

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 24, 2014 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of Minutes
  - a. Approval of Minutes from September 10, 2014
3. Voucher Approval
4. Old or General Business
  - a. Mary Kopco – DHI Update
  - b. SHSHS Budget review and recommendations
  - c. Chapter 17.68 – Ordinance update and recommendation to City Commission
  - d. Gold Mountain Mine Project recognition
  - e. GRAPE Recommendations
    - St. Johns Episcopal Church project
    - Masonic Temple Sign & Historic Interpretive Panel
    - Wall of Fame Recommendations
  - f. PA – Case #14056 – 270 Lower Main St – Covered Parking Area – Mike Gustafson/First Gold
  - g. PA – Case #14057 – 2 Freemont St – Demolition – Jeff Snedeker
5. New Matters before the Deadwood Historic District Commission
  - a. CoA – Case # 14061 – 688 Main Street – Smoking Lounge – Jeff Lamont/Gold Dust
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – Case # 14061 – 60 Terrace Street – Deck/walkway off garage – Gerald Pokorney
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
    - Floyd Miller – 7 Emery
    - Gregory Vecchi – 19 Centennial
  - 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 1<sup>st</sup> or 3<sup>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 10, 2014 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of Minutes
  - a. Approval of Policy & Procedures Minutes from August 27, 2014
  - b. Approval of HPC Minutes from August 27, 2014
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
  - a. CoA – Case #14044 – 822 Main St – Siding – Allen & Phyllis Wright
  - b. CoA – Case #14059 – 753 Main St. – Storage Shed – NH Alliance for Children
  - c. CoA – Case #14060 – 555/531 Main St – Connect Tin Lizzie & Four Aces – Deadwood Parking Lots
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – Case #14054 – 20861 Spruce Gulch – Replace Tower – Ken Schultz/New Cingular Wireless
  - b. PA – Case #14055 – 51 Taylor – Repair Stucco/chimney/add windows & door – Christina Creger
  - c. PA – Case #14056 – 270 Lower Main St – Covered Parking Area – Mike Gustafson/First Gold
  - d. PA – Case #14057 – 2 Freemont St – Demolition – Jeff Snedeker
  - e. PA – Case #14058 – 3 Pearl St – Windows Phase 2 – Brenda Tammillo/Kevin Oberemdt
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
    - i. Alan Wright – 822 Main
    - ii. Donna Kellar – 58 Pleasant
    - iii. Fairmont Hotel – Ron Russo
    - iv. Kris & Melanie Fenton – 27 Lincoln
    - v. Brenda Tammillo & Kevin Oberemdt – 3 Pearl
    - vi. Kevin Bloom – 17 Fillmore
    - vii. Ferd Balkenhol – 318 Williams
  - c. Retaining Wall Program / Disbursements
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**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, September 10, 2014**

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

**Absent:** Lyman Toews and Darin Derosier were absent.

Mr. 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:** Georgeann Silvernail was present.

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**All motions passed unanimously unless otherwise stated.**

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 10, 2014 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

On behalf of Commissioner Derosier Mr. Kuchenbecker was asked to read to the Commission prior to the beginning of the meeting a letter of resignation dated September 10, 2014. The Commission acknowledged the letter and thanked Mr. Derosier for his service.

**Voucher Approval:**

**Approval of August 27, 2014 HPC Policy and Procedure Minutes:**

*It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HPC Policy and Procedure minutes of Wednesday, August 27, 2014 as presented. Aye – All. Motion carried.*

**Approval of August 27, 2014 HPC Minutes:**

*It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the minutes of Wednesday, August 27, 2014 as presented. Aye – All. Motion carried.*

**Voucher Approval:**

**Operating Account**

*It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$119,923.23. Aye – All. Motion carried.*

*It was moved by Mr. Johnson and seconded by Mr. Blair to approve to approve the Bonded Account in the amount of \$12,000.00. 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 # 14044 – 822 Main Street – Siding – Allen & Phyllis Wright**

Mr. Kuchenbecker informed the Commission the applicant requests approval to remove and replace siding, repair windows and storms as well as add a stone veneer along the lower section of the front porch on 822 Main Street as submitted (The application is attached hereto on Exhibit A and incorporated herein by this reference.) ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Namminga this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 822 Main Street.***

***It was moved by Mr. Johnson and seconded by Mr. Namminga to enter Allen Wright at 822 Main Street into the Special Needs Siding Program. Aye – All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Blair to enter Allen Wright at 822 Main Street into the Special Needs Windows Program. Aye – All. Motion carried.***



Case # 14059 – 753 Main Street – Storage Shed – NH Alliance for Children

Mr. Kuchenbecker informed the Commission the applicant proposes to place a 6x12 storage shed in the south east corner outside of the building. The shed will be painted to match the existing structure at 753 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. Blair and seconded by Mr. Johnson this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 753 Main Street.***

Case # 14060 – 531/555 Main Street – Connect Tin Lizzie & Four Aces – Deadwood Parking Lots

Mr. Kuchenbecker informed the Commission the applicant requests approval to build a connector without windows between Tin Lizzie and the Four Aces. The dimensions are approximately 8' long by 14' wide by 10' tall; Exterior finish will be a dark brown brick, matching the brick on the Four Aces, as submitted. (The application is attached hereto on Exhibit C and incorporated herein by this reference.) ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Johnson this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 531/555 Main Street.***

**New Matters before the Deadwood Historic Preservation Commission:**

Case # 14054 – 20861 Spruce Gulch – New Cingular Wireless PCS, LLC / AT&T

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace old tower with new tower which is able to support their upgraded antennas and equipment 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. Namminga and seconded by Mr. Johnson 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 20861 Spruce Gulch. Aye - All. Motion carried.***

Case # 14055 – 51 Taylor Avenue – Repair Stucco/chimney/add windows & door – Kris & Christina Greger

Mr. Kuchenbecker informed the Commission the applicant requests permission to install 2 windows and French doors; add deck to north side and repair stucco & chimney at 51 Taylor Ave as submitted. (The application is attached hereto on Exhibit E and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Blair and seconded by Mr. Williams 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 26 McKinley Street. Aye - All. Motion carried.***

Case # 14056 – 270 Main Street – Covered Parking area – Mike Gustafson/First Gold

Mr. Kuchenbecker informed the Commission the applicant requested a continuance until the next meeting scheduled for September 24, 2014. ***It was moved by Mr. Johnson and seconded by Mr. Blair, to continue the application review of Case#14056, 270 Main Street, per the applicant's request until the next Historic Preservation Commission's meeting scheduled for September 24, 2014.*** (The application is attached hereto on Exhibit F and incorporated herein by this reference.)

Case # 14057 – 2 Fremont Street – Demolition – Jeff Snedeker

Mr. Kuchenbecker informed the Commission the applicant requests permission to demolish the structure at 2 Fremont Street as submitted. (The application is attached hereto on Exhibit G and incorporated herein by this reference.)

Mr. Kuchenbecker informed the Commission the structure located at 2 Fremont is a contributing resource in the Deadwood National Historic Landmark District. He noted the structure was build circa 1895 and is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Mr. Kuchenbecker stated Mr. Snedeker purchased the property and requested staff to review the resource to make determination if resource could be demolished. At that time, staff indicated to Mr. Snedeker his desire to demolish the resource would be very difficult and probably not be approved by the Deadwood Historic Preservation Commission.

In October 2012, Mr. Snedeker received Project Approval from Deadwood Historic Preservation Commission to replace the roof, repair and/or replace siding, replace windows and remove and rebuild the later addition to the resource as part of an overall rehabilitation of the resource. Mr. Kuchenbecker informed the Commission Mr. Snedeker provided application information required for HP funded grant programs and was approved for several programs totaling



\$33,000 which included the siding program (up to \$10,000); windows program (up to \$3000); vacant home program (up to \$10,000); and life/safety program (up to \$10,000).

Mr. Kuchenbecker informed the Commission Mr. Snedeker proceeded to remove a cross-gable portion of the structure as well as a lean-to addition at the rear of the resource; this allowed the applicant to address and remove part of the hillside behind the building to gain access around the property. He noted Mr. Snedeker also removed the roof, windows and siding on the structure showing the construction of the resource which is typical of construction of the time period.

Mr. Kuchenbecker stressed little to no work has been done to replace the roof, windows and siding as well as construction the new addition to the resource as originally approved and Mr. Snedeker has allowed the resource to be subject to weathering for nearly 18 months.

Mr. Kuchenbecker stated the remaining portion of the building is relatively small in size and repairs are comparable to other rehabilitations the office witnesses; however with most projects the construction methods were phased and methodical in the rehabilitation rather than a total gut inside and out leaving the resource in the current condition.

Mr. Kuchenbecker informed the Commission it is staff's opinion; the applicant should follow through with the original rehabilitation plans as initially submitted and approved by the Deadwood Historic Preservation Commission as this historic structure is as a contributing resource within the National Historic Landmark District and the State and National Historic Register Districts. The loss of this structure does damage and destroy a historic resource by the sheer fact of demolition and therefore has an adverse effect on the historic district.

Mr. Kuchenbecker stated based upon the review of this project as submitted and based on the GUIDELINES FOR UNDERTAKINGS IN THE CITY OF DEADWOOD NATIONAL HISTORIC LANDMARK DISTRICT, it is staff's opinion this project DOES cause damage and destroys a historic property included in the national register of historic places or the state register of historic places and therefore is adverse to Deadwood.

Mr. Snedeker thanked those Commissioners who took the time to visit the property. He expressed his feeling the property shouldn't have been placed on the National Historic Landmark as the structure was changed when the addition was put onto back in the 1940s. Mr. Snedeker stated as they took off the addition and started to take down sheetrock, the structure was not solid and it contained rot as well as evidence of a fire by the chimney. Mr. Snedeker stated as they continued take apart the roof, he noted it was not made of trusses, but made up of 2x4s that were tacked together. He pointed out the floors were heaved with partial beams supporting them. Mr. Snedeker finished by stating he, along with his neighbors, would really like to clean up that part of their world.

Mr. Namminga asked what his intentions were for that lot if structure was demolished.

Mr. Snedeker stated he would like to build something along the line of single family, apartments or senior living on the lot.

Chair Floyd asked if the structure was rehabbed from its current condition back to basically a visual copy of what it originally was, would it continue to be a contributing structure.

Mr. Kuchenbecker confirmed that until any amendments, change of boundaries or a change in the period of significance, it would continue to be a contributing structure.

Chair Floyd asked whether or not it was still considered a contributing structure even with the additions that were since removed.

Mr. Kuchenbecker confirmed the structure at 2 Fremont was still considered contributing to the district with those additions.

Chair Floyd asked whether or not it would still be considered a contributing structure if the additions were replaced.

Mr. Kuchenbecker stated if additions were replaced, the resource would still be considered contributing. He continued the additions would need to be compatible in scale to the original additions.

Mr. Namminga expressed his concern with the rotted state of the structures materials; his opinion was none of the materials could or should be reused as it would destroy the value of the house.

Chair Floyd questioned the extent of work needed to be done to stabilize and secure the structure or essentially "mothball" the resource. *(The actual mothballing effort involves controlling the long-term deterioration of the building while it is unoccupied as well as finding methods to protect it from sudden loss by fire or vandalism. This requires securing the building from unwanted entry, providing adequate ventilation to the interior, and shutting down or modifying existing utilities. Once the building is de-activated or secured, the long-term success will depend on periodic maintenance and surveillance monitoring.)*

To make the structure stable, Mr. Kuchenbecker stated the resource would require foundation work; walls would need to be secured with sister studs on the inside; sills would need to be replaced; windows put in; house wrapped and sided; and roof reinforced, sheathed and shingled. He state to "mothball" the resource without putting on the addition, the back wall would need to be rebuilt and sealed to enclose the original structure. Mr. Kuchenbecker noted there is a lot of work needed on this resource, but noted it is typical construction of early Deadwood buildings. He informed the Commission the construction methods seen within the walls and attic of this resource shows how buildings were built back in those days and is very typical of the construction on a majority of historic resources.

Mr. Kuchenbecker reiterated his staff report noting a total gut of a resource is not typically done or advised when rehabbing a resource. He noted several of the Commissioners have been offered and some have taken the opportunity to do site visits where resources were in the same original state as 2 Fremont prior to renovations or rehabilitation taking place; these resources may not have been as small, but condition and construction is similar. Mr. Kuchenbecker reiterated the restoring of this resource to its original state can be done.

Mr. Snedeker argued there really is no roof, let alone anything left of this building to restore.

Mr. Williams asked what rehabilitation plans did the Historic Preservation Commission originally approve.

Mr. Kuchenbecker stated in October 2012 a Mr. Snedeker's Project Approval was approved by the Deadwood Historic Preservation Commission to replace the roof, repair and/or replace siding, replace windows and remove and rebuild the later addition to the resource as part of an overall rehabilitation of the resource. He informed the Commission it was at that time Mr. Snedeker was given information on all the available funding he could apply for to help in doing the approved rehabilitations. The Commission even entered Mr. Snedeker into the programs.

Mr. Namminga stated he didn't see any sense to saving a few pieces of rotten lumber that makes this structure historic somehow. He continued by stating even wrapping them up in new materials just didn't make sense; no one was going to see it. He didn't see how it would affect the historic character of the house.

Mr. Kuchenbecker reminded Mr. Namminga as a Commission there are the Secretary of Interior's Standards for Preservation, Restoration, Rehabilitation and Reconstruction to be followed. He stressed to keep in mind one can reconstruct a structure that is compatible and fits in with the district.

Chair Floyd asked hypothetically, if it was less expensive to reconstruct and take down some of these walls and start with footprint to rebuild this building, what it would do to the historic character of the building.

Mr. Kuchenbecker stated reconstructing or rebuilding structure would add to the fabric of the district. He also noted again if an amendment was made to the national register, it may be moved to non-contributing status, but the resource would not have an adverse effect to the district as it would still represent an 1895 period construction.

Chair Floyd confirmed in the end there are the questions to what it does to structure and what it does to the district.

Mr. Kuchenbecker stated that was correct. He clarified in the previous scenario where reconstructing the resource may not have an adverse effect to the district, it would still be ADVERSE to the structure. Mr. Kuchenbecker stated that if you look at whether it "encroaches upon, damages or destroys a historic property included in the national register of historic places or the state register of historic places", demolition or removal of a resource does have an ADVERSE effect on a district.

Mr. Kuchenbecker informed the Commission a reconstruction of the resource would not be adverse to the district. He stated, depending on if they choose not to save the resource and build something modern in place of it, it may be adverse to the district. He reiterated that no such plans have been submitted at this time.

Mr. Namminga asked what would be the recourse if, when the building was being jacked up to do the foundation and floor work, it fell over.

Mr. Kuchenbecker explained, if he was approved for rehabilitation, Mr. Snedeker would need to come back before the Commission to discuss next step required.

Mr. Namminga asked if the next step required the applicant picking up the 2x4s and putting them back into the building.

Mr. Kuchenbecker stated, if that were to happen, the Commission at that time would need to determine if all reasonable and prudent alternatives were explored.

Mr. Namminga asked if the building was sitting cockeyed already.

Mr. Snedeker replied at this time he hopes the wind doesn't blow it over.

Mr. Namminga noted there are currently only 3 walls still standing.



Mr. Snedeker confirmed there are 3 sides that currently have foundation under them, however the side in which the addition was removed does not. He noted that is the side that is least stable.

