

SPECIAL MEETING

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 27, 2014 ~ 3:30 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Policies and Procedures – Secretary of Interior Standards for Rehabilitation Review
3. Adjourn

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 27, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

4. Call meeting to Order
5. Approval of Minutes
 - a. Approval of Minutes from August 13, 2014
6. Voucher Approval
7. Old or General Business
 - a. Deadwood Stagecoach Days Update – Mary Kopco, Deadwood History, Inc.
 - b. Recommendations for Limited Architectural Services – Historic Preservation Office
 - Deadwood Public Library – Refurbish Windows
 - Rodeo Grounds Grandstand Concessions and Restroom Upgrades
8. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case # 14047 – 25 Lee St – Side Door – Jeff Lamont/Pineview Group LLC
9. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case # 14052 – 28 Taylor Ave – Storm Windows – Ron Underhill
 - b. PA – Case # 14053 – 26 McKinley Street – Siding – Mark Burke
10. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - Donna Kellar – 58 Pleasant
 - Charles Turbiville – 458 Williams
 - Brian Arsaga – 128 Williams
 - Ferd Balkenhol – 834 Main
 - c. Retaining Wall Program / Disbursements
11. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
12. Staff Report (*Items considered but no action will be taken at this time.*)
13. Committee Reports (*Items will be considered but no action will be taken at this time.*)
14. Other Business
15. Adjournment

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 13, 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 HPC Budget Minutes from July 15, 2014
 - b. Approval of HPC Policy and Procedure Minutes from July 23, 2014
 - c. Approval of HPC Minutes from July 23, 2014
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case # 14047 – 25 Lee St – Side Door – Jeff Lamont/Pineview Group LLC
 - b. CoA – Case # 14048 – 788 Main St – Replace Door – Lyman Toews
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case # 14049 – 166 Charles St – Demo shed & 2 additions to house – William Beshara
 - b. PA – Case # 14050 – 29 Van Buren – Replace Front Steps – Bruce Erickson
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Erin Little – 15 Denver (Windows, Life Safety, Siding & RLF extension requests)
 - ii. Shirlene Joseph/Tucker Inn – 771 Main St (Windows)
 - iii. Francis Lauer – 11 Lincoln (RW)
 - 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
13. Executive Session (if needed)

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

**CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION**

Wednesday, August 13, 2014

Present Historic Preservation Commission: Chair Laura Floyd, Michael Johnson, Lynn Namminga, Thomas Blair, Darin Derosier and Lyman Toews (arrived during review of Revolving Loans) were present.

Absent: Chuck Williams and Kevin Kuchenbecker, Historic Preservation Officer were absent.

Ms. Terri Williams, City Attorney; and Mr. Mike Walker, Lending Director of NeighborWorks-Dakota Home Services; and Vicki Wilks, Loan Processor of NeighborWorks-Dakota Home Services were all present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 13, 2014 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of July 15, 2014 HPC Budget Minutes:

It was moved by Mr. Blair and seconded by Mr. Derosier to approve the minutes of Tuesday, July 15, 2014 as presented. Aye – All. Motion carried.

Approval of July 23, 2014 HPC Policy and Procedure Minutes:

It was moved by Mr. Derosier and seconded by Mr. Blair to approve the HPC Policy and Procedure minutes of Wednesday, July 23, 2014 as presented. Aye – All. Motion carried.

Approval of July 23, 2014 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Wednesday, July 23, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Derosier to approve the HP Operating Account in the amount of \$351,812.29. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Derosier to approve the Bonded Account in the amount of \$14,568.76. Aye – All. Motion carried.

Old or General Business:

No Old or General Business were addressed at this meeting.

New Matters before the Deadwood Historic District Commission:

Case # 14047 – 25 Lee Street – Side Door – Jeff Lamont/Pinview Group LLC

Ms. Storhaug, Historic Preservation Office Administrative Assistant, informed the Commission the applicant requests approval to remove window and replace with standard 36" x 84" public entrance door on corner of addition facing the highway and closest to Lee Street as submitted. (The application is attached hereto on Exhibit A and incorporated herein by this reference.) ***A motion for the continuation of discussion to the next regularly scheduled meeting, with requested input from the City Building Inspector and Planning Administrator regarding codes and previous variance requests, was made by Mr. Blair and seconded by Mr. Johnson for the Certification of Appropriateness submitted for 25 Lee Street. Aye - All. Motion carried.***

Case # 14048 – 788 Main Street – Replace Door – Lyman Toews

Ms. Storhaug, Historic Preservation Office Administrative Assistant, informed the Commission the applicant requests approval to replace front hollow core wood door as well as metal storm door and frames with a new Therma Tru Fiberglass exterior door with pre-hung oval lite on 788 Main Street as submitted. (The application is attached hereto on Exhibit B 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. Namminga 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 788 Main Street. Aye - All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission:

Case # 14049 – 166 Charles Street – Demo shed & 2 addition to house – William Beshara

Ms. Storhaug, Historic Preservation Office Administrative Assistant, informed the Commission the applicant requests approval to retire the shed in poor condition and two later additions to rear of house at 166 Charles Street as submitted. (The application is attached hereto on Exhibit C and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Derosier and seconded by Mr. Blair 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 grant project approval for 166 Charles Street. Aye - All. Motion carried.***

Case # 14050 – 29 Van Buran Street – Replace Front Steps – Bruce Erickson

Ms. Storhaug, Historic Preservation Office Administrative Assistant, informed the Commission the applicant requests approval to replace the front porch steps and reuse existing railings at 29 Van Buran Street as submitted. (The application is attached hereto on Exhibit D and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Johnson and seconded by Mr. Blair 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 grant project approval for 29 Van Buran Street. Aye - All. Motion carried.***

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Mr. Namminga and seconded by Mr. Derosier to approve the HP Revolving Loan Fund disbursement in the amount of \$26,467.85, based on information as presented by Mr. Walker, Lending Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency report was reviewed by Commission. Overview of the Revolving Loan Fund was presented.

