

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 22, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Swear in Willie Steinlicht as Mayoral appointment for Ann Ochse vacancy (Term 05/08/2019 – 05/31/2020)
3. Approval of HPC Meeting Minutes – May 8, 2019 Regular Meeting
4. Operating Voucher Approval
5. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Richard Morgan – 2 Dudley – Elderly Resident/Foundation/Siding/Windows & Doors Programs
    - ii. Morris Harris – 396 Williams – Foundation and Elderly Resident Programs
    - iii. James Haupt – 37 Washington – Elderly Resident and Wood Windows & Doors Programs
  - c. Revolving Loan Program Voucher Approval
6. Old or General Business
  - a. Main Street Initiative Update
  - b. Purchase of the Deadwood Diorama – **Exhibit B**
7. New Matters before the Deadwood Historic District Commission
8. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190085 – Morris H. Harris – 396 Williams – Foundation Work – **Exhibit C**
  - b. PA 190086 – Rick & Jaye Conrad – 62 Williams – Replace Roof Materials – **Exhibit D**
  - c. PA 190087 – Richard C. Morgan – 2 Dudley – Repair Windows/Foundation/Porch & Additional Exterior Work – **Exhibit E**
  - d. PA 190088 – James E. Haupt – 37 Lincoln – Replace Windows, Repair Back Wall – **Exhibit F**
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business

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>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 8, 2018 ~ 4:00 p.m.**

Site Visit – Deadwood Mountain Grand  
1906 Deadwood Mountain Drive, Deadwood, SD

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**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 8, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Swear in Willie Steinlicht as Mayoral appointment for Ann Oches vacancy (Term 05/08/2019 – 05/31/2020)
3. Approval of HPC Meeting Minutes - April 24, 2019 Regular Meeting
4. Operating Voucher Approval
5. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. James & Susan Trucano–124 Charles St.–Elderly Resident/Foundation/Siding/Windows Programs
    - ii. Kris Fenton – 27 Lincoln Ave. – Wood Windows & Doors Program
    - iii. Randy Westendorf – 23 ½ McKinley St. – Siding/Elderly Resident Grant Programs
  - c. Grant Extensions – **Exhibit B**
    - i. Martin Gaspers – 374 Williams – Elderly Resident Program
    - ii. Lawrence Kracht – 4 Lincoln – Elderly Resident and Windows & Doors Programs
  - d. Revolving Loan Program Voucher Approval
6. Old or General Business
  - a. Main Street Initiative Update
  - b. 2019 Historic Publication Fund Requests – **Exhibit C**
  - c. Loan Agreement #2019.02 – **Exhibit D**
  - d. COA 190051 – Tim Conrad – 1906 Deadwood Mountain – Install New Awning – **Exhibit E**
7. New Matters before the Deadwood Historic District Commission
8. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190065 – James & Susan Trucano – 124 Charles – Exterior Repairs – **Exhibit F**
  - b. PA 190066 – Kris Fenton – 27 Lincoln – Repair/Replace Windows – **Exhibit G**
  - c. PA 190067 – Randy Westendorf – 23 ½ McKinley – Re-Roof & Replace Stucco – **Exhibit H**
  - d. PA 190068 – Anita Knipper–422 Williams–Replace/Remove Windows & Doors & Repair Siding – **Exhibit I**
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business

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>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

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**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 8, 2018 ~ 4:00 p.m.**

Site Visit – Deadwood Mountain Grand  
1906 Deadwood Mountain Drive, Deadwood, SD

Present: Michael Johnson, Lyman Toews, Beverly Posey and Kevin Kuchenbecker

Michael Johnson called the meeting to order at 4:00 p.m. A site visit was conducted at 1906 Deadwood Mountain Drive. No action was taken. The meeting adjourned at 4:25 p.m.

**City of Deadwood  
HISTORIC PRESERVATION COMMISSION  
Wednesday, May 8, 2019**

**Present Historic Preservation Commission:** Michael Johnson, Lyman Toews, Beverly Posey, Dale Berg and Tom Blair

**Absent:** Robin Carmody and Willis Steinlicht

**Present City Commission:**

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Bonny Anfinson, Program Coordinator and Mike Walker, Neighborworks

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

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 8, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

April 24, 2019 Regular Meeting

***It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, April 24, 2019. Aye – All. Motion Carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$30,691.78. Aye – All. Motion carried.***

**Revolving Loan Fund and Historic Preservation Programs:**

**HP Program Grant Funds**

***It was moved by Mr. Toews and seconded by Mr. Berg to approve HP Grant Fund disbursements in the amount of \$8,582.10 based on information as presented. Aye - All. Motion carried.***

**Grant Requests – Exhibit A**

- i. James & Susan Trucano–124 Charles St.–Elderly Resident/Foundation/Siding/Windows Programs
- ii. Kris Fenton – 27 Lincoln Ave. – Wood Windows & Doors Program
- iii. Randy Westendorf – 23 ½ McKinley St. – Siding/Elderly Resident Grant Programs

***It was moved by Mr. Toews and seconded by Ms. Posey to enter James and Susan Trucano, 124 Charles Street into the Elderly Resident, Foundation, Siding and Windows and Doors Grant Program; Kris Fenton, 27 Lincoln, into the Wood Windows and Doors Grant Program; Randy Westendorf, 23 ½ McKinley Street, Siding and Elderly Resident Grant Programs. Aye - All. Motion carried.***

**Grant Extensions – Exhibit B**

- i. Martin Gaspers – 374 Williams – Elderly Resident Program
- ii. Lawrence Kracht – 4 Lincoln – Elderly Resident and Windows & Doors Programs

***It was moved by Mr. Berg and seconded by Ms. Posey to extend the grants for Martin Gaspers, 374 Williams, Elderly Resident and Lawrence Kracht, 4 Lincoln, Elderly Resident and Windows and Doors Programs. Aye - All. Motion carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Blair and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$40,834.68 based on information as presented. Aye – All. Motion carried.***

### Old or General Business:

#### Main Street Initiative Update

Mr. Kuchenbecker stated the promotion committee will be doing the Butt Bregade on May 23. The Plant Swap is May 30, 4:00-6:00. This year there will also be pet registrations available which is required in Deadwood.