Mr. Williams asked if the building had been condemned.

Mr. Snedeker stated he has not received any notice that it has been condemned.

Mr. Williams asked how condemnation falls on this particular situation.

Mr. Kuchenbecker informed the Commission there are a couple options if they were to go that way. He stated (1) this structure is obviously not livable, however no one has looked at it to determine whether or not it is safe. Mr. Kuchenbecker stated the structure is probably beyond Minimum Maintenance; at this point it would involve the Historic Preservation Commission who could issue a Demolition by Neglect and the process of hearings to determine the structures fate.

Mr. Kuchenbecker informed the Commission at this time nothing has been done to the structure in terms of the building permit. He noted Mr. Snedeker has work on the resource on and off in the past year, but nothing in the past few months.

Mr. Kuchenbecker informed the Commission there was a building permit issued for the approved rehabilitation of the structure.

Mr. Kuchenbecker advised the Commission their first motion is to determine whether or not they agree the demolition encroaches upon, damages or destroys the historic resource property listed within the national register of historic places as a contributing resource. He reiterated his opinion is the demolition of 2 Fremont does encroach upon, damage or destroy the historic resource. He noted the Commission could find that it does not; however find it hard to believe the Commission would find it as such under the Secretary of Interior's Standards for Preservation, Restoration, Rehabilitation and Reconstruction. Mr. Kuchenbecker explained to the Commission once first motion is made, they could Approve it as not adverse, Deny it as adverse or determine the applicant has explored ALL REASONABLE AND PRUDENT ALTERNITIVES have been explored and approve it.

***Based upon all the evidence presented, it was moved by Mr. Johnson and seconded by Mr. Blair 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, for 2 Fremont Street. Aye - All. Motion carried.***

***Based upon the guidance in the US Department of the Interior Standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCVL 1-19A & 1-19B, et seq, it was moved by Mr. Blair and seconded by Mr. Namminga that this project is ADVERSE to Deadwood, but the applicant has explored ALL REASONABLE AND PRUDENT ALTERNATIVES, and moved to APPROVE the project as presented.***

Mr. Blair stated he had visited the property and feels it is a scary structure. He could not see putting the volume of money and resources into this piece of property.

Chair Floyd presented further discussion and pointed out Mr. Snedeker has up to \$33,000 available of HP funding to help with the rehabilitation of the resource. She noted with this being the case Deadwood would not lose another historic resource and looked like a reasonable alternative to demolition. She stressed it isn't the easiest alternative, but it is an alternative the applicant has expressed he is willing to do.

Mr. Johnson expressed it is a difficult decision.

Mr. Namminga stated he felt all historic character of the structure has been lost. He agreed with Mr. Blair statement and noted if any contractor was to look at rehabbing the structure, they would walk away and laugh at the idea.

Mr. Blair stated the first thing a contractor would do is tear down the structure before thinking of redoing it. He stated he knows no contractor who would tackle that building. He pointed out how scary it was walking on the floor thinking the floor would collapse because there is only dirt below it.

Mr. Kuchenbecker agreed the structure is in rough shape; however he noted the methodology of the rehabilitation done by Mr. Snedeker was performed in such a way that took the resource to the state it is currently in. He reiterated if you fix it along the way as you do it one and you don't just take all the siding off and windows, but shore it up, put roof on and finish steps as you go along, rehabilitation can be done on a building of this state. Mr. Kuchenbecker noted with that being said, his only concern is we, the Commission and staff along with the Building Inspector, focus on the main goal of not losing more historic resources. He stressed his concern with one who may in the future take a resource to this point and then come back to say the work needed is more than they want to deal with or do. He



noted it may not even be the fault of the building, but the methodology in which they went about the rehabilitation or restoration.

Mr. Kuchenbecker pointed out resources he could take the Commission to visit, like 17 Fillmore and 15 Denver that were all rotted out, which the owners gutted all out, shored up, and after being entered into HP programs, foundations were put under, sistering up on the studs, reinforcing the roofs and bringing these structures back to life. As the position of the Historic Preservation Officer, he has a concern of the loss of historic resources and the direction the district is going. He stressed he knows of several structures in Deadwood that were built this way back in the day. Mr. Kuchenbecker pointed out early Deadwood homes built in 1895 were built with what they had available to them. He pointed out the materials that built this structure could have been scraps from the mines. He noted in buildings across Deadwood there are things "cobbled up", but that is part of Deadwood's history, that is what makes Deadwood unique. Mr. Kuchenbecker commented if structures are taken down to the state 2 Fremont is, there would be a lot of them that are this shape or worse.

Chair Floyd asked Mr. Kuchenbecker if he has seen a structure this bad taken back to a respectable and stable structure.

Mr. Kuchenbecker stated in the course of his 25 years in Historic Preservation, he has seen several structures like 2 Fremont rehabilitated; however he noted he has not seen a building taken down this far without reinforcements, down to the studs, no walls, no roof, stripped to its bare bones, without some type of rehabilitation started along the way to help save the resource.

Mr. Blair stated the last thing he wants to do is get rid of a historic structure. He stressed the lesson to be learned is not to allow someone to let a resource to get to this level. He stressed without criticizing the actions of previous Commissions, he suggested having due diligence to monitor projects more closely.

Chair Floyd asked Mr. Blair if that makes tearing down structure to rebuild it a reasonable and prudent alternative.

Mr. Blair responded with 'Maybe', but pointed out it is not his building. He advised that Mr. Snedeker has to say it is a reasonable and prudent alternative. Mr. Blair suggested an amendment stating if something is rebuilt on the site, it is rebuilt under the guidelines of reconstruction.

Mr. Namminga stated his feeling was reconstruction isn't an alternative. He noted his opinion is, if the structure was reconstructed, Mr. Snedeker would have more money into it than it would be worth and he would take a huge loss if it was sold.

Mr. Williams commented it sounded familiar.

Chair Floyd agreed with Mr. Williams. She asked the Commission what the price of saving a historic resource is. Chair Floyd stated once a historic resource is lost, it is forever gone.

Mr. Johnson and Mr. Williams agreed.

Mr. Blair agreed, but stated the structure at 2 Fremont is gone now. He noted there is nothing in the building he can see that would be used to reconstruct the building. He pointed out the stringers are bad, the roof trusses made up of 2x4s are toenailed together.

Mr. Williams stressed he wants a standard to follow, however he wanted to know how it would all turn out. He stressed his unhappiness with inconsistencies and advised the Commission either do one thing or the other. But he stressed there be consistencies in doing it right. He noted his concern with the state of confusion that occurs when he attends these meetings.

Chair Floyd pointed out that is why there are Secretary of Interior's Standards for which the Commission must follow.

Mr. Williams stated he understood that, however he feels they do not.

Mr. Namminga asked how the Historic Preservation can help Mr. Snedeker financially besides what funds were available through loans.

Mr. Kuchenbecker informed the Commission there is the property tax memoritorium, the special Needs programs which include Siding, Windows, Vacant homes, Life Safety, and possibly the Retaining Wall for the hillside in the back. However, he stressed none of these would be available for new construction.

Mr. Kuchenbecker stated he didn't want to confuse the Commission; however there is a basis there with the form and size of the structure. Mr. Kuchenbecker informed the Commission the resource can be rehabbed. He agreed it would be expensive and there would be a lot of new materials used to do so, but the loss of the structure would be adverse to the district as Commission stated in the previous motion.



Mr. Namminga asked Mr. Snedeker if he would do the work himself.

Mr. Snedeker stated he would hire a contractor.

Mr. Namminga suggested Mr. Snedeker get estimates on what a contractor would do to rehab structure as it sits and build around it. Mr. Namminga noted he would love to see Mr. Snedeker restore it historically.

Chair Floyd asked Mr. Snedeker if he would be willing to obtain that information.

Mr. Snedeker expressed he agreed with Mr. Blair that if you bring a contractor up to the structure and ask them to do an estimate to rehab it, they will just laugh.

Mr. Namminga stated that isn't necessarily true if you tell them you want to save and rebuild it historically.

Chair Floyd pointed out there are lots of contractors in Deadwood that are use to seeing that and work primarily on such structures.

Mr. Namminga agreed there is a way of rebuilding it if done correctly. He advised Mr. Snedeker to ask for such estimates to see what he gets back. He noted with that information it would be known whether or not it can be done and the cost of doing so.

Mr. Snedeker argued it takes contractors several hours to put an estimate together and said he would feel bad asking one to take the time to do so on a job that may not happen. He stated he came in front of the Commission to asked for permission to tear it down because there isn't much left of the building and it has become an eyesore in their part of Deadwood.

Mr. Williams asked how long Mr. Snedeker had owned it.

Mr. Snedeker stated 2 years.

Mr. Williams asked if anyone had been living in the house when it was purchased.

Mr. Snedeker stated there were people living in it with 2 large Rottweilers which continuously barked and that was one of the main reasons he purchased the house. Mr. Snedeker also pointed out the roof on the addition had a tarp over it. He stated it was not his intention to spend over \$95,000 on the property and house only to tear it down. Mr. Snedeker stated the intention was to have his son live in it. He informed the Commission the house had become a sweater that as you went along started to just unravel into a huge mess. He argued he felt the house shouldn't have been classified as a historic resource from 1895.

Mr. Namminga stated it is classified probably due to its age and Mr. Johnson agreed.

Mr. Snedeker commented the houses that surround this resource are all well-kept historic homes, however feels this house isn't.

Chair Floyd commented just because a resource is in bad repair does not mean it isn't historic; she noted lots of historic homes do need work and there is no doubt this is one of them.

Attorney Williams advised Commission decide on motion and vote.

Chair Floyd asked Attorney Williams since there is a motion on the floor to be voted on, would it be wise to deny the motion so more information can be requested.

Attorney Williams stated that would be correct.

***With a motion on the floor, Chairman Floyd moved for a vote. Vote was 3 to 2. Motion denied.***

***It was moved by Mr. Namminga and seconded by Mr. Johnson, to continue review of Case#14057, 2 Fremont Street until the next Historic Preservation Commission's meeting scheduled for September 24, 2014 with request for additional information of cost estimate for rebuilding structure. Aye - All. Motion carried.***

Case # 14058 – 3 Pearl Street – Windows Phase 2 – Brenda Tamillo/Kevin Oberemdt

Mr. Kuchenbecker informed the Commission the applicant requests permission to start Phase Two of project which includes replacing 3 front windows due to rot and breakage; restoring the front door as well as 7 windows; and add 10 window storms at 3 Pearl Street as submitted. (The application is attached hereto on Exhibit H and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Blair and seconded by Mr. Johnson 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 3 Pearl 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. Johnson to approve the HP Revolving Loan Fund disbursement in the amount of \$3,634.67, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.*** Delinquency report was reviewed by Commission. Overview of the Revolving Loan Fund was presented.

**Allen Wright – 822 Main Street**

***It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Windows Loan for Allen Wright, 822 Main Street, in the amount of \$3,000.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Siding Loan for Allen Wright, 822 Main Street, in the amount of \$10,000.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Blair and seconded by Mr. Johnson to approve the Special Needs Elderly Loan for Allen Wright, 822 Main Street, in the amount of \$10,000.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

**Donna Kellar – 58 Pleasant**

***It was moved by Mr. Blair and seconded by Mr. Namminga to approve request to refinance the HP Grant Loan for Donna Kellar, 58 Pleasant, in the amount of \$8,847.18, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

**Fairmont Hotel/Ron Russo – 628 Main Street**

***It was moved by Mr. Blair and seconded by Mr. Namminga to approve 6 month extension of HP Loans for Fairmont Hotel/Ron Russo, 628 Main Street, in the amount of \$12,000.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

**Kris & Melanie Fenton – 27 Lincoln**

***It was moved by Mr. Namminga and seconded by Mr. Johnson to approve the HP Siding Loan for Kris & Melanie Fenton, 27 Lincoln, in the amount of \$10,000.00 for a 10 year Balloon with option that if property becomes owner occupied, the Commission has the right to amend terms of loan, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Namminga and seconded by Mr. Blair to approve the HP Windows Loan for Kris & Melanie Fenton, 27 Lincoln, in the amount of \$3,000.00 for a 10 year Balloon with option that if property becomes owner occupied, the Commission has the right to amend terms of loan, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

**Kevin Oberembt & Brenda Tamillo – 3 Pearl**

***It was moved by Mr. Blair and seconded by Mr. Johnson to approve 3 month extension for Kevin Oberembt & Brenda Tamillo, 3 Pearl, in the amount of \$50,000, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Blair and seconded by Mr. Johnson to approve the HP Windows Loan for Kevin Oberembt & Brenda Tamillo, 3 Pearl, in the amount of \$3,000, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

**Kevin & Jan Bloom – 17 Fillmore**

***It was moved by Mr. Namminga and seconded by Mr. Blair to approve 6 month extension for Kevin & Jan Bloom, 17 Fillmore, in the amount of \$12,500.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***



***It was moved by Mr. Johnson and seconded by Mr. Blair to approve waiving late fees in amount of \$620 for Valerie Wayne per Ferd Balkenhol's request, 318 Williams, as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. 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.)

Mr. Kuchenbecker reported on the following items:

- This past weekend was the first annual Deadwood Stagecoach Days which was very successful with approximately 60 students and over 200 participants attended; event was well received and consisted of some great speakers and demonstrations;
- Those who wish to travel with to the South Dakota State Historic Preservation Board meeting scheduled for this Friday, September 12, 2014, please let the office know by tomorrow as they will be leaving from City Hall at 7AM;
- City Commission approved architectural services of Dave Stafford for the Rodeo Grounds restrooms, concessions area and roof; fencing project has started this week;
- Adams Museum project has been going well, however they are being held up slightly by the manufacturer doing the cast concrete work;
- Adams House Roof touch-ups are anticipated for tomorrow and Friday;
- Rec Center Windows project was delayed due to arches on a couple windows did not match and were rejected; the window manufacture, who was to do custom templates of each window, will be rebuilding and sending them back to be installed;
- Retaining Walls at 2 Dudley and 91 Forest are still moving forward;
- Rotary Park is still scheduled for completion mid to late September;
- GRAPE Committee met and granted emergency funds in amount of \$1000 to Fall River Pioneer Museum and \$500 to Fort Meade's 50<sup>th</sup> Anniversary book;
- Masonic Temple submitted a grant, however, more information was needed to complete review;
- Wall of Fame deadline is September 19, 2014, and will be discussed at the next GRAPE Committee meeting coming up on September 23 at 4PM.

**Other Business:**

- Ms. Storhaug read a Thank You to the Commission from the Architects Institute of America (AIA) for Deadwood's hosting of their "Design in the Hills" Conference that took place July 17 & 18, 2014.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting of August 27, 2014 adjourned at 6:27 PM.