Erin Little – 15 Denver

It was moved by Mr. Derosier and seconded by Mr. Namminga to grant to approve a 6 month extension of Windows loan for Erin Little, 15 Denver, in the amount of \$3,000.00 as presented. Aye- All. Motion carried.

It was moved by Mr. Derosier and seconded by Mr. Namminga to grant to approve a 6 month extension of Life Safety loan for Erin Little, 15 Denver, in the amount of \$10,000.00 as presented. Aye- All. Motion carried.

It was moved by Mr. Derosier and seconded by Mr. Namminga to grant to approve a 6 month extension of Siding loan for Erin Little, 15 Denver, in the amount of \$10,000.00 as presented. Aye- All. Motion carried.

It was moved by Mr. Derosier and seconded by Mr. Namminga to grant to approve a 6 month extension of Revolving loan for Erin Little, 15 Denver, in the amount of \$25,000.00 as presented. Aye- All. Motion carried.

Shirlene Joseph – 771 Main Street

It was moved by Mr. Derosier and seconded by Mr. Blair to approve the Windows Loan Fund to Shirlene Joseph of Tucker Inn, 771 Main Street, in the amount of \$3,000.00 as presented. Aye- All. Motion carried.

Francis Lauer – 11 Lincoln

It was moved by Mr. Blair and seconded by Mr. Johnson to forgive the Retaining Wall portion of Loan for Francis Lauer, 11 Lincoln, in the amount of \$12,184.00 as it met all criteria for forgiveness as presented. Aye- All. Motion carried.

Retaining Wall Program/Disbursements:

No applications 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.)

Ms. Storhaug reported on the following items:

- Each Commissioner had in their binder a copy of The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings;
- Reminded Commission an additional Policies and Procedures meeting is scheduled at 3:30 PM prior to the Historic Preservation Commission's next meeting on August 27, 2014 at 5:00 PM.

Other Business:

- Mr. Blair raised concerns in the approval of the Historic Preservation Budget and would like to see presentations or submission of reasoning along with budget requests from the Chamber of Commerce and other entries; he stated it would be appropriate to the process to confirm and understand where funds allocated would be going;

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of August 13, 2014 adjourned at 5:36 PM.

ATTEST:

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

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

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: August 22, 2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Deadwood Public Library - Refurbish Windows

Staff has obtained a proposal from Dave Stafford Architecture to provide Architectural and Engineering (A/E) design services for repairs, component replacement, wood consolidation, re-gazing, and re-painting of the interior and exterior of all the windows in the Deadwood Library.

Services will include creation of bid documents including plans, elevations, details, specifications, and site investigation required for the project; this proposal includes architectural services only and does NOT include the cost of scaffolding or a man lift to investigate the windows in the clerestory under the dome. These repairs will meet the Secretary of Interiors Standards for Rehabilitation and provide detailed specifications to ensure quality craftsmanship. (see attached proposal)

This is part of the City's overall Capital Improvement Plan for both 2015.

Recommended Action:

Staff recommends hiring Dave Stafford Architecture to develop the necessary plans and specifications which ensures the City of Deadwood gets competitive bids using appropriate preservation measures. The proposal is for A/E services at a cost of \$8,500.00 plus mileage, and reimbursable expenses with the funds coming from Historic Preservation Professional Services line item and direct City Attorney to prepare said contract.



AN AGREEMENT TO PROVIDE LIMITED ARCHITECTURAL SERVICES

DATE: July 29, 2014

CLIENT: Kevin Kuchenbecher
Historic Preservation Officer
City of Deadwood
108 Sherman Street, Deadwood, SD 57732

PROJECT NAME: Refurbish Windows - Deadwood Public Library

PROJECT LOCATION: Deadwood, SD

SCOPE OF THE WORK

- Provide limited A/E design services for repairs, component replacement, wood consolidation, re-gazing, and re-painting of the interior and exterior of all the windows in the Deadwood Library.
- Services include creation of bid documents including plans, elevations, details, specifications, and site investigation required for the above.
- Construction period services include at least two construction observations plus substantial completion and final inspections.
- This proposal includes architectural services only. There is no mechanical, electrical, structural, or civil component of the project.
- This proposal does NOT include the cost of scaffolding or a man lift to investigate the windows in the clerestory under the dome.

PROPOSAL

Compensation for architectural services shall be a lump sum fee of \$8,500 plus mileage, and reimbursable expenses.

REIMBURSABLE EXPENSES

Reimbursable expenses (e.g., postage, copying) as described in the Terms and Conditions shall be billed as a multiple of 1.0 times the cost incurred plus any applicable taxes. Additional sub consultant expenses, should they become necessary, shall be billed as a multiple of 1.15 times the cost incurred plus any applicable taxes. Mileage shall be billed at \$0.55 per mile.