#### 2019 Historic Publication Fund Requests – Exhibit C

Mr. Kuchenbecker stated in March of this year the Historic Publication Fund was created to help with printing cost of books that relate to the history of Deadwood and/or the Black Hills. The deadline for this program was April 15, 2019. Our office received two applications, both for children's books on Deadwood History. The committee met on May 2, 2019 and recommend approval of the two requests: Randy Christensen for up to \$5,000 of the printing cost for one book "Charlie Klinker, the Lil' Stinker: A tale of a Deadwood Mouse"; Robin Carmody and Betty Jo Huff for up to \$5,000 of the printing costs for three books "But Nana...Who is Wild Bill", "But Nana...Who was Seth Bullock?" and "But Nana...What is Friendship Tower?". Payment will be made directly to the printing companies with any cost over the \$5,000 to be paid by the applicant. ***It was moved by Ms. Posey and seconded by Mr. Toews to enter Randy Christenson for up to \$5,000 of the printing cost for one book "Charlie Klinger, the Lil' Stinker: A tale of a Deadwood Mouse"; Robin Carmody and Betty Jo Huff for up to \$5,000 of the printing costs for three books "But Nana...Who is Wild Bill", "But Nana...Who was Seth Bullock?" and "But Nana...What is Friendship Tower?". Payment will be made directly to the printing companies with any cost over the \$5,000 to be paid by the applicant. Aye – All. Motion carried.***

#### Loan Agreement #2019.02 – Exhibit D

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into a loan agreement with the Journey Museum for the use of the Deadwood HP Termesphere "Deadwood" from May 17, 2019 to October 7, 2019. ***It was moved by Mr. Toews and seconded by Ms. Posey to allow the City Archives to loan the Deadwood HP Termesphere "Deadwood" from May 17, 2019 to October 7, 2019 to the Journey Museum of Rapid City, SD. Aye – All. Motion carried.***

#### COA 190051 – Tim Conrad – 1906 Deadwood Mountain – Install New Awing – Exhibit E

Mr. Kuchenbecker stated the HP Commission conducted a site visit at 4:00 today. The applicant is requesting permission to install a new metal canopy/awning under the deck to help prevent snow sliding off the roof from landing on the walkway and icing over. The proposed project will be galvanized metal like the roof of the slime plant. Staff has met with the applicant and worked to minimize the impact of the proposed changes to the resource. There was discussion on the safety of the public and coming up with other alternatives to keep the historic integrity of the façade. This is a design challenge and is not congruous as presented. ***It was moved by Ms. Posey and seconded by Mr. Toews to deny the Certificate of Appropriateness as presented. Aye – All. Motion carried.*** Mr. Kuchenbecker stated the applicant can go back to the drawing board and present a new design alternative more congruent with the resource.

### New Matters before the Deadwood Historic District Commission

#### New Matters before the Deadwood Historic Preservation Commission

##### PA 190065 – James & Susan Trucano – 124 Charles – Exterior Repairs – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit constructed in 1895. The applicant is requesting permission to replace the front and side facing windows; repair the rear deck; replace siding; remove existing flat-work and replace with four inch slab to direct water away from foundation; add a small four foot front addition to shield entry from weather; repaint exterior brick and siding. It is staff's 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. The proposed project reverses several inappropriate alterations and will improve the overall proportion and scale of the fenestration of the resource. While the original design would have had a side porch the resource was converted to duplexes. The proposed front porch appears appropriate considering the previous alteration is not being restored. ***It was moved by Mr. Toews and seconded by Mr. Berg 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 for exterior work at 124 Charles Street. Aye – All. Motion carried.***

##### PA190066 – Kris Fenton – 27 Lincoln – Repair/Replace Windows – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit constructed circa 1898. The applicant is requesting permission to repair windows that can be repaired and replace non-reparable windows and inappropriate windows. It is staff's 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 District or the Deadwood National Historic Landmark District.

Staff will work with the applicant throughout the process since they have applied for the Wood Windows and Doors Program. ***It was moved by Mr. Berg and seconded by Ms. Posey 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 for window replacement and repair work at 27 Lincoln Avenue. Aye – All. Motion carried.***

PA190067 – Randy Westendorf – 23 ½ McKinley – Re-Roof & Replace Stucco – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Large Planning Unit constructed in 1925. The applicant is requesting permission to re-roof and replace the stucco with smart siding. It is staff's 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 District or the Deadwood National Historic Landmark District. Staff will work with the applicant throughout the process since they have applied for the Elderly Resident and Siding Programs. ***It was moved by Mr. Toews and seconded by Ms. Posey 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 to re-roof and replace the stucco with smart siding at 23 ½ McKinley Street. Aye – All. Motion carried.***

PA190068 – Anita Knipper – 422 Williams – Replace/Remove Windows and Doors and Repair Siding – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit constructed circa 1898. The applicant is requesting permission to repair the roof, replace windows and doors, remove some windows and replace one door with a window. Applicant also plans to repair and paint siding. Staff conducted a site visit prior to applicant's purchase of the resource. Applicant has provided detailed plans of the proposed work. It is staff's 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 District or the Deadwood National Historic Landmark District. Staff will work with the applicant throughout the process. ***It was moved by Mr. Toews and seconded by Ms. Posey 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 to repair the roof, replace windows and doors, remove some windows and replace one door with a window. Applicant also plans to repair and paint siding at 422 Williams. Aye – All. Motion carried.***