ATTEST:

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

**DEADWOOD HISTORIC PRESERVATION COMMISSION  
2014 BUDGET ANALYSIS**

**TO: South Dakota State Historical Society Board of Trustees**

**FROM: Ted Spencer, Director - Historic Preservation  
South Dakota State Historical Society**

**CC: Kevin Kuchenbecker, Deadwood Preservation Officer**

**RE: Deadwood HPC 2015 Budget Analysis**

**DATE: September 8, 2014**

**OVERVIEW**

The 2015 analysis of Deadwood's Historic Preservation Commission (HPC) 2015 budget took into consideration the SDSHS Board of Trustees concerns with recent events adversely affecting historic structures within the Deadwood historic district. Overall, the budget saw an increase in planned expenditures over the previous year of \$1,877,785.00, for a final proposed 2015 budget total of \$10,027,785.00. This increase in proposed budget expenditures is primarily attributable to a transfer of \$1,657,785.00 in the reserves fund to make payments for bonds due in 2015. These bond payments were previously anticipated and planned for in 2015, therefore reserve funds available were adequate to meet the significant increase in bond obligations. Another significant increase noted was \$353,250 for capital assets and capital improvement projects funding, with major line items being rehabilitation of the Deadwood library, rodeo grounds improvements, and new wayfinding signage. This increase was offset somewhat by a decrease in the retaining wall program planned expenditures. All other proposed line item expenditures remain fairly consistent with 2014 final budget line item expenditures.

The ARSD Section I included under each line item is the Administrative Rule cited by Deadwood in their budget as justifying that expense. I verify this is the correct Administrative Rule, and then list any questions, comments, or concerns I have about that particular line item. Overall, due to the constant and continual dialogue with Deadwood HPC, I have very few questions about the expenditures this year. My recommendations primarily focus on whether or not I think their budgetary line items follow the cited Administrative Rule, and are within the scope and intent of preservation activities intended by the legislature.

South Dakota Administrative Rule 24:52:10:12 details the Board of Trustees' role in reviewing Deadwood's historic preservation expenditures. It states, "The board shall issue approval if the expenditure is allowable and consistent with SDCL 42-7B-4, 42-7B-5, 42-7B-46, and [ARSD 24:52:10]."



## **DEADWOOD HISTORIC PRESERVATION COMMISSION 2014 BUDGET ANALYSIS**

### **BOND PAYMENTS**

**SHPO Comment:** City of Deadwood cites ARSD 24:52:10:09 (2) as justification for these bond payments. This administrative rule states : “Public improvements involving the whole of infrastructure installation, repair, and improvements; public facilities, public fixtures, and recreational installations to the extent that they support, enhance, and protect the historic buildings, sites, properties, and features of Deadwood.” It should also be noted that ARSD 24:52:10:10 defines unallowable costs. This rule states, in part, “The following expenditures of Deadwood preservation funds are not allowable: (2) Expenditures for growth management activities which do not protect historic properties; (3) Lobbying positions which threaten or lead to the deterioration of historic properties; and (4) The support of activities carried out by institutions which threaten the retention of historic property.” Recent events in the past year, supported by Deadwood’s City Council and a majority of the Historic Preservation Commission, to remove and demolish contributing historic structures to make room for more casino parking can be construed as a violation of these Administrative rules, and not in keeping with the intent and spirit of ARSD 24:52:10:09 and ARSD 24:52:10:10.

**Bond Payments – \$4,520,665.00**  
*ARSD SECTION – ARSD 24:52:10:09(2)*

*QUESTIONS – None.*

*RECOMMENDATION – City of Deadwood administrative officials responsible for execution and enforcement of these administrative rules, especially when providing oversight and expenditure of preservation funds, maintain strict adherence to the intent and spirit of preservation statutes. Approval with close oversight.*

### **FIXED CAPITAL ASSETS OF THE CITY**

**SHPO Comment:** SDCL 1-19B-62 states “Any county or municipality may enact an ordinance requiring a county or municipal historic preservation commission to review any undertaking 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.” Although properties owned by the State of South Dakota are exempt from local review, the City of Deadwood municipal government must continue to comply with this review process for their own municipal facilities, per their local historic preservation ordinance. SHPO wants to continue to stress to the City that to ensure compliance with this statute they

**DEADWOOD HISTORIC PRESERVATION COMMISSION**  
**2014 BUDGET ANALYSIS**

should conduct formal and open reviews for all undertakings affecting the fixed capital assets of the city.

**City Hall – \$18,000**

*ARSD SECTION* – ARSD 24:52:10:08(10), and 24:52:10:09(1)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Deadwood Rec Center – \$17,000**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(1)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Adams Museum– \$10,000**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(1)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Adams House – \$10,500**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(1)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**Library – \$150,000**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(1)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**Rodeo Grounds – \$215,000**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(1)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**Brick Streets – \$12,000**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(2)



**DEADWOOD HISTORIC PRESERVATION COMMISSION  
2014 BUDGET ANALYSIS**

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**History and Interpretive Center – \$15,000**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(1)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Deadwood Pavilion – \$18,000**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(1)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Historic Street Lights – \$7,250**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(2)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**CAPITAL IMPROVEMENT PLANNING**

**Highway 85/385 & Powerhouse Park – \$300,000**

*ARSD SECTION* – ARSD 24:52:10:08(10) and 24:52:10:09(2)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**City Retaining Walls - \$70,000**

*ARSD SECTION* – ARSD 24:52:10:08(8); 24:52:10:09(15)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**Keene Park - \$2,500**

*ARSD SECTION* – ARSD 24:52:10:08(8); 24:52:10:08(10)



**DEADWOOD HISTORIC PRESERVATION COMMISSION  
2014 BUDGET ANALYSIS**

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**Lower Main Visitor Center - \$3,500**

*ARSD SECTION* – ARSD 24:52:10:08(8); 24:52:10:08(10)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**Wayfinding Signage - \$250,000**

*ARSD SECTION* – ARSD 24:52:10:08(8); 24:52:10:08(10)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**St. Ambrose Cemetery - \$400,000**

*ARSD SECTION* – ARSD 24:52:10:08(8); 24:52:10:08(10)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**VISITOR MANAGEMENT AND INFORMATION**

**Trolley Operations – \$92,000**

*ARSD SECTION* – ARSD 24:52:10:08(14) and 24:52:10:08(15)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Trolley Reserve – \$25,000**

*ARSD SECTION* – ARSD 24:52:10:08(15)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**DEADWOOD HISTORIC PRESERVATION COMMISSION  
2014 BUDGET ANALYSIS**

**Marketing – \$495,000**

**SHPO Comment:** Deadwood HPC and City Administrators should provide detailed oversight and analysis of marketing expenditures to ensure that these marketing funds are allocated towards Deadwood's historic preservation and heritage tourism versus gaming, to ensure expenditures are consistent with provisions of ARSD 24:52:10:08: Allowable costs -- Nonconstruction.

*ARSD SECTION* – ARSD 24:52:10:08(7) and 24:52:10:08(14)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Visitor's Center/Interpretive Center – \$70,000**

*ARSD SECTION* – ARSD 24:52:10:08(10)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**HISTORIC INTERPRETATION AND INFORMATION**

**Days of '76 Rodeo – \$50,000**

*ARSD SECTION* – ARSD 24:52:10:08(7) and 24:52:10:08(14)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Days of '76 Museum – \$80,000**

*ARSD SECTION* – ARSD 24:52:10:08(2) and 24:52:10:08(3)

*QUESTIONS* – None.

*RECOMMENDATION* – Approval

**Adams Museum Collection Management – \$105,000**

*ARSD SECTION* – ARSD 24:52:10:08(2) and 24:52:10:08(10)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Adams House Collection Management – \$123,000**

*ARSD SECTION* – ARSD 24:52:10:08(10)



**DEADWOOD HISTORIC PRESERVATION COMMISSION  
2014 BUDGET ANALYSIS**

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Historical Re-enactments – \$90,000**

*ARSD SECTION* – ARSD 24:52:10:08(3)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Fassbender Photographic Collection – \$15,000**

*ARSD SECTION* – ARSD 24:52:10:08(2), (3), (10)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**HISTORIC INTERPRETATION AND INFORMATION**

**Historic Preservation Office – \$323,500**

*ARSD SECTION* – ARSD 24:52:10:03 and 24:52:10:08

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Public Education/Advocacy – \$158,000**

*ARSD SECTION* – ARSD 24:52:10:08(6), (7), and (12)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Archaeology – \$60,000**

*ARSD SECTION* – ARSD 24:52:10:08(4)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Dues/Subscriptions – \$2,250**

*ARSD SECTION* – ARSD 24:52:10:08(9)

**DEADWOOD HISTORIC PRESERVATION COMMISSION  
2014 BUDGET ANALYSIS**

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Collections/Acquisition – \$32,500**  
*ARSD SECTION* – ARSD 24:52:10:08(3)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Archival Development – \$52,950**  
*ARSD SECTION* – ARSD 24:52:10:08

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Historic Resources/GIS – \$15,000**  
*ARSD SECTION* – ARSD 24:52:10:08(4) and (8)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Scholarship – \$2,000**  
*ARSD SECTION* – ARSD 24:52:10:08(12)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**CITY OF DEADWOOD DEPARTMENTAL FUNDS**

**SHPO Comment:** No specific breakout provided for each department allocation for the 2015 budget. These funds have been allocated from the Deadwood Historic Preservation Fund to the City without specific spending restrictions or instructions.

**City of Deadwood Departmental Funds – \$1,483,170.00**  
*ARSD SECTION* – ARSD 24:52:10:08(15)

*QUESTIONS* – None



**DEADWOOD HISTORIC PRESERVATION COMMISSION  
2014 BUDGET ANALYSIS**

*RECOMMENDATION* – Approval

**DEADWOOD GRANT AND LOAN FUNDS**

**Grant Fund for Non-Profit Institutions – \$50,000**

*ARSD SECTION* – ARSD 24:52:10:09(1)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Retaining Wall Grant Program – \$250,000**

*ARSD SECTION* – ARSD 24:52:10:09(1)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Cemetery Headstone Grant Program - \$3,500**

*ARSD SECTION* – ARSD 24:52:10:09(1)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Grant/Loan Fund for Projects Outside of Deadwood – \$250,000**

*ARSD SECTION* – ARSD 24:52:10:08(3) and (12)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**Paint Grant – \$10,000**

*ARSD SECTION* – ARSD 24:52:10:08(3) and (12)

*QUESTIONS* – None

*RECOMMENDATION* – Approval

**PROFESSIONAL SERVICES**

**Professional Services – \$40,000**

*ARSD Section* – ARSD 24:52:10:08(13)

**DEADWOOD HISTORIC PRESERVATION COMMISSION  
2014 BUDGET ANALYSIS**

*Questions – None*

*RECOMMENDATION – Approval*

**Legal Services – \$45,00**

*ARSD Section – ARSD 24:52:10:08(5)*

*Questions – None*

*RECOMMENDATION – Approval*

**Historic Neighborhood Revitalization – \$7,000**

*ARSD Section – ARSD 24:52:10:09(2)*

*Questions – None*

*RECOMMENDATION – Approval*

**SD Historic Preservation Center – \$53,500**

*ARSD Section – ARSD 24:52:10:08(1b)*

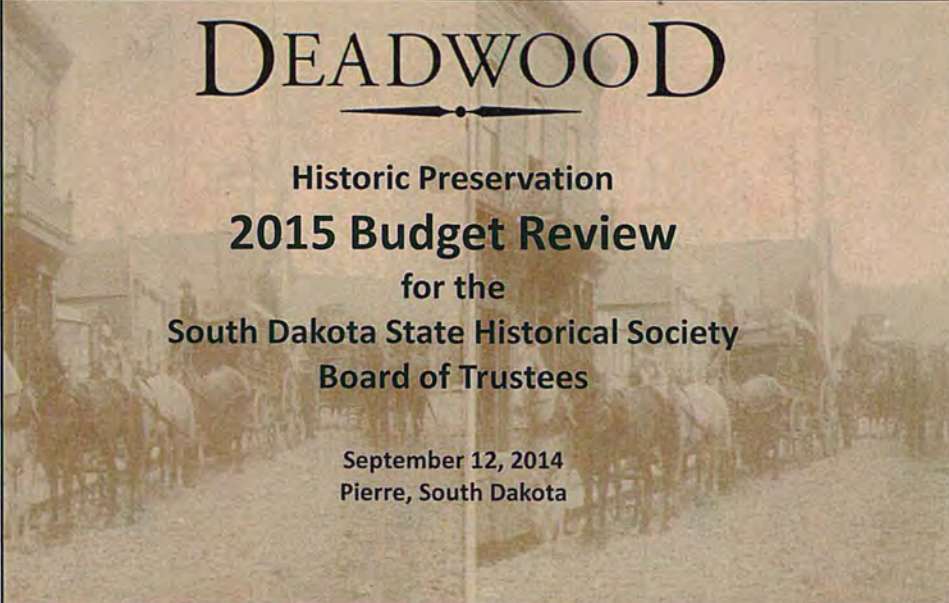
*Questions – None*

*RECOMMENDATION – Approval*

**GENERAL COMMENTS**

- I have asked Kevin Kuchenbecker to provide SHPO a copy of the 2013 Annual Report.






# DEADWOOD

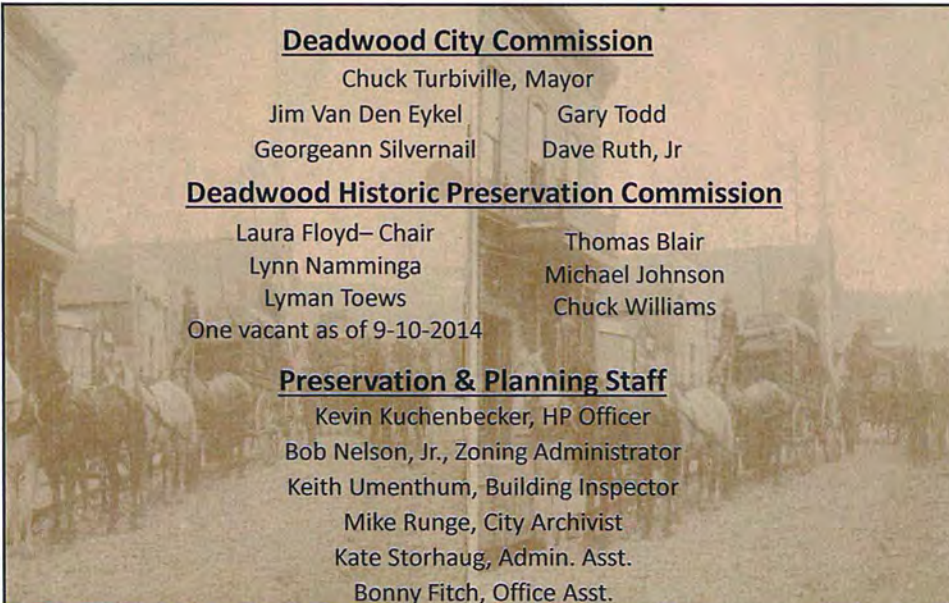
Historic Preservation  
**2015 Budget Review**  
for the  
South Dakota State Historical Society  
Board of Trustees

September 12, 2014  
Pierre, South Dakota



*Preserving our Past, Protecting our Future*

Deadwood Historic Preservation Commission  
108 Sherman Street  
Deadwood, SD 57732  
(P) 605-578-2082 (F) 605-578-2084  
[www.cityofdeadwood.com](http://www.cityofdeadwood.com)



## Deadwood City Commission


Chuck Turbiville, Mayor  
Jim Van Den Eykel Gary Todd  
Georgeann Silvernail Dave Ruth, Jr

## Deadwood Historic Preservation Commission

Laura Floyd– Chair Thomas Blair  
Lynn Namminga Michael Johnson  
Lyman Toews Chuck Williams  
One vacant as of 9-10-2014

## Preservation & Planning Staff

Kevin Kuchenbecker, HP Officer  
Bob Nelson, Jr., Zoning Administrator  
Keith Umenthum, Building Inspector  
Mike Runge, City Archivist  
Kate Storhaug, Admin. Asst.  
Bonny Fitch, Office Asst.