DELIVERABLES

Project Deliverables include two stamped and signed final sets of construction drawings plus .pdf files of same for reproduction by the Owner and/or contractors.

ADDITIONAL PROVISIONS

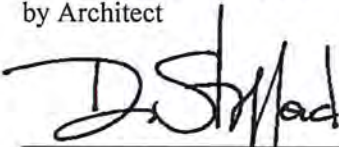
If Basic Services covered by this Agreement have not been completed within twelve (12) months of the date hereof, through no fault of the architect, the amounts of compensation set forth in this Agreement shall be equitably adjusted.

This Agreement and the attached Terms and Conditions constitute the entire agreement between the parties. The architect will begin services upon receipt of a signed contract.

This proposal will expire if not signed within thirty (30) days.

AUTHORIZED ACCEPTANCE

by Architect



Signature

David B. Stafford, AIA, Architect
Print Name and Title

July 29, 2014
Date

by Client

Signature

Print Name and Title

Date

Terms and Conditions

An Agreement for the Provision of Limited Professional Services

Dave Stafford Architecture (hereafter known as "DSA") shall perform the services outlined in this agreement for the stated fee arrangement.

Fee

Where the fee arrangement is to be on an hourly basis the rates shall be those scheduled above.

Billings/Payments

Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoice shall be considered PAST DUE if not paid within 30 days after the invoice date and DSA may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Access To Site

Unless otherwise stated, DSA will have access to the site for activities necessary for the performance of the services. DSA will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Hidden Conditions and Hazardous Materials

A hazardous condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If DSA has reason to believe that such a condition may exist, DSA shall notify the Client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) DSA has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and DSA shall not be responsible for the existing condition nor any resulting damages to persons or property. DSA shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials of any form.

Indemnifications

The Client shall indemnify and hold harmless DSA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except DSA) or anyone for whose acts any of them may be liable. This indemnification shall include any claim, damage or losses due to the presence of hazardous materials.

Termination of Services

This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay DSA for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents

All documents produced by DSA under this agreement shall remain the property of DSA and may not be used by the Client for any other endeavor without the written consent of DSA.

Dispute Resolution

Any claim or dispute between the Client and DSA shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). This agreement shall be governed by the laws of the principal place of business of the architect.

No Warranty

DSA makes no warranty, either expressed or implied, as to DSA's findings, recommendations, plans, specifications or professional advice. DSA has endeavored to perform its services in accordance with generally accepted standards of practice in effect at the time of performance. The client recognizes that neither DSA nor any of DSA's consultants or subcontractors owes any fiduciary responsibility to the client.

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kevin@cityofdeadwood.com

MEMORANDUM

Date: August 22.2014
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Rodeo Grounds Grandstand Concessions and Restroom Upgrades

Staff has obtained a proposal from Dave Stafford Architecture to provided Architectural and Engineering (A/E) design services for upgrade/rehabilitation of the concessions and public restroom facilities incorporated under the grandstands at the Rodeo Grounds. These repairs also include the necessary repairs of the roof and will meet the Secretary of Interiors Standards for Rehabilitation and provide detailed specifications to ensure quality craftsmanship. (see attached proposal)

This is part of the City's overall Capital Improvement Plan for both 2014 and 2015.

Recommended Action:

Staff recommends hiring Dave Stafford Architecture to develop the necessary plans and specifications which ensures the City of Deadwood gets competitive bids using appropriate preservation measures. The proposal is for A/E services at a cost of \$48,500.00 with the funds coming from Historic Preservation Professional Services line item and direct City Attorney to prepare said contract.



AN AGREEMENT TO PROVIDE LIMITED ARCHITECTURAL SERVICES

DATE: July 29, 2014

CLIENT: Kevin Kuchenbecher
Historic Preservation Officer
City of Deadwood
108 Sherman Street, Deadwood, SD 57732

PROJECT NAME: Rodeo Grounds Grandstand Concessions and Restroom
Upgrades

PROJECT LOCATION: Deadwood, SD

SCOPE OF THE WORK

- Provide limited A/E design services for upgrade/replacement of the concessions and public restroom facilities incorporated under the log grandstand at the Rodeo Grounds.
- Services include creation of bid documents including plans, elevations, sections, and details, specifications. Also included are a minimum of four construction site observations by the architect, two by the electric and mechanical engineers, a substantial completion inspection, and a final inspection.
- Services include design of architectural, mechanical, and electrical systems plus selection of walk-in coolers (2), reach-in coolers(2), an electric grille and a Class 1 grease hood.
- This proposal includes architectural, mechanical, and electrical design services only. There are no structural, or civil components of the project.

PROPOSAL

Compensation for architectural services shall be a lump sum fee of forty eight thousand five hundred (\$48,500) dollars plus mileage, and reimbursable expenses.

REIMBURSABLE EXPENSES

Reimbursable expenses (e.g., postage, copying) as described in the Terms and Conditions shall be billed as a multiple of 1.0 times the cost incurred plus any applicable taxes. Additional sub consultant expenses, should they become necessary, shall be billed as a multiple of 1.15 times the cost incurred plus any applicable taxes. Mileage shall be billed at \$0.55 per mile.

DELIVERABLES

Project Deliverables include two stamped and signed final sets of construction drawings plus .pdf files of same for reproduction by the Owner and/or contractors.