### **Items from Citizens not on Agenda**

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

Mr. Kuchenbecker stated today is Mayor Ruth's birthday. Michael Johnson has accepted the appointment to become a City Commission to finish out Dave Ruth's term. His term will be up in two weeks on the HP Commission. Charlie Struble is our City Liaison. There was a construction meeting today on the Outlaw Square followed up with coordination on the Deadwood Street project in coordination with the DOT project. In thirty days we should be done with the east side. The intersection will be concrete and Deadwood Street will be brick. The plaza will have colored concrete. New traffic lights will not go up until December because of the lead time. At their last meeting the City Commission acknowledged the 3,026,000 of bid package three which puts the entire project right at budget. This includes the realignment of Deadwood Street and the Retaining Wall along City Creek. We should have the GMP in the next week or so. The retaining wall for 336 Williams has been awarded to CAI 2 Construction. There will be a check presentation in Hermosa to the Hermosa Arts and History Association for an Outside of Deadwood Grant. The Main Street Master Plan Contract has been approved. Finance and HP are working on all of the documentation for bonding and final payment. Budget letters went in the mail today. There will be a budget meeting in late June or early July. Hopefully bonding will be done by then. It is on the City Commission May 20 meeting agenda. This may allow us caught up on retaining walls.

### **Committee Reports:**

### **Other Business:**

The Historic Preservation Commission Meeting adjourned at 5:36 p.m.

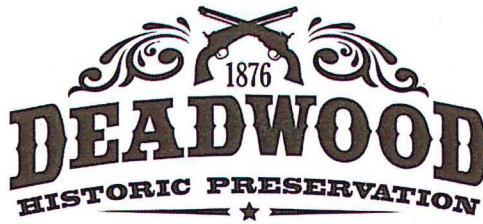
ATTEST:

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Chairman, Historic Preservation Commission  
Bonny Anfinson, Historic Preservation Office/Recording Secretary

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# EXHIBIT A



## MEMORANDUM

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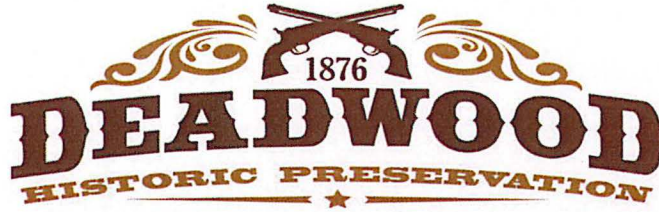
**Date:** May 17, 2019  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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The following Historic Preservation Program applications were received by this office. Staff's recommendation follows the program request.

- Richard Morgan – 2 Dudley – Elderly Resident, Foundation, Siding and Wood Windows & Doors Programs  
*Staff has conducted a site visit and determined the applicant meets the criteria for the Elderly Residents, Foundation, Siding and Wood Windows & Doors Programs. Staff will coordinate with the applicant during the proposed project.*
- Morris Harris – 396 Williams – Foundation and Elderly Resident Program  
*The applicant is requesting to be entered into the Foundation and Elderly Resident Program. Staff will coordinate with the applicant during the proposed project.*
- James Haupt – 37 Washington – Elderly Resident and Wood Windows and Doors Programs  
*The applicant is requesting to be entered into the Elderly Resident and Wood Windows and Doors grant programs. Staff will coordinate with the applicant during the proposed project.*

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# Elderly Residents Program Application

Please read the attached Policy Guidelines and provide the requested information.

Address of Property:

2 Dudley St. Deadwood, SD 57732

Applicant/Owner name & mailing address:

RICHARD G. MORGAN  
2 Dudley St  
DEADWOOD, SD 57732

Telephone: (605) 580-0460

E-mail mstorch@myaol.com

What year were you born? 1953

Applying for:  Grant or  Loan

Requested Grant Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

**For Office Use Only:**

Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/14/19

Initials: BA

Assessed Valuation \$ \_\_\_\_\_

Description of work to be done REPLACE DAMAGED SIDEWALKS & STEPS, REPLACE RAIN CUTTERS,  
REMOVE 2 PINE TREES, REPAIR BUILDING FOUNDATION, PLUMBING UPGRADES,  
STRUCTURAL DEFICIENCIES.

Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

### Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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

Applicant's signature: Richard G Morgan

Date submitted: 5/7/19

Owner's signature: \_\_\_\_\_

Date submitted:    /   /   

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082





# Siding Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

2 Duoley St Deadwood, SD 57732

2. Applicant's name & mailing address:

RICHARD G. MORGAN  
2 Duoley St.  
DEADWOOD, S.D. 57732

Telephone: (605) 580-0460

E-mail mstrchtm@yahoo.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ 10,000