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### Review of Bonded Projects 2006 – 2014

Deadwood City Hall Arch Lab  
\$100,000.00  
Completed 12/31/2010






Deadwood Recreation Center  
\$3,000,000.00  
Opened 07/01/2010





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Homestake Adams Research & Cultural Center  
\$1,500,000.00  
Opened 06/16/2011

Days of '76 Museum Project  
\$3,400,000.00  
Opened 06/16/2012

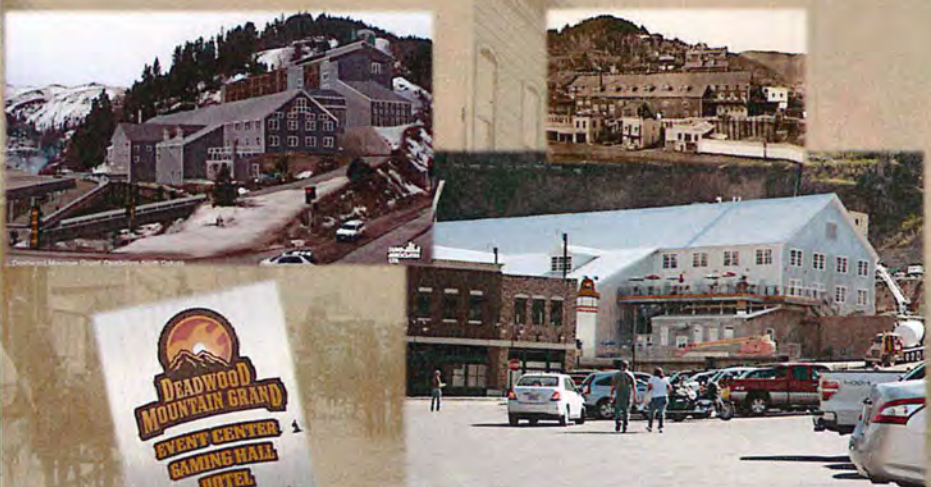





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**Homestake Slime Plant Façade Easement**  
**\$1,700,000.00**  
*Opened 07/01/ 2011*

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**St. Ambrose Cemetery Restoration**  
**\$1,000,000.00 +**  
*Master Plan & Phases I-IV completed – Phase V in 2015*

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## Fixed Capital Assets and Capital Improvement Projects

- Building Maintenance \$153,750
- Power House Park \$100,000
- City Retaining Walls \$ 70,000
- Library Windows \$150,000
- Wayfinding \$250,000
- Rodeo Grounds \$200,000
- Highway 85/385 \$200,000
- St. Ambrose Cemetery \$400,000



\$1,523,750.00 budgeted



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## Deadwood Trolley



- Six trolleys averaging 25,000 miles per trolley each year
- 250,000 plus riders annually
- Operating 365 days per year
- Trolley replaced every seven years with support of an 80-20 transportation grant
- Trolleys run \$130-140k each
- Running time is equivalent of 870,000 miles per trolley

*Trolley Reserves \$25,000.00*

*Trolley Operations \$92,000.00*



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## Promotion & Marketing

Marketing Deadwood's History and  
Historic Preservation Efforts  
Matching State Tourism Dollars

The markets include:

South Dakota  
Minnesota  
North Dakota  
Wyoming  
Montana  
Colorado  
Nebraska  
Iowa

Budget \$495,000



Preserving our Past, Protecting our Future

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## Visitor and Information Center

Housed in 1897 Fremont,  
Elkhorn & Missouri Valley  
Passenger Station  
Staffing for Visitor and  
Information Center  
175,000+ Annual Visitors  
Open year round  
New exhibits and Railroad  
Interpretation

\$70,000 Budgeted



Preserving our Past, Protecting our Future

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### Historic Interpretation

- Deadwood History, Inc.
  - Adams Museum
  - Adams House
  - Days of '76 Museum
  - Homestake Adams Research and Cultural Center
- Historical Reenactments
- Advocacy & Education
- Historic Interpretation
- Archival Development
- Historic Resources
- Century Awards
- Scholarships



*Preserving our Past, Protecting our Future*

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### Adams Museum

- Now part of Deadwood History, Inc.
- Museum since 1930
- 80,000 + visitors annually
- Artifact Conservation
- Conservation Supplies
- Exhibit Development
- Publications & Research on local history

*\$105,000.00 budgeted*



*Preserving our Past, Protecting our Future*

Deadwood Historic Preservation Commission  
108 Sherman Street  
Deadwood, SD 57732  
(P) 605-578-2082  
www.cityofdeadwood.com (F) 605-578-2084



### Adams House Museum

- Part of Deadwood History, Inc.
- 1892 House Museum
- Guided Tours with 15,000 visitors annually
- Conservation Supplies
- Gallery Guides on Architecture & Interior Finishes
- Interpretation of Deadwood's history



*\$123,000.00 budgeted*



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### Days of '76 Museum

- Part of Deadwood History, Inc.
- Associated operational costs for new Museum
- Carriage Collection with over 50 historic carriages
- Clowser Collection
- Artifact conservation work in progress
- Exhibit development



*\$80,000.00 budgeted*



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## Days of '76 Rodeo

- Since 1923
- Small Rodeo of the Year four times
- Mid-size Rodeo of the Year nine years (2004 – 2013)
- Historic three-mile long parade
- Best Rodeo. No Bull.
- Inducted into the PRCA Rodeo Hall of Fame in July 2011



*\$50,000.00 Budgeted*



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## Historical Reenactments

- Deadwood Alive
- Trial of Jack McCall
- Street Performers



*\$90,000 Budgeted*




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### Historical Interpretation



- Acquisitions & Donations
- Processing of Collections
- Exhibit Development

*\$32,500 Budgeted*





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### Public Education

- Publications
- Interpretive Signs
- Walking Tours
- Wall of Fame
- Century Awards
- Exhibits
- Scholarship Program



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### Public Education

- Preservation Thursday's
- Deadwood Stagecoach Days
- Education & Interpretation
- Digital access to information



*\$158,000 Budgeted*



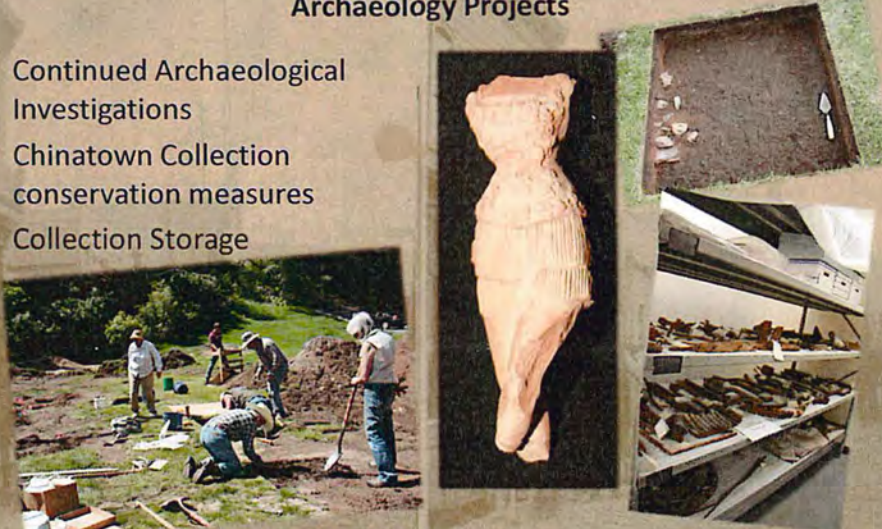
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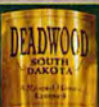
(F) 605-578-2084

### Archaeology Projects

- Continued Archaeological Investigations
- Chinatown Collection conservation measures
- Collection Storage



*\$60,000 Budgeted*



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(F) 605-578-2084



## Archival Development

- Skull Cast Project
- Ledger Indexing
- Oral Histories
- Conservation & Exhibits
- Volunteer & Internship Programs
- Conservation of Chinatown Coins
- Collection Management
- Research Library
- Cartographic Collection
- Photographic Collection
- 3-Dimensional Objects

*\$52,950 Budgeted*



Figure 7: Mandible occlusal view. Note: Not all teeth are yet engaged (see text for discussion).



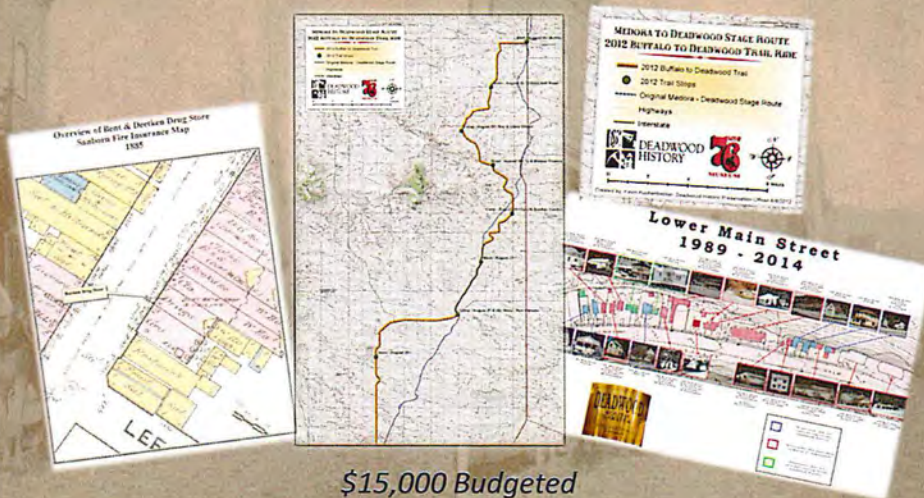
Figure 8: Mandible occlusal view. Note: Not all teeth are yet engaged.



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## Geographic Information System



*\$15,000 Budgeted*



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## Preservation Grants & Loans

- Revolving Loan Program Fund
- Window Program
- Paint Program
- Siding Program
- Cemetery Headstones
- Retaining Wall Program
- Special Needs – Elderly
- Vacant Homes Program



**HISTORIC PRESERVATION**  
Revolving Loan Fund offers low interest rate loans to assist and encourage property owners to restore and protect their properties. Programs designed for the restoration and protection of Deadwood's historic buildings and structures.

**Paint Grant Program:** With Grant for the purchase of paint, primer and caulk, the Paint Grant Program preserves and protects Deadwood's Historic homes and makes them more attractive for residents and visitors alike.

**Retaining Wall Program:** Offers very low interest rate loans & loans with deferred payment for the repair or the replacement of retaining walls.

**Special Needs/NEEDS WINDOW Program:** Up to \$500 in grantable loan per window to restore appropriate windows and install a window that is historically appropriate.

**Special Needs/Elderly Homeowner Program:** \$25,000, 0% loan for 10 years with no payments required for the first 2 years of age or older. The project must affect individual life safety as determined by the City of Deadwood's building inspector and applicable life safety codes.

**NeighborWorks®**  
DAKOTA HOME RESOURCES  
205 Main Street  
Deadwood, SD 57732  
www.neighborworks.org  
605.778.1483

Contact NeighborWorks for more information on Revolving Loan Funds and Historic Preservation. We can help you fix your home!



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## Window/Door Program

- \$100 to \$150 per window for the repair or replacement of historically accurate windows on contributing residential structures
- \$200 to \$300 for the repair or replacement of a wood door.



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### Non-profit Grant Program

- St. John's Episcopal Church
- Masonic Temple
- St. Ambrose Catholic Church
- Broken Boot Mine
- Deadwood Baptist Church
- First Baptist Church
- Deadwood Elks Lodge

*\$50,000 Budgeted*






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### Retaining Wall Program

The Retaining Wall Program is critical for the ongoing preservation efforts with many complexities

*\$250,000 Budgeted*



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## Outside-of-Deadwood Grants



Since 2001, Deadwood has awarded \$3,164,617.50 to 109 organizations for preservation projects across the state through the Outside of Deadwood Grant Program.

*\$250,000 budgeted*



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## Paint Program



Financial Assistance in the amount not to exceed \$500 towards the painting of contributing structures

*\$10,000 Budgeted*



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### Professional Services

- Current Expenses \$40,000
  - Engineering & Professional Services
- Legal Services \$45,000
  - Representation of Historic Preservation Commission
  - Legal subscriptions & supplies
- Neighborhood Block clubs \$ 7,000
  - NHS – Historic Block Club Support
- State Office \$53,500
  - Staff Liaison to Deadwood

**Total 2015 HPC Budgeted Expenses = \$9,205,491.36**




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### Minimum Maintenance

To protect,  
preserve, &  
stabilize  
Deadwood's  
historic resources.







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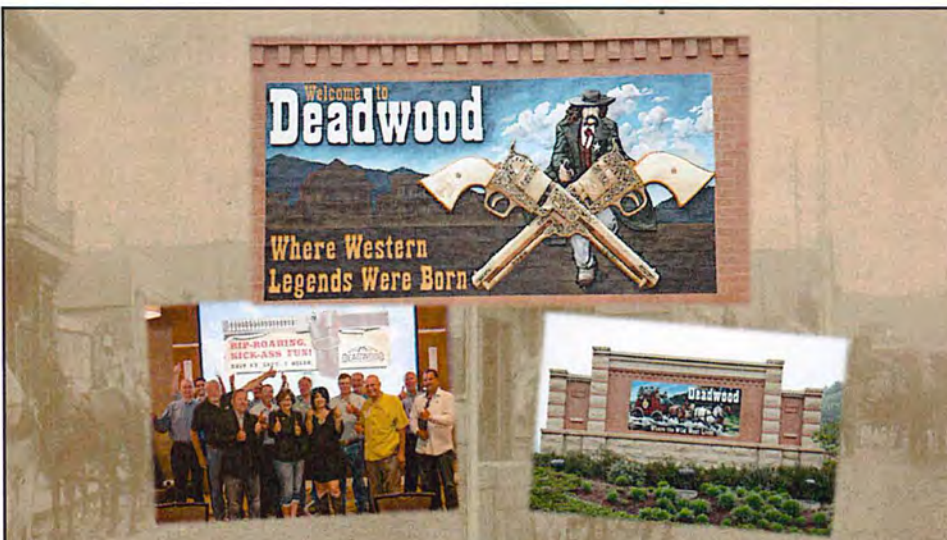


Preservation Work takes Time & is Ongoing-Never Ending




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Deadwood still reinventing itself



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**Thank you for your  
time and support of  
Deadwood's ongoing  
Historic Preservation  
Activities and Projects**



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# 2015 Historic Preservation Commission Budget



Historic Preservation Office  
108 Sherman Street  
Deadwood, SD 57732  
(605) 578-2082  
[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)