ADDITIONAL PROVISIONS

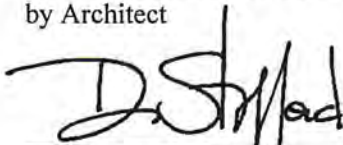
If Basic Services covered by this Agreement have not been completed within twelve (12) months of the date hereof, through no fault of the architect, the amounts of compensation set forth in this Agreement shall be equitably adjusted.

This Agreement and the attached Terms and Conditions constitute the entire agreement between the parties. The architect will begin services upon receipt of a signed contract.

This proposal will expire if not signed within thirty (30) days.

AUTHORIZED ACCEPTANCE

by Architect



Signature

David B. Stafford, AIA, Architect
Print Name and Title

July 29, 2014
Date

by Client

Signature

Print Name and Title

Date

Terms and Conditions

An Agreement for the Provision of Limited Professional Services

Dave Stafford Architecture (hereafter known as "DSA") shall perform the services outlined in this agreement for the stated fee arrangement.

Fee

Where the fee arrangement is to be on an hourly basis the rates shall be those scheduled above.

Billings/Payments

Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoice shall be considered PAST DUE if not paid within 30 days after the invoice date and DSA may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Access To Site

Unless otherwise stated, DSA will have access to the site for activities necessary for the performance of the services. DSA will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Hidden Conditions and Hazardous Materials

A hazardous condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If DSA has reason to believe that such a condition may exist, DSA shall notify the Client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) DSA has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and DSA shall not be responsible for the existing condition nor any resulting damages to persons or property. DSA shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials of any form.

Indemnifications

The Client shall indemnify and hold harmless DSA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except DSA) or anyone for whose acts any of them may be liable. This indemnification shall include any claim, damage or losses due to the presence of hazardous materials.

Termination of Services

This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay DSA for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents

All documents produced by DSA under this agreement shall remain the property of DSA and may not be used by the Client for any other endeavor without the written consent of DSA.

Dispute Resolution

Any claim or dispute between the Client and DSA shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). This agreement shall be governed by the laws of the principal place of business of the architect.

No Warranty

DSA makes no warranty, either expressed or implied, as to DSA's findings, recommendations, plans, specifications or professional advice. DSA has endeavored to perform its services in accordance with generally accepted standards of practice in effect at the time of performance. The client recognizes that neither DSA nor any of DSA's consultants or subcontractors owes any fiduciary responsibility to the client.

Case No. 14047
Address: 25 Lee Street

August 4, 2014

STAFF REPORT

The applicant requests Certificate of Appropriateness for new door at 25 Lee Street a non-contributing structure located in the Deadwood City Historic Planning Unit of the City of Deadwood.

Applicant: Pineview Group LLC
Owner: Jeff Lamont
Constructed: 2014

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 is a newly constructed resource in the local historic district and cannot contribute to the historic district at this time.
2. ***Architectural design of the resource and proposed alterations:*** The applicant is requesting approval to remove window and replace with standard 36" x 84" public entrance door on corner of addition facing the highway and closest to Lee Street as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff is concerned the original Certificate of Appropriateness for the construction of this building included an awning on the front of the building. Staff feels this is critical in establishing the scale of the façade and a contingent of approval of this application should include the installation of the awning on the façade prior to issuance of a building permit for the new door as originally approved Certificate of Appropriateness.

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

Motions available for commission action:

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

OR

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

MEMO

Date: August 13, 2014

To: Kate Storhaug

From: Keith Umenthum

Re: New door at the Pine View

The new door is required to be a fully functioning and code compliant including a landing the width of the door extending out 44 inches. The landing encroaches into the existing access to the back of all the buildings on that block.

The door and window configuration was allowed to change by agreement between Kevin, the architect and owner. Part of that agreement was to install an awning in the blank vertical space between the windows on the store front and the second story windows. This should make the building more visible from the highway and can include additional signage on the valance.

The Deadwood Planning and Zoning Commission twice denied a projecting sign for the highway side of the building. This is the only purpose for installing another door to create an entrance for the sign to comply with the sign ordinance.



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DEADWOOD

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

KEITH UMENTHUM
Building Inspector
Dept of Public Works
Telephone: (605) 578-2082
Fax: (605) 578-2084

June 6, 2014

Pineview Group LLC, dba The Hotel by Gold Dust
25 Lee Street
Deadwood, SD 57732

Attention Tony Sieber:

At their meeting of June 4, 2014, the Deadwood Planning and Zoning Commission reviewed your sign applications for the Pineview Hotel at 25 Lee Street.

The commission denied a permit for the projecting reader board sign to be located on the highway side of the Pineview addition. The commission did not find sufficient evidence special circumstances to allow a variance to the City of Deadwood's sign ordinance for this sign which requires projecting signs to be located on the same façade as the public entrance at a right angle to the building.

Please find a copy of Section 15.32.080 – Appeals and variance of the sign ordinance that addresses the requirements for a variance.

The commission approved a permit for the proposed 15'x2' wall sign located above the entrance to the Pineview addition.

The commission approved a permit for the proposed 20 square feet wall sign located above the main entrance to the historic Pineview building.

If you have any questions, please call me at 578-2082.