**For Office Use Only:**

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/14/19

Initials: BA

Assessed Valuation \$ \_\_\_\_\_

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

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

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

Applicant's signature: Richard G. Morgan

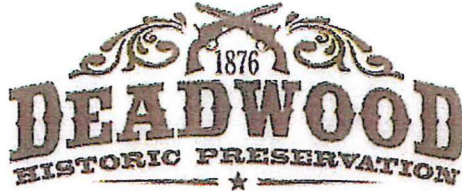
Date submitted: 5/1/19

Owner's signature: \_\_\_\_\_

Date submitted: \_\_\_/\_\_\_/\_\_\_

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082



# Foundation Program Application

GRANT

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

2 Dudley St Deadwood, SD. 57732

3. Owner of property - (if different from applicant):

2. Applicant's name & mailing address:

RICHARD G. MORGAN

2 Dudley St

DEADWOOD, SD. 57732

Telephone: ( ) -

E-mail

Telephone: (605) 580-0460

E-mail mstrchfm@yahoo.com

**For Office Use Only:**

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/14/19

Initials: BA

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

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

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

Applicant's signature: Richard D Morgan

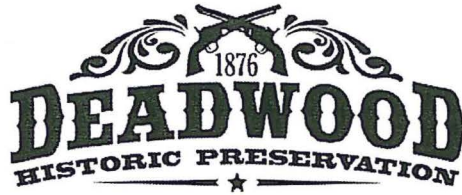
Date submitted: 5/7/19

Owner's signature: \_\_\_\_\_

Date submitted:  / /

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082



# Wood Windows and Doors Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

2 Dudley St Deadwood SD 57732

2. Applicant/Owner name & mailing address:

RICHARD G. MORGAN  
2 Dudley St  
DEADWOOD SD. 57732

Telephone: (605) 580-0460

E-mail mstrchfg@yahoo.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 18,500

Estimated Total Cost for Entire Project:

\$ UNKNOWN

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/14/19

Initials: BA

Assessed Valuation \$ \_\_\_\_\_

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

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

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

Applicant's signature: Richard G Morgan

Date submitted: 5/7/19

Owner's signature: \_\_\_\_\_

Date submitted: \_\_\_/\_\_\_/\_\_\_

Please complete Wood Window and Doors Worksheet on page 2 of this application

# Wood Windows and Doors Worksheet

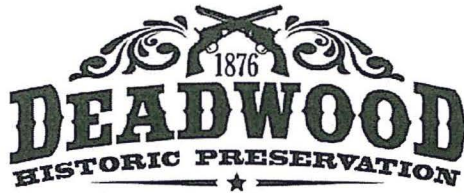
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	3	2		1	1	
Right Side View	6	6		1		
Left Side View	4	4				
Rear View	2	2				
Total Windows	15	14		2	1	
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$20,000.00 maximum.

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
 Planning, Zoning & Historic Preservation  
 108 Sherman Street  
 Deadwood, SD 57732  
 605-578-2082



# Foundation Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

396 Williams St

2. Applicant's name & mailing address:

Morris N. Harris

396 Williams St

Deadwood SD 57732

Telephone: (605) 722-3780

E-mail N160173@yahoo.com

3. Owner of property – (if different from applicant):

Sund

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

E-mail \_\_\_\_\_

**For Office Use Only:**

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/16/19

Initials: BT

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

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

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

Applicant's signature: \_\_\_\_\_

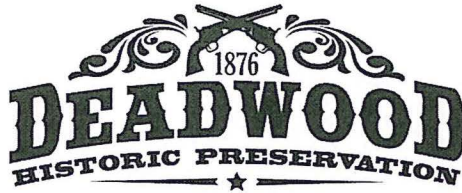
Date submitted: \_\_\_/\_\_\_/\_\_\_

Owner's signature: Morris N. Harris

Date submitted: 15 / May / 19

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082



# Elderly Residents Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

396 Williams St

2. Applicant/Owner name & mailing address:

Morris N Harris  
396 Williams St  
Deadwood SD 57732

Telephone: (605) 722-3780

E-mail NIIGD173@yahoo.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ up to 10,000

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

**For Office Use Only:**

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: \_\_\_/\_\_\_/\_\_\_ Initials: \_\_\_

Assessed Valuation \$ \_\_\_\_\_

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

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

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

Applicant's signature: [Signature]

Date submitted: 15 / May / 19

Owner's signature: [Signature]

Date submitted: 15 / May / 19

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082

For Consideration 06/10/15

# Ancestor Concrete & Masonry LLC

PO Box 762  
Belle Fourche, SD 57717  
Vance Heidegger • (605) 569-2657

## PROPOSAL AND ACCEPTANCE

3184

PROPOSAL SUBMITTED TO <i>Niles Harris</i>	PHONE <i>605-722-3780</i>	DATE <i>5-15-19</i>
STREET <i>396 Williams St</i>	JOB NAME <i>SAME</i>	
CITY, STATE AND ZIP CODE <i>Deadwood SD</i>	JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

① 15'x4' Stone Foundation Demo and Rebuild  
using existing stone, Temp Support on bay  
window, 4,200.<sup>00</sup>

② 35' Ln Ft x 5' Concrete Retaining wall, peel off  
skima coat, prep for new, new surface to be Snergy  
EFIS smooth finish, will match color best as  
possible, 5,300.<sup>00</sup>

We propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:  
dollars (\$ 9,500.<sup>00</sup> ).

Payment to be made as follows:

*Due upon completion*

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized  
Signature



Note: This proposal may be  
withdrawn by us if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal** - The above prices, specifications  
and conditions are satisfactory and are hereby accepted. You are authorized

to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_



# Elderly Residents Program Application

Please read the attached Policy Guidelines and provide the requested information.

Address of Property:

37 Washington St.

Applying for:  Grant or  Loan

Applicant/Owner name & mailing address:

James E. Haupt  
37 Washington St.  
Deadwood, SD 57732

Requested Grant Amount:

? \$ 3800.00 WALL ESTIMATE  
2000.00 WINDOWS  
Estimated Total Cost for Entire Project:  
\$ ?

Telephone: (605) 390-1074

E-mail jjhaupt@yahoo.com

What year were you born? 1945

For Office Use Only:	
<input checked="" type="checkbox"/>	Owner Occupied
Verified through the Lawrence County Office of Equalization	
Date: <u>5/16/19</u>	Initials: <u>BA</u>
Assessed Valuation \$ _____	

Description of work to be done TWO WINDOWS ON FRONT OF HOUSE. RETAINING WALL ON BACK SIDE OF HOUSE.

Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

### Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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

Applicant's signature: James E. Haupt

Date submitted: 05/15/19

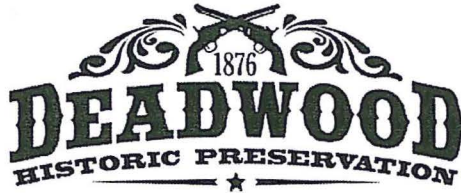
Owner's signature: \_\_\_\_\_

Date submitted:    /   /   

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082





# Wood Windows and Doors Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

37 WASHINGTON ST.

2. Applicant/Owner name & mailing address:

JAMES E. HAUPT

37 WASHINGTON ST.

DEADWOOD, S.D. 57732

Telephone: (605) 390-1076

E-mail jjhaupt@yahoo.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 2000.00

Estimated Total Cost for Entire Project:

\$ 2000.00

For Office Use Only:	
<input checked="" type="checkbox"/>	Owner Occupied
<input type="checkbox"/>	Non-owner Occupied
Verified through the Lawrence County Office of Equalization	
Date: <u>5/17/19</u>	Initials: <u>BA</u>
Assessed Valuation \$ _____	

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

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

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

Applicant's signature: James E. Haupt

Date submitted: 05/17/19

Owner's signature: James E. Haupt

Date submitted: 05/17/19

Please complete Wood Window and Doors Worksheet on page 2 of this application

# Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	2					
Right Side View						
Left Side View						
Rear View						
Total Windows						
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

**The forgivable loan or grant is available up to \$20,000.00 maximum.**

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood  
 Planning, Zoning & Historic Preservation  
 108 Sherman Street  
 Deadwood, SD 57732  
 605-578-2082

# James Haupt Replacement Windows

Quote #: D571BTX

A Proposal for Window and Door Products prepared for:

**Shipping Address:**

KNECHT HOME CENTER - SPEARFISH  
2905 4TH AVE  
SPEARFISH, SD 57783



KYLE WAHLFELDT  
KNECHT HOME CENTER - SPEARFISH  
320 WEST BOULAVARD  
RAPID CITY, SD 57701  
Phone: (605) 642-8839

Email:  
[kyle.wahlfeldt@knechthomecenter.com](mailto:kyle.wahlfeldt@knechthomecenter.com)

This report was generated on 5/15/2019 10:36:31 AM using the Marvin Order Management System, version 0002.26.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

## Featuring products from:



## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

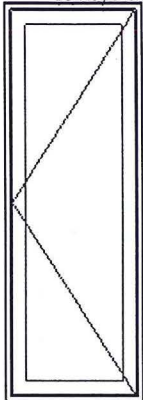
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 1		TOTAL UNIT QTY: 2		EXT NET PRICE: USD 922.20		
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Integrity	All Ultrex Casement RO 19 1/2" X 54 3/4"	461.10	2	922.20

### LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		<del>461.10</del>
Qty: 2		Ext. Net Price:	USD	922.20



As Viewed From The Exterior

FS 19" X 54 1/4"  
 RO 19 1/2" X 54 3/4"  
**Egress Information**  
 Width: 10 11/64" Height: 49 1/16"  
 Net Clear Opening: 3.47 SqFt  
**Performance Information**  
 U-Factor: 0.29  
 Solar Heat Gain Coefficient: 0.29  
 Visible Light Transmittance: 0.49  
 Condensation Resistance: 59  
 CPD Number: MAR-N-375-00182-00001  
 ENERGY STAR: NC

Stone White Exterior  
 Stone White Interior  
 Integrity Casement - Left Hand  
 All Ultrex  
 Rough Opening 19 1/2" X 54 3/4"  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 White Folding Handle  
 Interior Aluminum Screen  
 Charcoal Fiberglass Mesh  
 Stone White Surround  
 2" Jamb  
 Nailing Fin  
 \*\*\*Note: Integrity All Ultrex rough openings are 1/2" greater than overall frame size width and 1/2" greater than frame size height. Please take note of this when ordering All Ultrex custom sized units.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	922.20
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	922.20

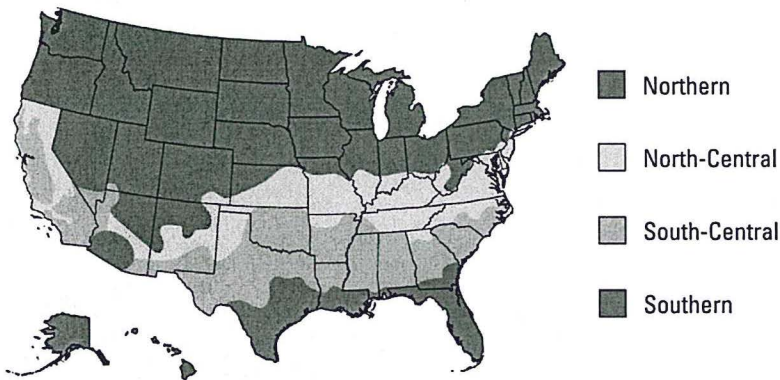
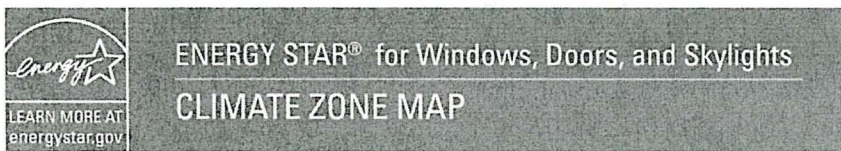
## Product and Performance Information