July 15, 2014  
Updated September 10, 2014



# DEADWOOD HISTORIC PRESERVATION COMMISSION

## 2015 HPC Budget

INCOME	Final Budget	Requested Budget	Budget
	2014	2015	2015
Projected Gaming Revenues	\$ 6,900,000.00	\$ 7,000,000.00	\$ 7,000,000.00
Reserves for Bond Payment	\$ -	\$ -	\$ 835,491.36
Reserves for Capital Improvement Plan	\$ 1,250,000.00	\$ -	\$ 1,370,000.00
<i>Subtotal</i>	<i>\$ 8,150,000.00</i>	<i>\$ 7,000,000.00</i>	<i>\$ 9,205,491.36</i>
<b>EXPENSES</b>			
<i>Fixed Expenses</i>			
Bond Payment	\$ 2,862,880.00	\$ 4,520,665.00	\$ 3,698,371.36
<i>HP Office</i>			
HP Operations	\$ 329,000.00	\$ 323,530.37	\$ 323,500.00
Archaeology	\$ 60,000.00	\$ 105,000.00	\$ 60,000.00
Archives	\$ 52,700.00	\$ 52,950.00	\$ 52,950.00
Dues & Subscriptions	\$ 1,750.00	\$ 1,750.00	\$ 2,250.00
Collections / Acquisition	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00
GIS	\$ 15,000.00	\$ 17,000.00	\$ 15,000.00
Scholarship	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Advocacy/Public Education	\$ 155,000.00	\$ 155,000.00	\$ 158,000.00
<i>Subtotal</i>	<i>\$ 647,950.00</i>	<i>\$ 689,730.37</i>	<i>\$ 646,200.00</i>
<i>Grants &amp; Loans</i>			
Cemetery Headstones	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Not-for-Profit Deadwood Grants	\$ 60,000.00	\$ 60,000.00	\$ 50,000.00
Outside of Deadwood Grants	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
Retaining Wall Program	\$ 375,000.00	\$ 300,000.00	\$ 250,000.00
Paint Program	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00
<i>Subtotal</i>	<i>\$ 693,500.00</i>	<i>\$ 623,500.00</i>	<i>\$ 563,500.00</i>
<i>Capital Assets &amp; CIP Funding</i>			
Building/Maintenance	\$ 315,500.00	\$ 434,000.00	\$ 153,750.00
Highway 85/385	\$ -	\$ 200,000.00	\$ 200,000.00
Powerhouse Park	\$ -	\$ 100,000.00	\$ 100,000.00
City Retaining Walls	\$ -	\$ 70,000.00	\$ 70,000.00
Library Windows	\$ -	\$ 150,000.00	\$ 150,000.00
Wayfinding	\$ -	\$ 250,000.00	\$ 250,000.00
Rodeo Grounds	\$ -	\$ 200,000.00	\$ 200,000.00
St. Ambrose Cemetery	\$ -	\$ 400,000.00	\$ 400,000.00
2014 CIP Project	\$ 855,000.00	-	-
<i>Subtotal</i>	<i>\$ 1,170,500.00</i>	<i>\$ 1,520,000.00</i>	<i>\$ 1,523,750.00</i>
<i>Visitor Management</i>			
Trolley Reserve	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Trolley Operations Shortfall	\$ 92,000.00	\$ 92,000.00	\$ 92,000.00

Marketing (Chamber)	\$	495,000.00	\$	614,000.00	\$	495,000.00
History & Info Center	\$	70,000.00	\$	75,000.00	\$	70,000.00
<i>Subtotal</i>	\$	682,000.00	\$	804,000.00	\$	682,000.00
<i>Interpretation</i>						
Days of 76 Museum	\$	80,000.00	\$	80,000.00	\$	80,000.00
Days of 76 Rodeo	\$	50,000.00	\$	50,000.00	\$	50,000.00
Adams Museum	\$	105,000.00	\$	105,000.00	\$	105,000.00
Adams House	\$	123,000.00	\$	123,000.00	\$	123,000.00
Living History (Deadwood Alive)	\$	90,000.00	\$	115,000.00	\$	90,000.00
Fassbender	\$	15,000.00	\$	15,000.00	\$	15,000.00
<i>Subtotal</i>	\$	463,000.00	\$	488,000.00	\$	463,000.00
<i>Professional Services</i>						
Current Expenses	\$	40,000.00	\$	50,000.00	\$	40,000.00
Legal Services	\$	48,500.00	\$	45,000.00	\$	45,000.00
Neighborhood Block Clubs	\$	7,000.00	\$	7,000.00	\$	7,000.00
State Office	\$	51,500.00	\$	53,500.00	\$	53,500.00
<i>Subtotal</i>	\$	147,000.00	\$	155,500.00	\$	145,500.00
Impact Dollars for City Services	\$	1,483,170.00	\$	1,483,170.00	\$	1,483,170.00
 TOTAL	\$	8,150,000.00	\$	10,718,562.92	\$	9,205,491.36
Difference			\$	(3,718,562.92)		



# HISTORIC PRESERVATION COMMISSION

## 2015 ITEMIZED BUDGET

### BOND PAYMENTS

#### Bond Payments

**\$3,698,371.36**

The Historic Preservation Commission has utilized funds obtained from gaming revenues to update much of Deadwood's infrastructure, thereby facilitating the heritage tourism industry and providing the necessary access and utilities for the protection and maintenance of Deadwood's historic resources. Many of these projects were funded through the issuance of bonds. The funds allocated in this line item are used to make the annual debt payments on these bond issues. Over the past few years the Deadwood Historic Preservation Commission increased the line item to create reserves in anticipation and proactive planning for the known increase in the bond payment. In 2015, we will transfer \$1,657,785 from reserves to make this year's bond payment. Currently, all bonded funds have been spent. The allocation is allowed under Section 24:52:10:09-2 of the South Dakota Office of History's Administrative Rules.

Bonded projects have included the following project since 1989:

- |  |  |
|--|--|
| ▪ Library Building Restoration             | ▪ Adams House Museum Restoration   |
| ▪ City Hall Acquisition and Rehabilitation | ▪ Water Street Improvements  |
| ▪ Recreation Center Restoration            | ▪ Back of Main Utility Relocation  |
| ▪ Visitor's Center Restoration             | ▪ Gateways and Signage   |
| ▪ Mt. Moriah Restoration                   | ▪ Historical Studies and Comprehensive Plan                                      |
| ▪ City Wide Interpretation Projects        | ▪ Various Water, Sewer, Street Projects  |
| ▪ Visitor Center Exhibits                  | ▪ Methodist Memorial Park  |
| ▪ Rodeo Grounds Rehabilitation             | ▪ Adams Museum Building Rehabilitation   |
| ▪ Trolley System                           | ▪ Facility Construction/Rehab of HARCC   |
| ▪ Whitewood Creek Trail Project            | ▪ Slime Plant Conservation Easement  |
| ▪ Historic Neighborhood Improvements       | ▪ Construction of Days of '76 Museum   |
| ▪ Historic Main Street Enhancements        | ▪ Rehabilitation of various neglected/deteriorated buildings and retaining walls |
| ▪ Historic Façade for Parking Garage       |  |
| ▪ Charles Street Improvements              | ▪ St. Ambrose Cemetery rehabilitation  |
| ▪ Wild Bill Hickok Statue                  |  |
| ▪ Fire Station Expansion                   |  |

## FIXED CAPITAL ASSET AND CAPITAL IMPROVEMENT PLANNING

The Deadwood Historic Preservation Commission in conjunction with the City of Deadwood's Public Works Department is responsible for the maintenance and preservation of the historic buildings, structures, features and sites owned by the City. The acquisition and preservation of these assets has occurred over the past twenty-plus years using historic preservation funds. The ongoing maintenance of our historic assets is an important preservation expense and over the past year and a half a concentrated effort has been made to address some differed maintenance on these resources. Money is allocated on a project-by-project basis and provides the Historic Preservation Commission with the opportunity to develop capital expenditure plans for each separate building or asset. All buildings, structures, features and sites are contributing features in the Deadwood National Historic Landmark District or eligible as an individually listed resource on the National Register of Historic Places. This line item uses the Historic preservation funds exclusively for repair and capital expense items and not for daily operations. The precise expenditures are often difficult to predict as they sometimes involve unanticipated repair or replacement of damaged or deteriorated building components. All work conforms to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as required by Section 24:52:10:04 of the Office of History's Administrative Rules. The allocation is allowed under Sections 24:52:10:08-10 and 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

During the initial development of the Capital Improvement Plan it was clear the Capital Improvement Committee (CIC) would be charged with many duties and responsibilities. The Capital Improvement Plan (CIP) has been developed by the CIC with a complete list of projects through 2019. The CIP includes six categories and are managed by sub-committees of the CIP.

The Historic Preservation Commission is charged with the preservation and enhancement of Deadwood and the projects proposed aid in both the preservation and enhancement of our community.

### **City Hall 18,000.00**

Constructed in 1936, this building is the last vestige in Deadwood of the Fish and Hunter Company. In 2015, \$18,000 has been allocated for the continuing need of exterior maintenance including painting and caulking as well as addressing landscaping and drainage issues near the southeast corner of the building and adding additional zoning and control work to the HVAC system.

### **Deadwood Rec Center 17,000.00**

In 2010, the Deadwood Recreation Center (ca. 1912) underwent a multimillion dollar interior rehabilitation and significant addition. Preservation funds were used in the interior rehabilitation of the original building; however the allocated funds for 2015 the gymnasium floor to be refinished and an awning over the



stairwell on the north exterior side of the building to help prevent storm water from entering the lower level of the building.

**Adams Museum**

**10,000.00**

These funds will be used in 2015 to repair and replace water damaged interior wall and ceiling. This will follow the 2014 completion of the exterior restoration of the building including masonry repairs, painting and a new roof.

**Adams House**

**10,500.00**

The funds allocated are used to address general maintenance issues on this successful historic house museum. The allocated funds for 2015 will be used to address maintenance issues such as replacing the front stairs, rusting gutters and repairing concrete in back of house.

**Library**

**150,000.00**

Established in 1895, the Deadwood Public Library moved into a Carnegie building in 1905. The Library was one of 25 Carnegie buildings in South Dakota and is one of the few still serving its original purpose. The allocated funds for 2015 will be used for complete restoration and reconstruction of the large windows throughout the entire structure.

**Rodeo Grounds**

**215,000.00**

This WPA era facility needs constant maintenance and repairs. As the home of the multi-year national award winning Days of '76 Rodeo, it is the intention of the preservation office to assist in the efforts of repairing items such as the replacement of deteriorated grandstand timbers, stock panels, chute gates, fire extinguishers, restrooms and sound system maintenance. Through the Capital Improvement Plan for 2014 it is anticipated to completely rehabilitate the restrooms under the main grandstands this fall. In 2015, the kitchen area would be completely rehabilitated in time for next year's Days of '76 celebration and rodeo.

**Brick Streets**

**12,000.00**

The Streets Department through Public Works maintains the brick streets installed in the early 1990s. Each year, damaged bricks need to be replaced as they begin to fail. Furthermore, the crosswalks are improved with paint or colored (white) bricks for pedestrian safety. In addition as an attempt to provide crossing delineation that lasts longer than a few days or even as much as a few months, this office will work with the Streets Department to attempt some different techniques that could be both cost effective and durable. Attempts in the past, to fabricate white bricks, have resulted in mixed success in both cost effectiveness and durability. We will try to test some different mix designs on a limited basis to see if we can come up with a better solution.

**History and Interpretive Center**

**15,000.00**

Built in 1897, this building served as the depot for the Chicago and Northwestern Railroad. Funds have been allocated in 2015 for general maintenance issues including refurbishing the upstairs floors, refinishing exterior doors, cleaning exterior masonry and correcting the brick walkway behind the resource which has dropped.

#### **Deadwood Pavilion**

**18,000.00**

The pavilion houses the Deadwood Chamber of Commerce and Visitor's Bureau as well as the Deadwood Economic Development offices. The structure was originally constructed as the National Guard Armory and is eligible for individual listing on the National Register of Historic Places. It falls outside the period of significance for the National Historic Landmark District; however, it serves an important function for the community through hosting a variety of events and activities. The upkeep and maintenance of the facility is important to the community. Funds allocated in 2015 will be used to address maintenance issues such as major masonry tuck pointing and exterior sealing at wall penetrations as required.

#### **Historic Street Lights**

**7,250.00**

The City purchases replica historic streetlights as an essential component of all street projects. The City attempts to maintain a consistent historic appearance throughout the entire town. Street light poles suffer from damage and environmental forces that necessitate they be repaired on a regular basis. Funds have been allocated in 2015 to be used to replace light poles due to excessive repairs to poles including the base and wiring. The Historic Preservation Commission has initiated a long-term globe replacement and painting program that will result in each street light pole being repainted and the globes are replaced after a useful life on a regular basis.

#### **Highway 85/385 & Powerhouse Park**

**300,000.00**

The reconstruction of Highway 85 from Cemetery Street to the Highway 85/385 intersection is projected to be done during 2015 and 2016. The City of Deadwood will have costs associated with the reconstruction such as historic lighting, historic signage, infrastructure relocation and installation, engineering fees, design fees, and enhancement costs. Only portions of the total costs of this project will be Historic Preservation eligible including portions of the development of Powerhouse Park and new green space and interpretation area on the foundation of the original powerhouse along Whitewood Creek near the Mickelson Trail.

#### **City Retaining Walls**

**70,000.00**

Retaining walls holding up streets on Crescent and Fremont Streets are in need of immediate repair and reconstruction. Both walls have some historic features and will be partially funded from Historic Preservation.

#### **Keene Park**

**2,500.00**



Improvements for the ball fields will include a plaza on the history of baseball in Deadwood and the Black Hills as well as upgrading the sound system.

**Lower Main Visitor Center 3,500.00**

The exterior of the building needs to be power washed and refinished.

**Wayfinding 250,000.00**

Citywide wayfinding is the design, fabrication, and installation of signage throughout the city giving direction to parking, cultural sites and key community location. This project is vital to the community and will aid in the revitalization and heritage tourism efforts. These signs will not be business specific but rather give direction to visitors.

**St. Ambrose Cemetery 400,000.00**

This project will be Phase V of the complete restoration and preservation of the cemetery. The tree management, fencing, and boundary work has been completed and the first phase of the monuments, plots and ironwork. The entire cemetery restoration will be completed with Phases V and VI in 2015 and 2016 respectfully. Phase V will include the restoration of monuments, plots, and ironwork in another portion of the cemetery.

**VISITOR MANAGEMENT AND INFORMATION**

**Trolley Operations 92,000.00**

In the early 1990s, the City of Deadwood established a free-wheel trolley system to serve as a municipal transportation system. The overall operation of the trolley system is partially subsidized from Historic Preservation funding and revenue generated through the Parking and Transportation Committee. The trolley system is an invaluable part of the city's infrastructure and helps alleviate the parking problems present in the Historic Districts. The Deadwood Preservation Commission continues to support the operation of the system to the extent necessary to supplement the income produced by trolley fees. The funding from the Historic Preservation Commission covers a portion of the operating deficit. Such expenses are allowed as the production of visitor management activities under Sections 24:52:10:08-14 and 24:52:10:08-15 of the South Dakota Office of History's Administrative Rules.

**Trolley Reserve 25,000.00**

The oldest trolleys purchased by the Historic Preservation Commission accumulate well over 100,000 miles and need replacement. The trolleys are typically purchased with partial funding by the Historic Preservation Commission to match transportation grants. It is expected the city will need to replace a trolley every two years. Such expenses are allowed under Section 24:52:10:08-15 of the South Dakota Office of History's Administrative Rules. Match DOT Funds.