Sincerely

Keith Umenthum
Building Inspector



Current
View of
Building





*Building Code
Requires Landing*



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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: 25 Lee Street Deadwood SD 57732

Historic Name of Property (if known): Hotel by Old Post (Pineview Building)

APPLICANT INFORMATION

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

Owner's Name: Jeff Lament
Address: 205 6th Ave SE Suite 300
City: Abundant State: SD Zip: 57401
Telephone: 605-225-1712 Fax: 605-225-0904
E-mail: j.lament@lamentcompanies.com

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

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

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

TYPE OF IMPROVEMENT

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

Estimated Cost of Work: \$ 1000

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>around 5/15/14</u>		Project Completion Date (anticipated): <u>around 5/31/14</u>	
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential		☐ Other _____
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☐ WINDOWS	☐ STORM WINDOWS	☒ DOORS	☐ STORM DOORS
	☐ Restoration	☐ Replacement	☒ New
	☐ Front	☒ Side(s)	☐ Rear
Material <u>Steel</u> Style/type <u>Solid 6 Panel</u>			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☐ OTHER - Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

- See Attachment for drawing
- Standard 36" x 84" public entrance door replacing existing window on corner of addition facing the Highway & closest to Lee Street.

DEADWOOD

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

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.

 7-31-14

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

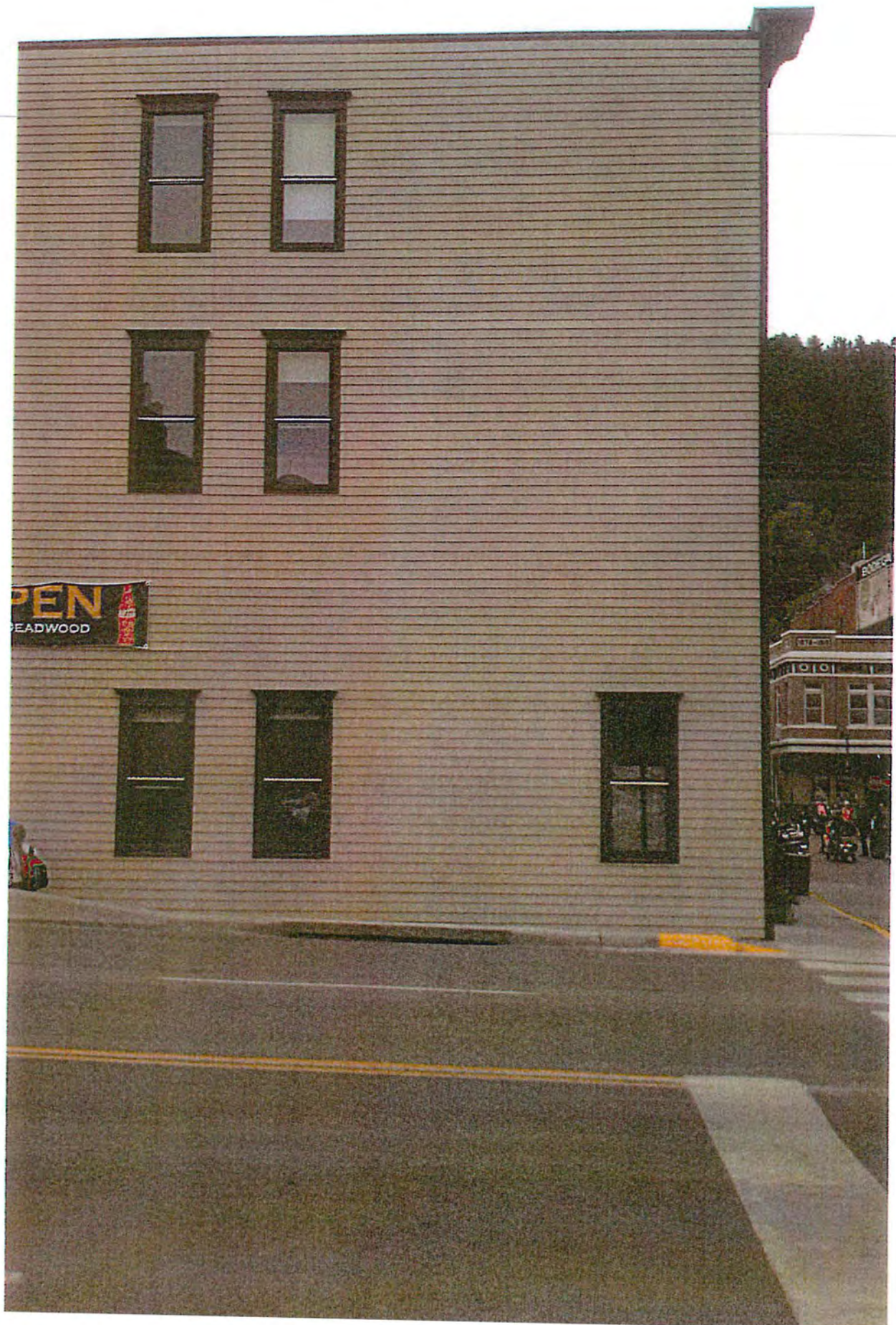
APPLICATION DEADLINE

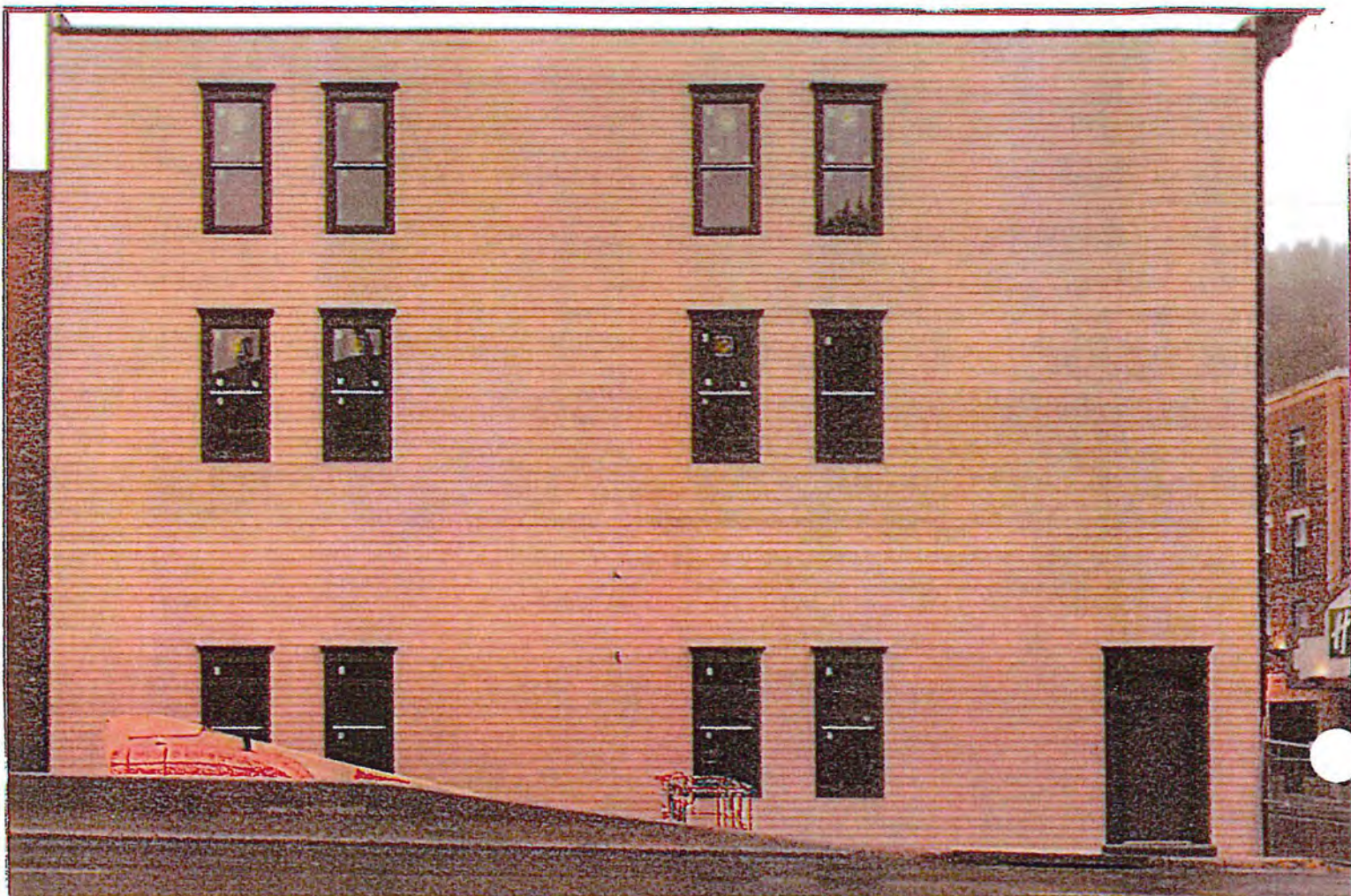
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office and the City Clerk. Any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

Existing View with Window





	1740 East North St. Rapid City, SD 57701 605-348-8744 Fax: 388-6199 Email: signs@hills.net	Date: 7/25/2014	SCALE: 1/8" = 1'	Gold Dust	Approved by:
		Vicky Fenhous Sales Consultant	Jeri Kalvin Designer	File Name: GD wall3	Contact: Tony