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

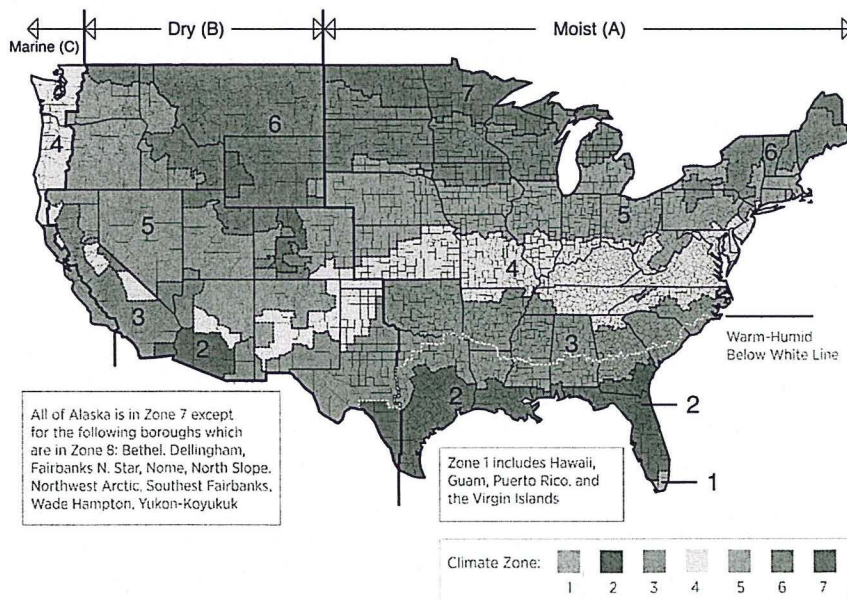
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see [www.nfrc.org](http://www.nfrc.org).

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Review the map below to determine if your units meet ENERGY STAR for your location.



### International Energy Conservation Code (IECC) Climate Regions



**PURCHASE APPROVAL/SIGN OFF**

<b>Project Subtotal Net Price: USD</b>	<b>922.20</b>
<b>0.000% Sales Tax: USD</b>	<b>0.00</b>
<b>Project Total Net Price: USD</b>	<b>922.20</b>

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

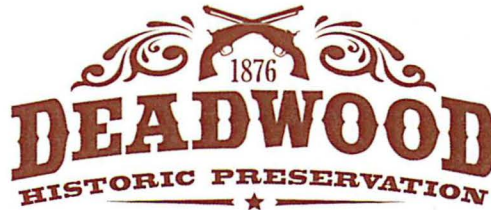
Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

# EXHIBIT B



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



Kevin Kuchenbecker  
Historic Preservation Officer  
Telephone (605) 578-2082  
kevin@cityofdeadwood.com

## MEMORANDUM

---

**Date:** May 16, 2019  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Purchase of Deadwood Diorama

---

In June of 2018 Jack Anfinson approached the Commission with a proposal to purchase a diorama he created based off the June 15, 1876 photograph of Deadwood. The Commission discussed where the diorama could be placed. It was decided the diorama could be part of the new displays at the History and Information Center.

An appraisal was conducted in July of 2018 which gave an assessed value of \$85,000 to \$115,000. Mr. Anfinson proposed a price of \$45,000 and the Commission agreed. A purchase agreement has been drawn up between Mr. Anfinson and the City to purchase the diorama in the amount of \$45,000.

Staff is recommending entering into a purchase agreement with Mr. Anfinson for the purchase of the Deadwood Diorama at a cost of \$45,000 as the design strategy in the revamping of the interpretation of Deadwood's history in the new displays at the History and Information Center.

**Recommended Motion:** *Move to recommend the City Commission enter into a purchase agreement with Mr. Anfinson for the purchase of the Deadwood Diorama at a cost of \$45,000.*

Back to Agenda





## **Diorama Purchase Agreement**

### **1. PARTIES:**

The parties to this Agreement are **John Mark Anfinson, Sr.**, of 142 Glendale Drive, Lead, South Dakota 57754; (“Seller”), and **City of Deadwood**, a municipal corporation with its principal place of business located at 102 Sherman Street, Deadwood, South Dakota 57732, (“Buyer”).

### **2. PURPOSE:**

The purpose of this Agreement is to fix the terms and conditions under which the Seller agrees to sell and the Buyer agrees to buy the Diorama described below.

### **3. PROPERTY:**

The property covered by this Agreement is the Diorama currently located at 142 Glendale Drive, Lead, South Dakota 57754.

(hereinafter “Diorama”)

Parties agree to execute a Bill of Sale, attached as Exhibit A, for the above Diorama.

### **4. CONSIDERATION:**

As total consideration for the Diorama, Buyer agrees to pay to Seller the sum of Forty Five Thousand and no/100sDollars (\$45,000.00), payable in cash or certified funds on a mutually agreeable date, but no later than September 1, 2019.

### **5. POSSESSION:**

Buyer may assume possession of the Diorama at the time of closing.

### **6. DELIVERY:**

The Seller will deliver and install the diorama to a specified location determined by the

Buyer. Seller will train Buyer on the proper set-up, operation of the diorama and maintenance.

**7. TITLE:**

Seller shall execute a Bill of Sale to the Diorama upon receipt of funds. Seller shall be responsible for delivering the Diorama to Buyer's premises.

**8. INSURANCE:**

Buyer assumes hazards of damage or destruction of any of the Diorama once transfer is complete.

**9. CLOSING:**

Closing of this transaction shall be on a mutually agreeable date no later September 1, 2019.

**10. HOLD HARMLESS:**

Seller agrees to hold Buyer harmless from any liability of any kind or character arising out of the removal of the Diorama from the Seller's premises by Buyer, or anyone claiming under them, including, but not limited to, reasonable attorney's fees for any litigation to which Seller is made a party.

**11. AS IS:**

Buyer acknowledges that it has inspected the Diorama and accepts it "as is" with all faults, and the parties further agree that no representations or warranties by Seller as to the condition of the Diorama have been made.