**Marketing****495,000.00**

The Historic Preservation Commission continues to support heritage tourism efforts and the promotion of history in Deadwood through the Deadwood Chamber of Commerce and Visitor's Bureau. It is evident from formal and informal surveys as well as recent intercept studies directed to visitors that Deadwood's primary attractions are history and the activities of historic preservation. The Deadwood Chamber of Commerce and Visitor's Bureau is the primary tool for reaching audiences outside of Deadwood. Activities and programs funded by the Deadwood Historic Preservation Commission are those directly related to the marketing of Deadwood's heritage including the recent branding direction completed by the revitalization efforts and the hired professionals from Roger Brooks International. The funds allocated in this line will allow the Visitor's Bureau to continue marketing Deadwood's heritage as a tourist destination to the people of South Dakota and the nation. Marketing of Deadwood's historic character, historical development, and historic image is allowed under Sections 24:52:10:08-7 and 24:52:10:09-14 of the South Dakota Office of History's Administrative Rules.

**Visitor's Centers/Interpretive Center****70,000.00**

Deadwood's History & Information Center, located in the restored 1897 Fremont, Elkhorn, and Missouri Valley Railroad Depot, continues to serve as an important resource for tourists visiting the city. Interpretive exhibits provide visitors with information about Deadwood's history and historic preservation efforts as well as tourist information regarding Deadwood's many historic resources and attractions. This line item funds the operation of the visitor's center, including personnel services, contractual services, supplies and materials. Presently, the History & Information Center contains a reception area, a gift shop, and permanent exhibits. Funds are used to staff additional satellite centers during the height of the tourist season. The allocation of funds for visitor centers is allowed under Section 24:52:10:08-10 of the South Dakota Office of History's Administrative Rules.

**HISTORIC INTERPRETATION AND INFORMATION****Days of '76 Rodeo****50,000.00**

The Days of '76 Rodeo is a significant historic event that is a major part of the history of Deadwood and helps to define Deadwood's western character. 2015 will mark the 93<sup>rd</sup> anniversary of this award winning rodeo and celebration. Its historic parade recaptures the history of the community every year. Marketing of Deadwood's historic character, historical development, and historic image is allowed under Sections 24:52:10:08-7 and 24:52:10:09-14 of the South Dakota Office of History's Administrative Rules.

**Days of '76 Museum****80,000.00**



The Days of '76 Museum contains a unique collection of horse-drawn vehicles and artifacts associated with Deadwood and Black Hills history. With the construction of the new museum, the collection now has proper security and climate control, and the proper care and interpretation of the exhibits are in place. The allocation of these funds is allowed under Sections 24:52:10:08-2 and 10 of the South Dakota Office of History's Administrative Rules.

**Adams Museum**

**105,000.00**

The Historic Preservation Commission allocates funds each year for the continued support of the Adams Memorial Museum. These funds are used for preservation and display of the Adams Museum's collections and other expenses associated with the care of the varied collections of artifacts and objects. The allocation of these funds is allowed under Sections 24:52:10:08-2 and 10 of the South Dakota Office of History's Administrative Rules.

**Adams House Museum**

**123,000.00**

Deadwood's Adams House has been open as a house museum since July 2000. The funds in this line item are used for the administrative and program costs associated with the operation of the museum. These expenses include salaries and personnel services for a curator and docents, as well as supplies, and marketing. Funds are also used for preservation and display of the Adams House's collections and other expenses associated with the care and use of a varied collection of artifacts and objects. Funding is allowed under Section 24:52:10:08-10 of the South Dakota Office of History's Administrative Rules.

**Historical Re-enactments**

**90,000.00**

The visitor experience in Deadwood is enhanced by the presentation of historical information utilizing a variety of re-enactments. These presentations provide an opportunity for visitors, school children and residents to have a greater appreciation for the history of Deadwood. Presentations include both street performances and performances of "The Miners Court: The Trial of Jack McCall". These costs are allowed under Section 24:52:10:08-3 of the South Dakota Office of History's Administrative Rules.

**Fassbender Photographic Collection**

**15,000.00**

The collection of photographs, negatives, slides and film footage by Josef and George Fassbender are getting the attention they deserve. This massive collection - over 800,000 images - is being cataloged and preserved by the cities of Spearfish, Deadwood, and Lead. In 2015, each City has once again allocated \$15,000 towards the goals to preserve, conserve, and make available for public education the beautiful and fascinating images which captured over a century of Black Hills history. The allocation of these funds is allowed under Sections 24:52:10:08-2 and 10 of the South Dakota Office of History's Administrative Rules.

## **HISTORIC INTERPRETATION AND INFORMATION**

### **Historic Preservation Office 323,500.00**

This line item funds the administrative costs of the Historic Preservation Office, including personnel services, contractual services, travel costs, capital expenditures, supplies and materials. These costs are allowed under Section 24:52:10-03 and 08 of the South Dakota Office of History's Administrative Rules.

### **Public Education / Advocacy 158,000.00**

This line item allows the Historic Preservation Commission to continue its commitment to public education and the dissemination of historical and preservation related information within the City of Deadwood. The Commission sponsors lectures and conferences pertaining to the history and preservation of Deadwood and the surrounding region. Advocacy activities include walking tour brochures, Wall of Fame, interpretation signage, and website. The costs of public education and advocacy are allowed under Section 24:52:10:08-6, 7, & 12 of the South Dakota Office of History's Administrative Rules.

### **Archaeology 60,000.00**

The Deadwood Historic Preservation Commission has determined the potential for the discovery of archeological resources in the course of normal city activities is essential to provide both funds and guidelines to insure the archeological heritage of Deadwood is preserved and studied. This budget allocation allows for the documentation and continued care of artifacts recovered from the excavation at archeological sites in Deadwood. Archeological costs are allowed under Section 24:52:10:08-4 of the South Dakota Office of History's Administrative Rules.

### **Dues/Subscriptions 2,250.00**

This line item funds the cost of maintaining memberships in the South Dakota State Historical Society, Preserve South Dakota, and the National Trust for Historic Preservation for members of the Deadwood City Commission, the Historic Preservation Commission, the Historic Preservation Department Staff, and other department heads. These memberships increase the education and awareness of commission members and staff. Such expenses are allowed under Sections 24:52:10:08-9 of the South Dakota Office of History's Administrative Rules.

### **Collections / Acquisitions 32,500.00**

The visitor experience in Deadwood is enhanced by the opportunity to view, enjoy and understand the collections of historic artifacts and documents and those items that interpret the history of Deadwood. From time to time, the Historic Preservation Office identifies collections for acquisition. This includes collections such as the Fassbender Photographic Collection. These costs are allowed under Section 24:52:10:08-3 of the South Dakota Office of History's Administrative Rules.



## **Archival Development**

**52,950.00**

The Historic Preservation Commission continues to acquire and develop archive and manuscript collections documenting the history of Deadwood and the surrounding region. The Commission funds a full time archivist and interns in order to accession, catalog, and maintain the existing collections. The archivist also responds to research questions from residents and visitors and provides research services as needed for city departments and outside clients. These costs are allowed under Section 24:52:10:08-2 of the South Dakota Office of History's Administrative Rules.

## **Historic Resources / GIS**

**15,000.00**

The accumulation and digitization of survey information provides important information needed in the ongoing efforts of both the local and state Historic Preservation Offices, including implementation of Deadwood's comprehensive plan. Funds from this line item will allow the Commission to view information within the city limits and to place this information into a computerized database system. The database includes written information, photographs and maps. These expenses are allowed under Sections 24:52:10:08-4 and 8 of the South Dakota Office of History's Administrative Rules.

## **Scholarship**

**2,000.00**

The Historic Preservation Commission has determined the provision of a scholarship for a worthy graduate of Lead-Deadwood High School is an appropriate expenditure of funds. In 2015, two \$1,000.00 scholarships will be awarded to two high school senior students at Lead-Deadwood High School for higher education based on review of grades, academic career and achievements along with an essay on the importance of historic preservation. These costs are allowed under Section 24:52:10:08-12 of the South Dakota Office of History's Administrative Rules.

## **City of Deadwood Departmental Funds**

**\$1,483,170.00**

On November 1, 1989, the State of South Dakota authorized gaming in the City of Deadwood. As part of this authorization, a Historic Preservation funding mechanism was established which included the increased costs for city government based on a formula agreed upon by the City of Deadwood and the South Dakota State Historical Society Board.

The formula is based on the increased impact to the City of Deadwood of the 1989 authorization. The basis for this formula has remained the same since 1989. This formula is based on 1988 City of Deadwood budget (adjusted for inflation) and City of Deadwood budget after 1989.

The 1988 City of Deadwood budget, adjusted for inflation using the CPI inflation factors, was compared to 2012 City of Deadwood Budget and the differences were determined to be the cost allowed under Section 24:52:10:08 (15) of the

South Dakota Office of History's Administrative Rules and unanimously approved by the state board.

For 2012, this amount was \$1,483,170.00. This amount has not been escalated for the years 2013, 2014 and 2015 budgets. These funds have been allocated from the Deadwood Historic Preservation Fund to the City of Deadwood without specific spending restrictions or instructions to avoid complex city decision making procedures.

Additional comparisons have been made against other cities' budgets to that of Deadwood's. The first comparison was with cities of similar size (less than 3,000 people) and a second comparison was with cities over 5,000 people. These comparisons show Deadwood has had a larger cost burden, even with the additional Historical Preservation funding (see attached).

## **DEADWOOD GRANT AND LOAN FUNDS**

### **Grant Fund for Non-Profit Institutions**

**50,000.00**

The Historic Preservation Commission established a grant fund to assist those buildings and sites not eligible for the South Dakota Property Tax Moratorium within Deadwood. The budgeted amount for this program is for seven buildings; St. John's Episcopal Church, St. Ambrose Catholic Church, First Baptist Church, Grace Lutheran Church, the Broken Boot Gold Mine, the Deadwood Masonic Center Association and the Deadwood Elk's Lodge. Grant funds cannot be used for program or personnel costs. Grant funds must be spent on physical improvements of the historic building or site. The program provides assistance for historic buildings that might otherwise be unable to obtain assistance. Many of the buildings and properties in this category are not suitable candidates for a loan program. Projects funded by the program must preserve a property's historic character and integrity or affect the life-safety of its occupants. All projects funded through these programs must also meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as required by Section 24:52:10:04 of the Office of History's Administrative Rules. The allocation of funds for the program is allowed under Section 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

### **Retaining Wall Program**

**250,000.00**

Due to Deadwood's location in the Northern Black Hills, settlement in this area has required the construction of numerous retaining walls. Many of these retaining walls have been reconstructed; however, numerous walls are still in desperate need of repair or replacement. The program assists property owners with the high costs of repairing and reconstructing their historic retaining walls. The funds in this line item allow the Commission to provide a program to assist in covering a portion of a project's total cost, plus engineering fees. Only historic retaining walls, or walls affecting life-safety, are eligible for the program and projects must meet the *Secretary of the Interior's Standards for the Treatment of*



*Historic Properties* as required by Section 24:52:10:04 of the Office of History's Administrative Rules. The costs of this program are allowed under Section 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

**Cemetery Headstone Program 3,500.00**

This line item is an allocation of funds for the Historic Preservation Commission's Cemetery Headstone Program. The program assists individuals with the placement of a lost or missing headstone on relatives who settled in this area and are buried in one of our historic cemeteries. To qualify for the program, the applicant must provide documentation on the family and we must identify the burial site prior to the placement of a new headstone. The costs for this program are allowed under Section 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

**Grant Fund for Projects Outside of Deadwood 250,000.00**

The Deadwood Historic Preservation Commission has determined a need to protect, promote and enhance certain buildings and sites outside of the City of Deadwood related to the history of Deadwood. The Commission has implemented a grant fund to assist sites listed on or eligible for the National Register of Historic Places and show a direct and meaningful relationship to Deadwood history and to undertake projects to enhance the knowledge of Deadwood history or place Deadwood history in a statewide context. Grants are available for the maintenance, rehabilitation or interpretation of any building or site that is not eligible for the South Dakota State Property Tax Moratorium. Grants are also available for studies providing a deeper understanding of Deadwood's history and its place in a statewide or regional context. All South Dakota National Historic Landmarks sites and buildings are also eligible for grants. The allocation of funds is allowed under Section 24:52:10:08-3 and Section 24:52:10:08-12 of the South Dakota Office of History's Administrative Rules.

**Paint Grant 10,000.00**

The Commission recognizes pride of ownership improves the quality of life in this community. The Historic Preservation Commission has established the Paint Grant Program to inspire home maintenance and improvement of Deadwood's historic neighborhoods. Use of the Paint Grant Program is expected to preserve and protect Deadwood's historic residences and make the City more attractive for residents and visitors alike. The allocation of funds is allowed under Section 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

**PROFESSIONAL SERVICES**

**Professional Services 40,000.00**

Architects, structural engineers, and other professionals are frequently required to support the Historic Preservation Commission's many projects and activities. The Commission uses this line item to procure these services to assist private citizens and city staff with issues relating to historic preservation and architectural and structural issues found in public and private buildings. Professional Services are allowed under Section 24:52:10:08-13 of the South Dakota Office of History's Administrative Rules.

**Legal Services**

**45,000.00**

This line item enables the Historic Preservation Commission to defend its ordinances, prosecute violations thereof, and seek legal counsel when necessary. The City of Deadwood and the Deadwood Historic Preservation Commission has contracted with Gunderson, Palmer, Nelson and Ashmore for legal services. This budget reflects the anticipated costs associated with legal expenses. Legal expenses are allowed under Section 24:52:10:08-5 of the South Dakota Office of History's Administrative Rules.

**Historic Neighborhood Revitalization**

**7,000.00**

In order to foster civic pride in the community, the Historic Preservation Commission provides funds to enhance and encourage the revitalization of neighborhoods and private residences. These programs include Plant the Town, Paint the Town and support for Block Club activities and leadership training. Such expenditures are allowed under Section 24:52:10:09-2 of the South Dakota Office of History's Administrative Rules.

**SD Historic Preservation Center**

**53,500.00**

The Historic Preservation Commission budgets funds to support staff at the State Historic Preservation Office to facilitate reviews of Deadwood projects and to provide greater communication between the State Historic Preservation Office and the City of Deadwood. A new agreement for these services was adopted in 2014. These costs are allowed under Section 24:52:10:08-1b of the South Dakota Office of History's Administrative Rules.



**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. The commission shall consider the~~ difficulty or impossibility of reproducing such a resource because of its texture, design, material or detail.
9. ~~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~~ds~~ 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

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Charles Turbiville, Mayor

ATTEST:

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Mary Jo Nelson  
Finance Officer

First Reading:

Second Reading:

Published:

Adopted:



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](mailto:kevin@cityofdeadwood.com)

## MEMORANDUM

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**Date:** September 19, 2014  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** GRAPE Recommendations

---

On July 22, 2014, the Grants, Recognition, Advocacy and Public Education (G.R.A.P.E.) Committee will be meeting to review the following items:

- Not-for-Profit Grant requests:
  - St. John's Episcopal Church - Organ Project
  - Masonic Temple – Sign & Historic Interpretive Panel
- Wall of Fame Applications

Their recommendations will be presented to the Historic Preservation Commission at the meeting scheduled for September 24, 2014.

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[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)

## MEMORANDUM

---

**Date:** September 19, 2014  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Project Approvals for 270 Main Street

---

Since no further information has been received in the Historic Preservation Office pertaining to the Project Approval application submitted for 270 Main Street, the Staff Report stands as previously presented.

Anything submitted at the meeting will not have the review of the state or local historic preservation and therefore would not be considered as part of any action at the meeting.

Thank you.