		© Copyright 2014	This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.		Location: Deadwood Phone: 605-940-5459 E-mail/Fax: tonys@fouraceshotel.com

Proposed view with door

Case No. 14052
Address: 28 Taylor Avenue

Date: August 21, 2014

Staff Report

The applicant has submitted an application for Project Approval for work at 28 Taylor Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Ron Underhill
Owner: Same
Constructed: c. 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to add storm windows at 28 Taylor 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.

The applicant has also turned in the paperwork for the wood windows program and staff would recommend entering the applicant into the program.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

Option 1: Based upon the 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.

OFFICE OF
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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

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

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

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

PROPERTY INFORMATION

Property Address: 28 TAYLOR AVENUE
Historic Name of Property (if known): MERRY HOUSE

APPLICANT INFORMATION

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

Owner's Name: Phon Underhill
Address: 28 TAYLOR AVE.
City: Dead State: SD Zip: 57732
Telephone: 641-1928 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: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

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

Estimated Cost of Work: \$ 2

DEADWOOD

"The Historic City of the Black Hills"
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DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential		☐ Other _____
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____		Style/type _____ Dimensions _____	
☐ WINDOWS	☒ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
	☐ Restoration	☐ Replacement	☒ New
	☐ Front	☐ Side(s)	☐ Rear
Material _____		Style/type _____	
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____		Style/type _____ Dimensions _____	
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NO STORM/SCREEN WINDOWS CURRENTLY
EXIST - CURRENT SINGLE PANE
WINDOWS ARE LEAKY AND COLD, AT
PRESENT WE HAVE TO PUT PLASTIC UP

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.