**12. MISCELLANEOUS:**

- A. Successors and Heirs. Any reference to the parties hereto shall be deemed to include the successors and assigns of such party. The singular of all terms used herein shall include the plural, the plural shall include the singular, and the use of any gender herein shall include the other gender, where the content so requires.
- B. Time. It is agreed by the parties that the time of payment and the time of performance of the covenants and Agreements set forth herein shall be an essential part of this Agreement.
- C. Unenforceability. The unenforceability or invalidity of any provision of this Agreement as to any persons or circumstances shall not render that provision or any other provision unenforceable or invalid as to any other persons or circumstances, and all provisions herein in all other respects shall remain valid and unenforceable.
- D. Successors. This contract shall be binding upon and inure to the benefit of the parties, their successors, administrators, executors, and assigns.
- E. Choice of Law. This contract shall be construed in accordance with and governed by the laws of the State of South Dakota without regard to choice of law rules. The parties agree that all actions and proceedings arising in connection with this contract shall be tried and litigated exclusively in the State and Federal courts located in the County of Lawrence County, State of South Dakota. The aforementioned choice of venue is intended by the parties to be mandatory and not permissive in nature, thereby precluding the possibility of litigation between the parties with respect to or arising out of this Agreement in any jurisdiction other than that specified in this section.
- F. Integration. The parties agree that this writing constitutes the entire Agreement between the parties and that there are no other oral or collateral Agreements or understandings of any kind or character, except those contained herein or incorporated by reference.
- G. Headings. Paragraph and section headings are for convenience and reference only and shall not be used to limit, amplify or otherwise affect the meaning of any provision of this Agreement.
- H. No presumption. The fact that any draft of this Agreement was prepared by counsel for one of the parties shall create no presumption and, specifically, shall not cause any ambiguities to be construed against that party. The language in this Agreement shall be interpreted as to its fair meaning and not strictly for or against any party. The parties mutually agree and acknowledge that this Agreement is the result of negotiations between the parties and that each has had an opportunity to contribute to the terms and conditions contained herein.
- I. Non-waiver. No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver

of that or any other right, unless otherwise expressly provided herein.

- J. Necessary acts. The parties shall, at their own cost and expense, promptly execute and deliver such further documents and instruments and shall take such actions as may be reasonably required to carry out the intent and purposes of this Agreement.
- K. Representations. Each party signing this Agreement represents and warrants that its representatives are duly authorized and have legal capacity to execute and deliver this Agreement on behalf of and for the parties hereto.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**SELLER:**

\_\_\_\_\_  
John Mark Anfinson, Sr.

State of South Dakota                    )  
  ) SS  
County of \_\_\_\_\_                    )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned officer, personally appeared John Mark Anfinson, Sr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**BUYER:**  
CITY OF DEADWOOD

By: \_\_\_\_\_  
David R. Ruth, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Jessica McKeown  
City Finance Officer



**BILL OF SALE**

**John Mark Anfinson, Sr.**, of 142 Glendale Drive, Lead South Dakota 57754, party of the first part, for and in consideration of the sum of Forty Five Thousand and no/100s Dollars (\$45,000.00), the receipt of which is hereby acknowledged by **City of Deadwood**, a municipal corporation with its principal place of business located at 102 Sherman Street, Deadwood, South Dakota 57732; party of the second part, has bargained, sold, granted, and conveyed, and by these presents does hereby bargain, sell, and convey unto the party of the second part, all of its interest to have and to hold in the Diorama currently located at 142 Glendale Drive, Lead, South Dakota 57754.

City of Deadwood, upon receipt and acceptance of this Bill of Sale, acknowledges that it has had an opportunity to inspect and has inspected the above conveyed property and accepts said property in its present condition and hereafter assumes all responsibility for repair, replacement and maintenance. The parties hereto further acknowledge this transfer of property shall become effective on a mutually agreeable date after no later than

\_\_\_\_\_.

IN WITNESS WHEREOF, the parties have hereunto set their hands this  
\_\_\_\_\_ day of \_\_\_\_\_, 2019.

*[signatures and acknowledgments on following pages]*

**SELLER:**

\_\_\_\_\_  
John Mark Anfinson, Sr.

State of South Dakota            )  
  ) SS  
County of \_\_\_\_\_            )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned officer, personally appeared John Mark Anfinson, Sr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**BUYER:**  
CITY OF DEADWOOD

By: \_\_\_\_\_  
David R. Ruth, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Jessica McKeown  
City Finance Officer

# EXHIBIT C

Case No. 190085  
Address: 396 Williams

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 396 Williams, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Morris H. Harris  
Owner: HARRIS, MORRIS NILES  
Constructed: c 1880

#### **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 major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom

**2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to repair the foundation.

**Attachments: No**

**Plans: No**

**Photos: Yes**

##### **Staff Opinion:**

It is staff's 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.

Back to Agenda

**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.

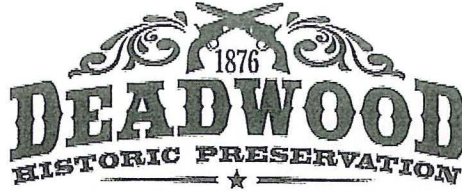
OR

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.



[Back to Agenda](#)

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



FOR OFFICE USE ONLY	
Case No.	190085
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	5/15/19
Date of Hearing	5/22/19

## 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 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 Office  
 108 Sherman Street  
 Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: <u>396 William St</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Morris H. Harris</u>
Address: <u>396 Williams St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-722-3780</u> Fax: _____
E-mail: <u>nilGD173@yahoo.com</u>

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

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

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>	
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 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.

Foundation work  
 Front Bay and Sides

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FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**SIGNATURES**

I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize 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 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 approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

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

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

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

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

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

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

**APPLICATION DEADLINE**

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 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. 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 attached 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.