Date: September 3, 2014

Case No. 14056

Address: 270 Main Street

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 270 Main Street located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Mike Gustafson

Owner: Same

Constructed: ca. 1927

### **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 proposed structure is a new construction and is not contributing.
2. **Architectural design of the resource and proposed alterations:** The applicant requests permission to construct a rustic looking covered parking area. This structure will have a roof down back that drops 5 feet down on its front side facing Hwy 85 with columns made from old steel beams salvaged from Homestake. Roof and facing steel will be sine wave cold rolled steel with rustic finish to accent beam columns. Total height of the structure is just over 30 feet.

**Attachments:** Yes

**Plans:** Yes

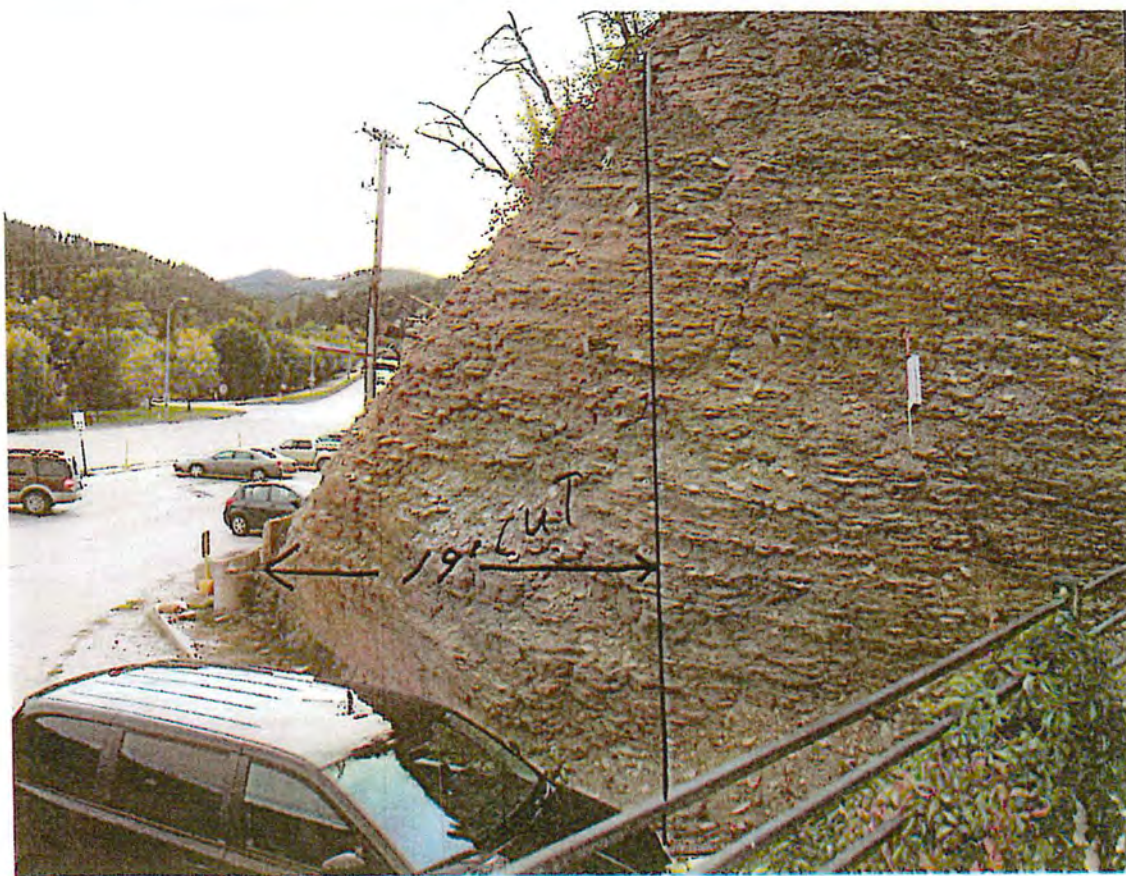
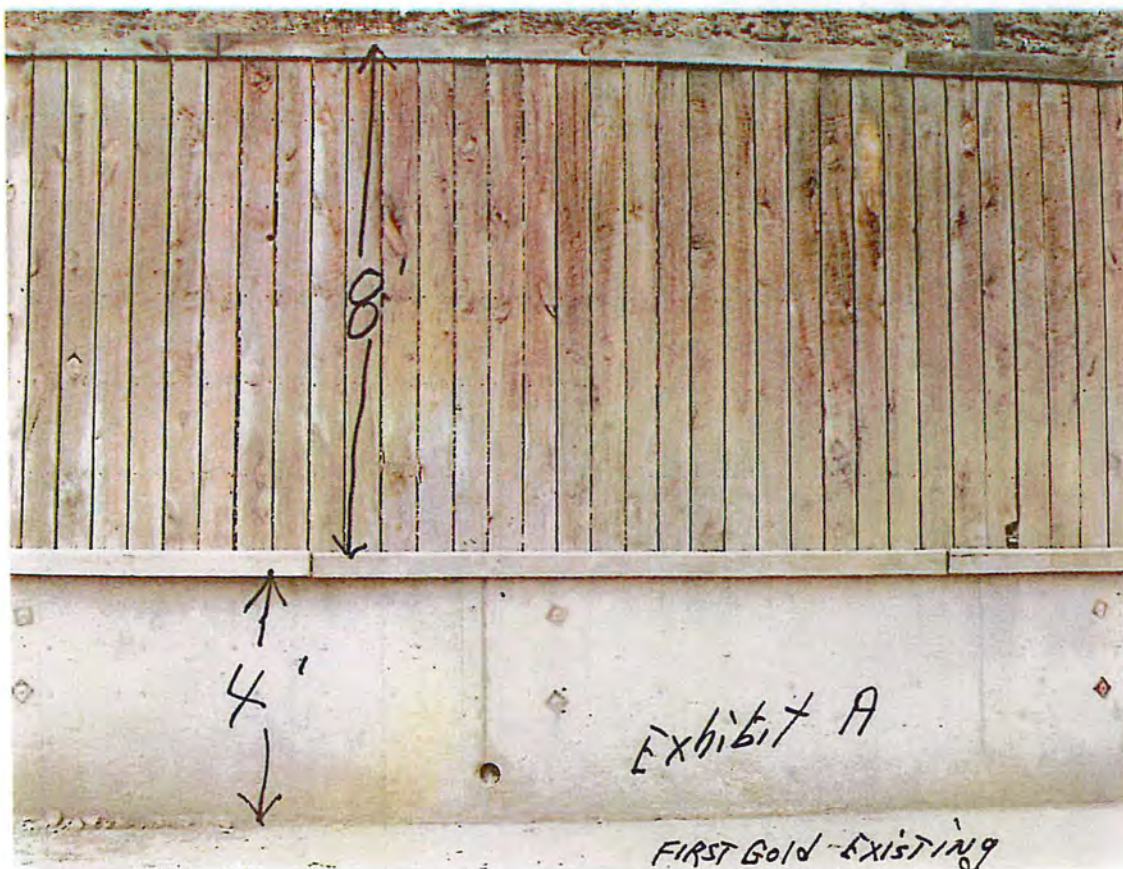
**Photos:** Yes

#### **Staff Opinion:**

It is staff's opinion; the proposed work does encroach upon and damage the historic districts as well as have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

The proposed new, while obviously differentiated from the old or historic structures, is not compatible with the massing, size, scale, as well as architectural features associated with the historic integrity of the historic districts and its environment. At more than 30 feet tall and 220 feet in length, this proposed structure is larger than most historic resources in the district thus the scale, size and massing of the proposed parking cover. This proposed open faced structure is not traditionally found within the district; therefore it is not compatible with the architectural features of the district.

The original plan submitted by the applicant and approved by the Deadwood Historic Preservation Commission on October 16, 2013 allowed for straightening out the hillside to improve the flow within the existing parking area. The applicant presented documentation (attached) to cut back into the hillside 19 feet with a 22 foot scar up the hillside. Furthermore, the applicant was approved for a four foot retaining wall with a 8 foot tall fence on top of the concrete wall. This portion of the approval was not completed and the cut appears much larger than originally approved. The cut was also to be landscaped with native plants to mitigate the loss of the natural hillside of the district.





**Motions available for commission action:**

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

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

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## MEMORANDUM

---

**Date:** September 5, 2014  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Project Approvals for 270 Main Street and 2 Fremont

---

This office has received applications for Project Approvals at 270 Main Street and 2 Fremont. The applications will take time to fully review and develop a staff report on the potential adverse effect on the National Landmark District.

Due to the scheduled Deadwood Stagecoach Days, this office will be working on staff reports for these two applications on Monday of next week. In the meantime both applications are included in this packet.

The final staff reports will be forwarded to you for consideration early next week.

Thank you for your understanding.



# DEADWOOD

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

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

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

A Rustic looking Covered Parking Area - It Will Be Covered on the Roof  
and S' Down on the Side Facing Hwy 85. The Columns are old  
Steel Beams Salvaged from Homestead.

The Roof and Fascia Steel will be Sine wave Cold rolled Steel that will  
Provide a Rustic Finish to Accent the Steel Beam Columns.

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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.

By Mike Gustafson 9-3-14  
\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

Tony Herman 9/2/14  
\_\_\_\_\_  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.

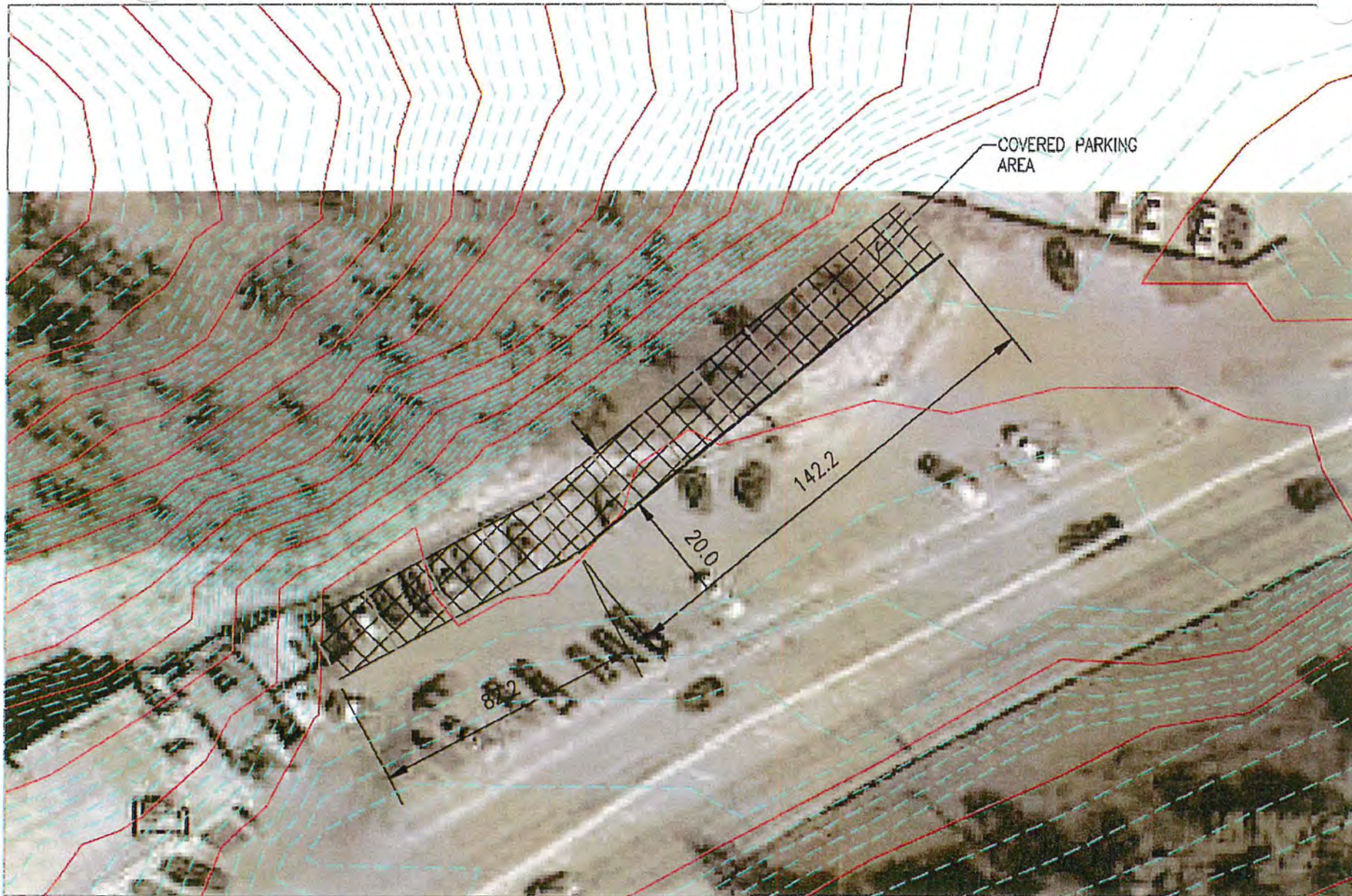




Google earth

© 2014 Google  
© 2014 Google





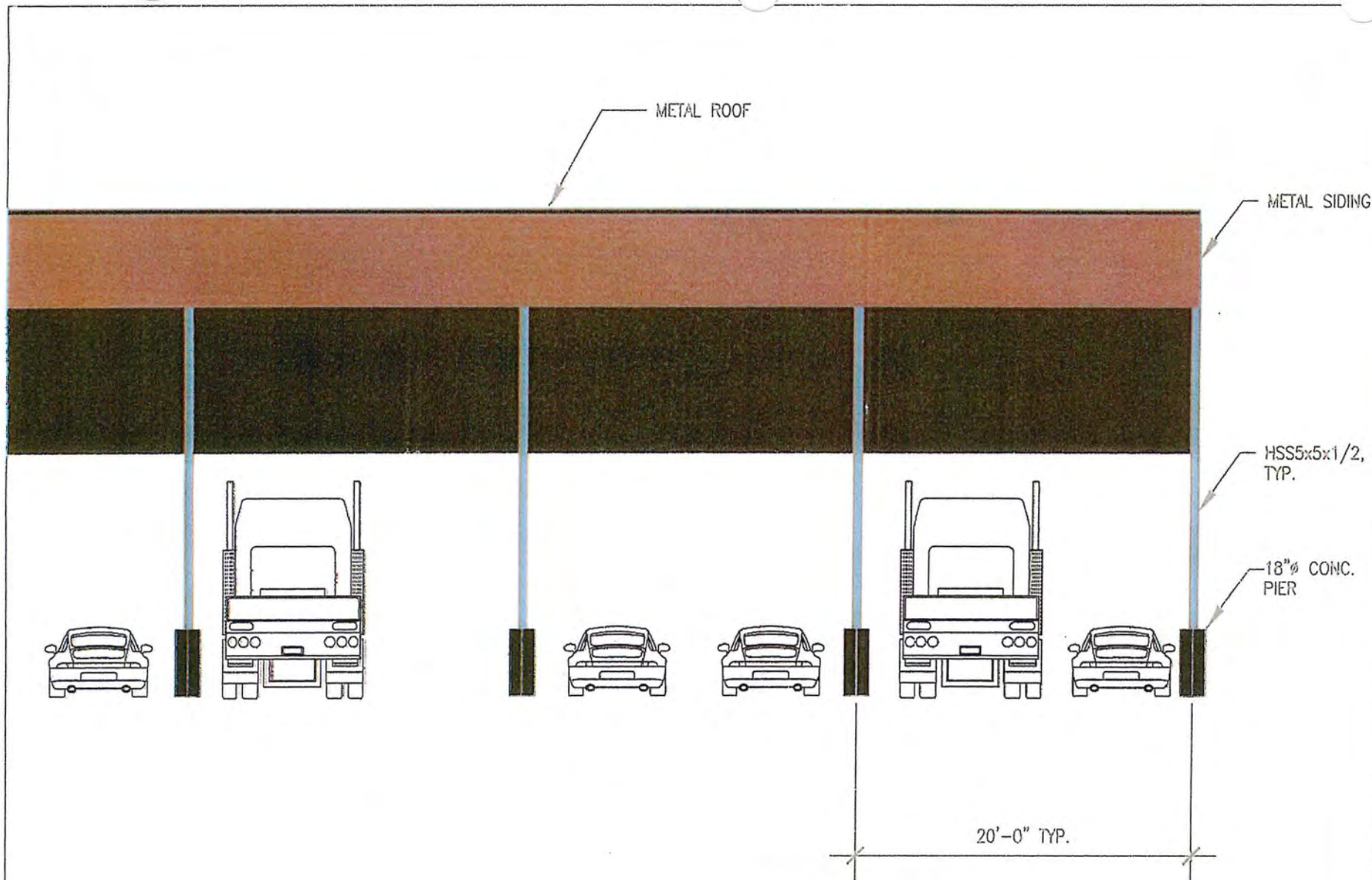
**HE**  
2692C CONMERCE ROAD  
RAPID CITY, SD 57702  
PHONE (605) 342-0480  
**HERMANSON EGGE**  
**ENGINEERING, INC.**  
STRUCTURAL CONSULTING ENGINEERS

