



1212 Oregon St. #1 • Tualatin OR 97140
342-0625
budgetsigns@budgetsigns.com

Case No. 14021
Address: 624 Main Street

May 9, 2014

STAFF REPORT

The applicant requests Certificate of Appropriateness at 624 Main Street in the Deadwood Historic Planning Unit of the City of Deadwood.

Applicant: Margi Olesen
Owner: Wild Bill Bar
Constructed: 1898

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

- 1. *Historic significance of the resource:*** This structure is a contributing resource in the Deadwood National Historic Landmark District. I.H. Case moved his clothing store to this location from 604 Main Street in 1898. When he moved out in 1903, Frank X. Smith opened a beer hall here, which was reported to be "a metropolitan resort." It later housed the Eagle Inn. The saloon where Wild Bill Hickok was killed was probably in this general area, but its actual location is unknown. This is a contributing structure located in the National Historic Landmark District.
- 2. *Architectural design of the resource and proposed alterations:*** The applicant is requesting approval to paint the door and trim on the storefront as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

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



Motions available for commission action:

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

OR

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

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

DEADWOOD

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

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

City of Deadwood Application for Project Approval or Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	624 Main St.
Historic Name of Property (if known):	Wild Bill Bar

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

Owner's Name: <u>MARSHI OLSEN</u>
Address: <u>800 W MAIN</u>
City: <u>Dead</u> State: <u>SD</u> Zip: <u>57501</u>
Telephone: <u>430-1884</u> Fax: _____
E-mail: <u>marshiolson@yahoo</u>

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

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

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

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>200 -</u>			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: <u>May 15</u>	Project Completion Date (anticipated): <u>June 1</u>
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> OTHER - Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

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

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

Paint door + Trim of store front
w/ 4 color scheme

Trim Olive
 Blue/Green
 or white
 Plum accents
 Adopted June 14, 2006

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

OFFICE OF
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Fax (605) 578-2084

DEADWOOD

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Deadwood, South Dakota 57732

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

SIGNATURES

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

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

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

 _____ SIGNATURE OF OWNER(S)	5/5/14 _____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

APPLICATION DEADLINE

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

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

DEADWOOD

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

FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14021 Date of Filing: 5/5/14

- Certificate of Appropriateness
- Project Approval
- Sign Application

Property Designation:

- Contributing
- Non-contributing

Historic Overlay District:

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

Application complete

Project Documents submitted (check all that apply)

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

Staff Preparation Initials Date below

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

Post Meeting Documentation Initials Date below

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

Building & Zoning Department (if applicable) Initials Date below

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

Filed on ___/___/___

Prague Blue

10786

UNRECORDED

02

W03

Case No. 14023
Address: 555 Main St

Date: May 9, 2014

Staff Report

The applicant has submitted an application for Project Approval for work at 555 Main Street a contributing structure located in the Chinatown Historic Overlay District in the City of Deadwood.

Applicant: Tin Lizzie
Owner: Donnie Patton
Constructed: c. 1940

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This structure was built (*circa 1940*) as a gas station, auto repair garage and parts store, the building is made up of several additions to a small central core. It is a contributing resource to the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to redo stucco on back wall at 555 Main Street as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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:

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

OR

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

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

DEADWOOD

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

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

City of Deadwood Application for Project Approval or Certificate of Appropriateness

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

This application must be typed or printed in ink and submitted to:
 City of Deadwood
 Deadwood Historic Preservation
 108 Sherman Street
 Deadwood, SD 57732

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

PROPERTY INFORMATION	
Property Address:	MAIN ST DEADWOOD
Historic Name of Property (if known):	

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

Contractor

Owner's Name:	MIKE KATZ
Address:	611 RAILROAD AVE
City:	LEAD State: SD Zip: 57754
Telephone:	605 6456273 Fax: _____
E-mail:	_____

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

OWNER

Contractor's Name:	Donnie Patten
Address:	TWO Lizzie 555 MAIN ST
City:	Dwd State: SD Zip: 57732
Telephone:	578-1715 Fax: _____
E-mail:	_____

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

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	
REDO STUCCO ON BACK WALL Estimated Cost of Work: \$ 6400			

DEADWOOD

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

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

DESCRIPTION OF ACTIVITY

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

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

REMOVE STUCCO THAT IS FALLING OFF AND
 REPLACE WITH EIFS STUCCO IT WILL NOT
 LOOK ANY DIFFERENT THEN NOW IT WILL ALL
 MATCH

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE



SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Case No. 14015
Address: 63 Taylor Avenue

Date: April 25, 2014

Staff Report

The applicant has submitted an application for Project Approval for work at 63 Taylor Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: John & Terry Rodiack
Owner: Same
Constructed: c. 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to repair, replace, and restore original siding; remove, repair and or replace ten storm windows at 63 Taylor Avenue as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This work was approved by the Historic Preservation Commission in 2012; however, the work was not completed. The applicant is now requesting approval to begin.

The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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 project approval.