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- ☐ 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.
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PAINTING, SIDING:

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NEW CONSTRUCTION:

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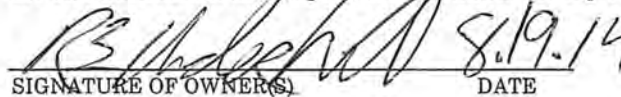
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

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

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

 8.19.14
SIGNATURE OF OWNER(S) _____ DATE _____ SIGNATURE OF AGENT(S) _____ DATE _____

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

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

APPLICATION DEADLINE

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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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14052

Date of Filing: 8/19/2014

- ☐ Certificate of Appropriateness
☒ Project Approval
☐ Sign Application

Property Designation:

- ☒ Contributing
☐ Non-contributing

Historic Overlay District:

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

Application complete

Project Documents submitted (check all that apply)

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

Staff Preparation

Initials

Date below

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

Post Meeting Documentation

Initials

Date below

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

Building & Zoning Department (if applicable)

Initials

Date below

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

Filed on ____/____/____

Special Needs – Wood Windows - Application/Policy Guidelines

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

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

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

1. Address of Property:

28 Taylor Avenue
Dwdr

2. Applicant's name & mailing address:

Ronald Underhill
32 Taylor Ave.
Dwdr

Telephone: (605) 641-1928

E-mail _____

3. Organization name and mailing address:

(If different from applicant)

Telephone: () _____

E-mail _____

4. Description of Proposed Work:

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

install combination storm/screen windows
on house (it has none) - house has only
single pane windows

There are two pre-school age children
(over)

Special Needs – Wood Windows - Application/Policy Guidelines

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

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

Elevations	Repair of Existing Windows	Installation of new wood storm window	Replacement of existing window	Total Windows per elevation	New Wood Door	Repair Existing Wood Door
Front Elevation		2				
Right Elevation		1				
Left Elevation		5				
Rear Elevation		6				
Total Windows		14				
	Window(s) qualified for the restoration of the existing wood window(s) and a forgivable loan of \$150 per window. or for the removal of the inappropriate window alterations and installing an appropriate window	Window(s) qualified for the purchase and installation of approved wooden storms or for the restoration of existing wooden storms and screens and a forgivable loan of \$150 per window opening	Window(s) qualified for the purchase and installation of new primary wood windows and a forgivable loan of \$100 per window opening.		The program provides a forgivable loan of \$200 for a purchase and installation of a new primary wood door	The program a forgivable loan in the amount of \$300 to repair an existing wood door

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

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

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

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

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

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Case No. 14053
Address: 26 McKinley Street

Date: August 21, 2014

Staff Report

The applicant has submitted an application for Project Approval for work at 26 McKinley Street, a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood.

Applicant: Mark Burke
Owner: Same
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:** The directories and Sanborn maps suggest that this house was built in the late 1930s or 1940s. Since construction, there have been several alterations, including new windows, T-111 siding, and a probable addition on the left. Because of these changes, the house has lost integrity and cannot currently contribute to the Deadwood National Historic Landmark District.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to remove existing T1-11 siding and install house wrap & insulation; then install 6" engineered lap siding (horizontal) with corner & window trim at 26 McKinley 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.

This also is a reversal of a portion of the alterations which make this resource non-contributing.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

Option 1: Based upon the 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.

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: 260 McKinley

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Mark Burke
Address: 260 McKinley
City: Deadwood State: SD Zip: 57732
Telephone: 641-5524 Fax: _____
E-mail: mark.burke@wescoexploration.com

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

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

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

TYPE OF IMPROVEMENT

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

Estimated Cost of Work: \$ 3,000.00

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

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 existing T1-11 siding
install house wrap & insulation
Then install 6" engineered lap
siding (horizontal) with corner
& window trim

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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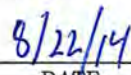
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

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

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

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

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

APPLICATION DEADLINE

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

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

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

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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14053

Date of Filing: 8/22/14

- ☐ Certificate of Appropriateness
☒ Project Approval
☐ Sign Application

Property Designation:

- ☐ Contributing
☒ Non-contributing

Historic Overlay District:

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

Application complete

Project Documents submitted (check all that apply)

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

Staff Preparation

Initials

Date below

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

Post Meeting Documentation

Initials

Date below

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

Building & Zoning Department (if applicable)

Initials

Date below

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

Filed on ___/___/___

June and July 2014 City Archives Monthly Report

These are the items I worked on during the months of June and July 2014.

RESEARCH REQUESTS

I received and answered sixteen (16) research requests in June and twenty-six (26) requests in July. The requests took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