FIRST GOLD COVERED PARKING AREA  
PLAN VIEW  
FIRST GOLD HOTEL  
DEADWOOD, SOUTH DAKOTA

DATE: 09/01/14  
JOB NO.: 14-077  
SHEET NO.:

**1.1**





HERMANSON EGGE  
ENGINEERING, INC.  
STRUCTURAL CONSULTING ENGINEERS

2693C COMMERCE ROAD  
RAPID CITY, SD 57702  
PHONE (605) 342-0630

FIRST GOLD COVERED PARKING AREA  
ELEVATION  
FIRST GOLD HOTEL  
DEADWOOD, SOUTH DAKOTA

DATE: 09/01/14  
JOB NO.: 14-077

SHEET NO.:

1.4

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](mailto:kevin@cityofdeadwood.com)

## MEMORANDUM

---

**Date:** September 19, 2014  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Project Approvals for 2 Fremont

---

Since no further information has been received in the Historic Preservation Office pertaining to the Project Approval application submitted for 2 Fremont at this time, the Staff Report stands as previously presented.

Staff will follow-up with the applicant on Monday, September 22, 2014

Thank you.



Date: September 4, 2014

Case No. 14057

Address: 2 Fremont Street

### Staff Report

The applicant has submitted an application for Project Approval for work at 2 Fremont Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Jeff Snedeker

Owner: Same

Constructed: c. 1895

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

**1. Historic significance of the resource:** This 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. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to demolish the building at 2 Fremont Street as submitted.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes (Submitted with application)

Jeff Snedeker purchased the property and requested staff to review the resource and make a determination if the resource could be demolished. At that time, this office indicated to the Mr. Snedeker his desire to demolish the resource would be very difficult and probably would not be approved by the Deadwood Historic Preservation Commission.

In October 2012, Mr. Snedeker received Project Approval from the Deadwood Historic Preservation Commission to replace the roof, repair and/or replace the siding, replace windows, and remove and rebuild the later addition to the resource as part of an overall rehabilitation of the resource. The applicant also approved for the siding (up to \$10,000) and windows program (up to \$3,000) at this time. Furthermore, he was provided information on the vacant home program (up to \$10,000) and life/safety issues (up to \$10,000).

The applicant removed a cross-gable portion of the structure as well as a lean-to addition at the rear of the resource. This allowed the applicant to address and remove part of the hillside behind the building to gain access around the property. Mr. Snedeker also removed the roof, windows and siding on the structure showing the construction of the resource which is typical of construction of the time period. Little to no work has been done to replace the roof, windows and siding as well as constructing the new addition to the resource as originally approved. This has allowed the resource to be subject to weathering for nearly 18 months.

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



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

# DEADWOOD

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

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

## MEMORANDUM

---

**Date:** September 5, 2014  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Project Approvals for 270 Main Street and 2 Fremont

---

This office has received applications for Project Approvals at 270 Main Street and 2 Fremont. The applications will take time to fully review and develop a staff report on the potential adverse effect on the National Landmark District.

Due to the scheduled Deadwood Stagecoach Days, this office will be working on staff reports for these two applications on Monday of next week. In the meantime both applications are included in this packet.

The final staff reports will be forwarded to you for consideration early next week.

Thank you for your understanding.

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>7/28/12</u> Project Completion Date (anticipated): _____			
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other _____	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	<input type="checkbox"/> New
<input type="checkbox"/> Front		<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER - Describe in detail below or use attachments			

## 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.

asking for permission to return the lot to original state of nature. In renovating 2 Fremont St. the structure proved in such disrepair that it was really uninhabitable, as I removed the rotting wood and 1950's addition (OK'ed by Kevin & Keith) it became apparent that what was left was not contributing historically. I'm asking

for permission to remove the remaining 3 walls and foundation



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# DEADWOOD

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

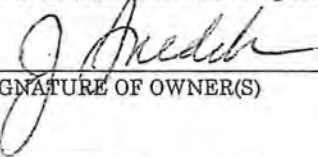
DEADWOOD CITY HALL  
102 Sherman Street  
Telephone (605) 578-2600

## 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.

 8/28/14  
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

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## APPLICATION DEADLINE

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**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. 14061  
Address: 688 Main Street

September 19, 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 remove side window pane in front entry creating a permanent walk through entry into a 3 sided room used as a smoking lounge as submitted.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### **Staff Opinion:**

A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

*The proposed new use of this portion of the storefront of this resource (a smoking room) requires a change to the character of the storefront with an opening into the traditional storefront. Furthermore, a smoking room does not need to have an opening when properly ventilated and can be set up as an independent entity.*

The character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*The proposed change alters the features that characterize a traditional storefront within the historic districts and this can be avoided through alternative measures for the creation of a smoking room.*

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

*The traditional storefront can be defined as a distinctive feature of the building and this should be preserved as part of the overall fabric of the historic districts.*



It is staff's opinion, based upon the standards, the proposed work and changes DOES encroach upon, damage or destroy a historic resource, that being the district, and has an adverse effect on the character of the building which therefore, has an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

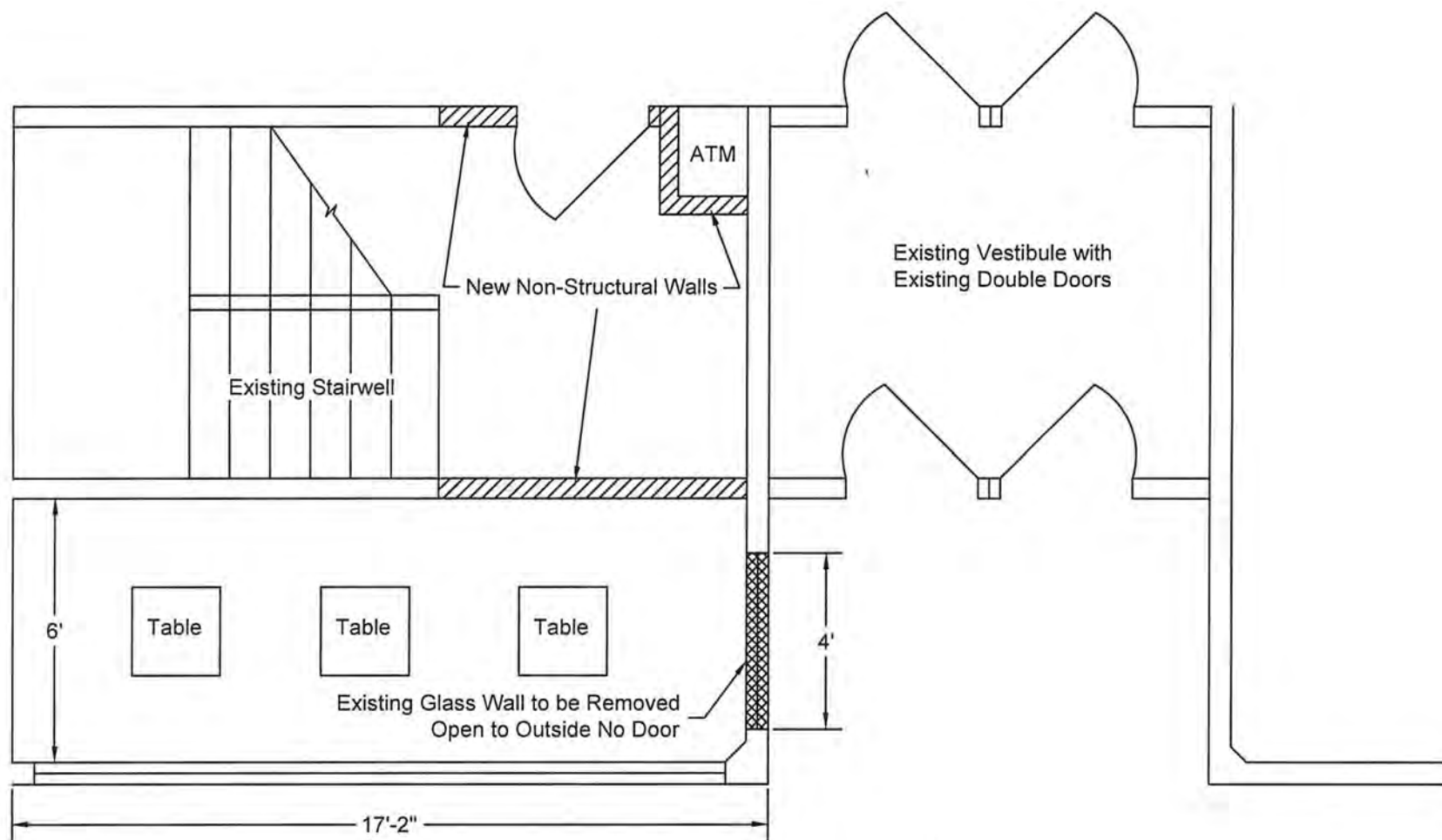


**Motions available for commission action:**

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.



Sidewalk



OFFICE OF  
PLANNING, ZONING AND  
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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: 688 Main Street Deadwood, SD 57732

Historic Name of Property (if known): Gold Dust

### APPLICANT INFORMATION

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

Owner's Name: Jeff Lamont  
Address: 688 Main Street  
City: Deadwood State: SD Zip: 57732  
Telephone: 605-578-2100 Fax: \_\_\_\_\_  
E-mail: jeff@golddustdeadwood.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 Replacing siding and window. ☐ Siding ☐ Awning ☐ Sign ☐ Fencing  
Estimated Cost of Work: \$ 2000.00

# DEADWOOD

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>9/12/14</u>		Project Completion Date (anticipated): <u>9/26/14</u>	
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input checked="" 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.

*Gold Dust front entry has a side window pane under covered entry. We would like to remove the side window pane creating a permanent walk through entry into a 3 sided room used as a smoking lounge. See attached drawing*



## 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

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

DEADWOOD CITY HALL  
102 Sherman Street  
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## SIGNATURES

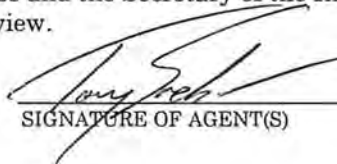
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\_\_\_\_\_  
SIGNATURE OF OWNER(S)

\_\_\_\_\_  
DATE

 9/5/14  
\_\_\_\_\_  
SIGNATURE OF AGENT(S)

\_\_\_\_\_  
DATE

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SIGNATURE OF OWNER(S)

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DATE

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DATE

## APPLICATION DEADLINE

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Deadwood, South Dakota 57732

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

## FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: \_\_\_\_\_ 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 <sup>st</sup> 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 \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: September 19, 2014

Case No. 14061

Address: 60 Terrace Street

### Staff Report

The applicant has submitted an application for Project Approval for work at 60 Terrace Street a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Gerald Pokorney

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 house has sustained a number of modern alternations including a large rear addition, metal siding, and loss of its original porch elements. Because of these alternatives, that house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District despite its relocation.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to add a 5' x 20' deck and walkway to side of garage approximately 6 feet off ground at 60 Terrace Street as submitted.

**Attachments:** No

**Plans:** No

**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:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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

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

# DEADWOOD

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

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

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

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>60 Terrace St Deadwood SD</u>
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

<b>Owner's Name:</b> <u>Gerald Polony</u> <b>Address:</b> <u>60 Terrace st</u> <b>City:</b> <u>Deadwood</u> <b>State:</b> <u>SD</u> <b>Zip:</b> <u>57732</u> <b>Telephone:</b> <u>724-2682</u> <b>Fax:</b> _____ <b>E-mail:</b> _____	<b>Architect's Name:</b> _____ <b>Address:</b> _____ <b>City:</b> _____ <b>State:</b> _____ <b>Zip:</b> _____ <b>Telephone:</b> _____ <b>Fax:</b> _____ <b>E-mail:</b> _____
<b>Contractor's Name:</b> <u>Gerald Polony</u> <b>Address:</b> <u>60 Terrace st</u> <b>City:</b> <u>Deadwood</u> <b>State:</b> <u>SD</u> <b>Zip:</b> <u>57732</u> <b>Telephone:</b> <u>724-2682</u> <b>Fax:</b> _____ <b>E-mail:</b> _____	<b>Agent's Name:</b> _____ <b>Address:</b> _____ <b>City:</b> _____ <b>State:</b> _____ <b>Zip:</b> _____ <b>Telephone:</b> _____ <b>Fax:</b> _____ <b>E-mail:</b> _____

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 checked="" 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"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing
Estimated Cost of Work: \$ <u>1500</u>			



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# DEADWOOD

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Deadwood, South Dakota 57732

DEADWOOD CITY HALL  
102 Sherman Street  
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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10-10-14</u> Project Completion Date (anticipated): <u>3-15</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 checked="" type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input 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.

add a Deck - walkway to side of garage  
6' off ground 5' x 20'

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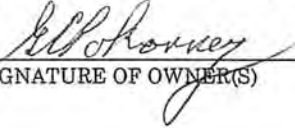
DEADWOOD CITY HALL  
102 Sherman Street  
Telephone (605) 578-2600

## 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)	9-17-14 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 1<sup>st</sup> or 3<sup>rd</sup> 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.: 14061

Date of Filing: 9/17/2014

- ☐ Certificate of Appropriateness  
☒ Project Approval  
☐ Sign Application

### Property Designation:

- ☐ Contributing  
☒ Non-contributing

### Historic Overlay District:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> 1. Pluma                | <input type="checkbox"/> 5. McGovern Hill     | <input type="checkbox"/> 9A. Large's Gulch                     |
| <input type="checkbox"/> 2. Peck's Garden        | <input type="checkbox"/> 6. Ingleside         | <input type="checkbox"/> 9B. Spruce Gulch                      |
| <input checked="" 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 <sup>st</sup> 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 \_\_\_/\_\_\_/\_\_\_