If you, as a commissioner, have determined the Project DOES 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 Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

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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

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

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

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

PROPERTY INFORMATION	
Property Address:	63 TAYLOR AVE
Historic Name of Property (if known):	

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

Owner's Name: JOHN + TERRY RODIACK Address: 63 TAYLOR AVE City: DEADWOOD State: SD Zip: 57732 Telephone: 717-8515 Fax: _____ E-mail: t.rodick@gmail.com	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
---------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------

Contractor's Name: BILLY WAGNER Address: _____ City: _____ State: S.D Zip: 57732 Telephone: 580-5657 Fax: _____ E-mail: _____	Agent's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
-------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ 6,000 ⁰⁰			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>05-01-2014</u>	Project Completion Date (anticipated): <u>?</u>		
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other _____	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER - Describe in detail below or use attachments			

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.

RESTORATION TO ORIGINAL - REMOVE EXISTING SIDING
REPAIR + REPLACE ORIGINAL SIDING. REPLACE W/ WOODEN
STORM WINDOWS - REPAINT -

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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

DEADWOOD

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


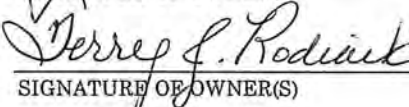
DEADWOOD CITY HALL
 102 Sherman Street
 Telephone (605) 578-2600

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.

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

APPLICATION DEADLINE

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

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

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

Case No. 14022
Address: 71 Forest Ave

Date: May 9, 2014

Staff Report

The applicant has submitted an application for Project Approval for work at 71 Forest Avenue a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Roy Sundstrom
Owner: Same
Constructed: c. 1891

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. This building is an excellent example of a Queen Anne Cottage style house.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to repaint exterior; re-anchor and replace deck supports; replace deck railings; replace exterior deck stairs; re-shingle roof with asphalt shingles; and replace and restore damaged soffits and trim at 71 Forest Avenue as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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 project approval.

If you, as a commissioner, have determined the Project **DOES** 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 Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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 Deadwood Historic Preservation
 108 Sherman Street
 Deadwood, SD 57732

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

PROPERTY INFORMATION	
Property Address:	71 Forest Avenue
Historic Name of Property (if known):	

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

Owner's Name: <u>Roy A. Sundstrom</u>
Address: <u>71 Forest Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>580-5524</u> Fax: _____
E-mail: <u>roysundstrom@gmail.com</u>

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

Contractor's Name: <u>same</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Re-Roofing	<input checked="" type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input checked="" type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing
Estimated Cost of Work: \$ <u>6,000 (self-contracting)</u>			

DEADWOOD

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>5-8-14</u>		Project Completion Date (anticipated): <u>11-15-14</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other _____	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<i>re-shingle (asphalt)</i>			
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	<input type="checkbox"/> New
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
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*Re-paint exterior - colours have been applied.
 Re-anchor, and replace and add deck supports. Replace deck railings. Replace exterior deck stairs. Re-shingle roof w/ asphalt shingles. Replace + restore damaged soffit + trim on exterior.*

Please see attached.

SUBMITTAL CRITERIA CHECKLIST

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

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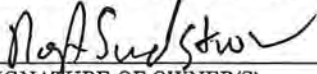
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

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 SIGNATURE OF OWNER(S)	5-4-14 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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DEADWOOD

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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14022 Date of Filing: _____

- Certificate of Appropriateness
- Project Approval
- Sign Application

Property Designation:

- Contributing
- Non-contributing

Historic Overlay District:

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

Application complete

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

Staff Preparation Initials Date below

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

Post Meeting Documentation Initials Date below

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

Building & Zoning Department (if applicable) Initials Date below

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

Filed on ___ / ___ / ___



Roy A. Sundstrom

71 Forest Avenue

Deadwood, South Dakota 57732

(605) 580-5524

roysundstrom@ymail.com

City of Deadwood

Planning, Zoning and Historical Preservation

108 Sherman St.

Deadwood, SD 57732

Dear Historical Preservation Officers and Commissioners,

Thank you for reviewing this application for the house at 71 Forest Avenue, which I purchased in August of 2000.

This work is basically to replace the deck railings, stairs and support posts; add additional supports for the deck, re-attach the deck to the house, and repair a damaged stair which is concrete and attached to the front retaining wall. I have already received recommendations from Mr. Umenthum and Mr Kuchenbecker to which I will adhere. I will discuss any issues with Mr. Umenthum as they arise.

The sunroom addition also has a non-historically conforming sliding glass door I will replace with a traditional double or French door.

I will also be repainting the home in colors that are basically the same as the present photograph, with deep red highlights added. These colors have already been approved. Mr. Kuchenbecker graciously reviewed with me some of your historical photographs showing the house and neighborhood.

Additionally, I will be re-shingling the home in a dark gray and light charcoal combination asphalt.

All of these improvements are basically restoring and upgrading the existing structure; and are long-overdue. Nothing is being changed or added, except for bringing the deck railings up to code per Mr. Umenthum's recommendations, and the sunroom door replacement.

I am a licensed contractor, although I am not presently doing any outside contracting. I have the proper tools and equipment, and am familiar with the safety procedures that need to be followed.

I am a full time employee at the Lodge, and also a single dad and part-time student, so it is probable that this project will run well into the Fall. In order to be able to complete these improvements without going into debt, I will be doing the work myself.

Thank you for your attention . I look forward to upgrading this home, and protecting the historical integrity of this wonderful neighborhood.

Very Sincerely Yours,

Roy A. Sundstrom

05 / 04 / 14