COLLECTIONS MANAGEMENT

- **Loan 2014.03 and Loan 2014.04:** The City of Deadwood entered into two loan agreements in June. **Loan #2014-03** is between the City and the Hulett Museum in Hulett, Wyoming for the use of the James Butler Hickok traveling exhibit. **Loan #2014-04** is between the City and the Ft. Meade Museum in Sturgis, South Dakota for the use of ART.2012.02.1, US Army 1911 felt hat owned by "Poker Alice" Tubbs. Both loans will be returned to the City in October. On June 7, 2014 I gave a 30 minute presentation on the Wild Bill Collection at the Hulett Museum, as part of the grand opening of the exhibit.
- **Donation 2014.11 Daniel Green:** On June 3, 2014, Daniel Green of Spearfish, South Dakota donated to the City of Deadwood a Winchester Model 1894 repeating rifle. In June, I photographed, filled out a conditions report, and incorporated the firearm into PastPerfect. The gun will eventually be placed on exhibit at the Days of '76 Museum.
- **Collection 2007.13 Julius Deetken Collection:** In June, one of my volunteers and I worked on the Julius Deetken Collection. This consisted of organizing the documents, writing catalog numbers on the items, re-boxing the collection contents, and entering the information into PastPerfect.
- **Lawrence County Ledgers Project:** In June and July, Don Toms finished indexing three Lawrence County Administrator Bonds & Letters ledgers. Combined, a total of 1,370 entries have been entered into the database in June and July, covering the years 1902 to 1952. We have four more ledgers to finish before the end of the year.
- **2014.09 Roger Huffman Record Collection:** In June, my volunteer and I accessioned, cataloged, and entered Collection 2014.09 into the City's permanent collection. In May, Roger Huffman of Deadwood, South Dakota donated twelve (12) records and record sleeves from the B-Disc-S Recording Company, Deadwood, South Dakota. In July, we placed two of the songs on the Historic Preservation Facebook page:
<https://www.facebook.com/photo.php?v=726347410756300&set=vb.600010890056620&type=2&theater>
- **Deadwood Chinatown Collection:** During June and July, my interns and I continued to process the 2002 Deadwood Chinatown collection. At the end of July, eighty-seven (87) boxes have been processed.

- **Archaeological Catalog Records:** In June and July, I spent a considerable amount of time developing and began entering the City's archaeological catalog records into an Excel spreadsheet. This new database will allow a researcher to peruse the entire City owned archaeological collections and search for specific archaeological objects at one time. This project is in conjunction with the development of a new archaeological exhibit at the Deadwood Information & Visitor Center slated for 2016. This will be a work in progress and I hope to finish this data entry by the end of the year.
- **Archaeological Brick Project:** As time permitted, one of my volunteers and I began to weigh, measure, and photograph bricks collected by the City. This project will also include the 64 boxes of brick collected during the 2001 to 2004 Chinatown excavation. After the bricks have been recorded, we will sample a section of the bricks. This will cut down on the size of the collection and retain valuable information on the bricks.
- **2014 Oral History Project:** In June and July, Dr. Suzanne Julin of Missoula, Montana collected and submitted for payment seven (7) oral histories. Interviewees included Bill Beshera (longtime resident), William Grothe (Days of 76 and Fassbender Collection), Randy Haines (longtime resident), Jim Dunn (limited gaming), Lester Karas (longtime resident), Scott McGregor (Michelson Trail), and Dr. David Schweitert (Michelson Trail). This fall, Dr. Julin will collect three more histories to fulfill the 2014 oral history contract.

PROJECTS

- **Rotary Park Archaeological Investigation:** In June, I was asked to organize an archaeological dig at Rotary Park prior to the construction. After a few phone calls, the South Dakota Archaeological Research Center in Rapid City, South Dakota graciously offered its services for the dig. On July 1-3, 2014, several state archaeologists and a small group of volunteers' metal detected and excavated six test units in the park. Overall, the archaeological investigation was a success. SD State Archaeologists were able to confirm the existence of two structures that once stood on the site based on historic Sanborn Fire Insurance Maps. At the end of the year, the City and the Historic Preservation Commission will receive a written report and artifacts from the excavation.
- **2015 City Archives Budget:** On June 27, 2014, I submitted the 2015 Archives Budget to Kevin. Prior to this deadline, I researched and received quotes for potential 2015 projects. Copies of the 2015 Archives budget are in my office, and I would be happy to sit down and discuss, if interested.
- **Historic Preservation Facebook Page:** In June and July, I located and compiled a brief summary of several objects and photographs to be placed on the Historic Preservation Facebook page. These items included recent donations, archaeological artifacts, and historic photographs from the City's collection. Please check out the Deadwood Historic Preservation Facebook page at <https://www.facebook.com/deadwoodhistoricpreservation>

- **“Guns” video on YouTube Page:** In July, I began to develop a narrative on the conservation of the five firearms from the Chinatown excavations. This narrative along with video footage, photographs, and digital maps will tell the story of the discovery and conservation of the firearms. We hope to finish the video and debut it on Historic Preservation’s Facebook page in September.

MISCELLANEOUS ITEMS

- **Site Tours:** In June and July, I gave eight site tours of the City’s archaeology and archives labs. Several of the larger tour groups (10 or more people) included First Step Daycare, DHI Archaeology Camp, and the Deadwood Rec Center Summer Camp. Prior to the tours, my interns and I would pull significant artifacts and collections to help explain the significance of Deadwood’s history.
- **Deadwood Branding Meeting:** On July 11, 2014 I was asked to attend Roger Brook’s three hour branding meeting at Cadillac Jacks.
- **Coburn Collection:** In July, I was asked by the Coburn Family of Deadwood, South Dakota to review historic photographs, maps, books and other ephemera from the Coburn estate. The Coburns are interested in donating some of these items to the City of Deadwood.
- **2014 Days of 76 Parade:** In July, I was asked by the Days of 76 pageant committee to develop a one page narrative on Deadwood’s early school district. A portion of this script was read during the Days of 76 Parade on July 25 and 26, 2014.
- **Firewise Program:** In June and July, I sent and received several land easements. I also met with Bob Nelson Jr. and Ron Green in regards to the status of the project.

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

Mike Runge - City Archives



Image #1 Overview of Deadwood Chinatown brick project.



Image #2 Rotary Park archaeological investigation with the South Dakota Archaeological Research Center, July 1-3, 2014