# EXHIBIT D

Case No. 190086  
Address: 62 Williams Street

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 62 Williams Street, a Non-contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Rick & Jaye Conrad  
Owner: CONRAD, RICK E, JAYE R & SYLVIA  
Constructed: c 1950

#### **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:**

Research indicates that this house was built sometime after World War II; the building is not depicted on the 1948 edition of the Sanborn maps and its street address is not listed in a Deadwood directory until 1964. Because it appears to currently be less than 50 years, the house can not contribute to the Deadwood National Historic Landmark District at this time.

###### **2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to re-roof the house and garage due to hail damage. They would like to replace the asphalt shingles with 26 gauge galvanized metal roofing. Material is from Metal Sales Manufacturing Corporation, pictures attached. The neighbor to the NE is Cadillac Jacks and the two neighbors to the SW also have metal roofing.

**Attachments: Yes**

**Plans: No**

**Photos: Yes**

##### **Staff Opinion:**

It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource but may 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 due to the continued use of metal roofs which are more agricultural in style rather than a traditional residential roofing found in the period of significance.

Back to Agenda

**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.

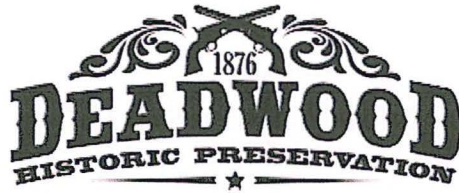
OR

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.



[Back to Agenda](#)

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



FOR OFFICE USE ONLY	
Case No.	190086
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	5/15/19
Date of Hearing	5/22/19

## 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 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 Office  
 108 Sherman Street  
 Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: 62 Williams Street
Historic Name of Property (if known):

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

Owner's Name: <u>Rick &amp; Jaye Conrad</u>
Address: <u>448 Golden Gate St</u>
City: <u>Central City</u> State: <u>SD</u> Zip: <u>57754</u>
Telephone: <u>605 641-7892</u> Fax: _____
E-mail: <u>jaye-bird@hotmail.com</u>

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

Contractor's Name: <u>Rick Conrad</u>
Address: <u>448 Golden Gate Street</u>
City: <u>Central City</u> State: <u>SD</u> Zip: <u>57754</u>
Telephone: <u>605 390-2832</u> Fax: _____
E-mail: <u>jaye-bird@hotmail.com</u>

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>05/23/2019</u>		Project Completion Date (anticipated): <u>06/30/2019</u>	
<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential		<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> <b>ROOF</b>	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> <b>GARAGE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>FENCE/GATE</b>	<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"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOW</b>	<input type="checkbox"/> <b>DOORS</b>	<input type="checkbox"/> <b>STORM DOORS</b>
	<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"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> <b>OTHER</b> – 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.

Re-roofing the house and garage due to hail damage. We would like to replace the asphalt shingles with 26 gauge galvanized metal roofing.

The neighbor to the NE is Cadillac Jacks and the two neighbors to the SW also have metal roofing.

Material is from Metal Sales Manufacturing Corporation, Brown (12), Pro-Panel II, 26 gauge (see attached).

FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**SIGNATURES**

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize 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 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 approval is issued for proposed work 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.

Rick Conrad      5/10/19  
SIGNATURE OF OWNER(S)      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)      DATE

J. Conrad      5/10/19  
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. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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





62 Williams Street



neighbor to SW



## MS COLORFAST45<sup>®</sup> PAINT SYSTEM †

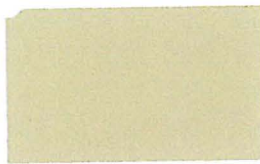
**29 & 26 GAUGE**



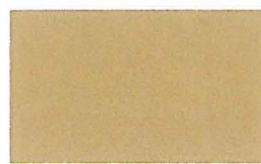
White (30)



★ Polar White (80)



★ Light Stone (63)



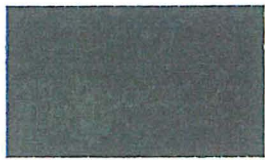
★ Mocha Tan (22)



★ Carlsbad Canyon (10) ★



Ash Grey (25)



★ Charcoal (17)



★ Burnished Slate (49) ★



★ Burgundy (15)



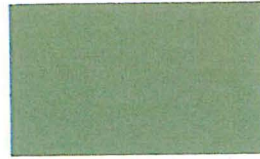
★ Ocean Blue (35) ★



★ Forest Green (26)



★ Fern Green (07) Low Gloss ★



★ Patina Green (58)



★ Red (24)



★ Patriot Red (73) ★  
Upcharge will apply



Brown (12)



★ Mocha Brown (13) ★



★ Black (06)



★ Native Copper (190) † ★  
Upcharge will apply



★ Rustic Steel (W45) PVDF ★  
26 Ga. Only Upcharge will apply



★ Galvalume (41) ★  
Non-Painted Finish 25 Year Warranty



★ Galvanized (00) ★  
Non-Painted Finish No Warranty



★ All Colors Meet or Exceed Steep Slope ENERGY STAR<sup>®</sup> Requirements

† Native Copper color may vary visually based on reflection and/or installation angles

[metalsales.us.com](http://metalsales.us.com)

**45 Year Paint Warranty**

**metal sales**  
manufacturing corporation

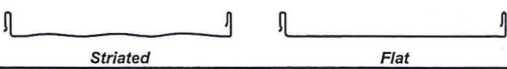


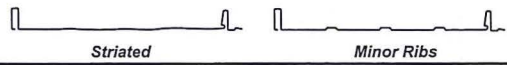












7990 East I-25, Frontage Road  
Longmont, CO 80504  
800.289.7663 Toll Free  
303.702.5440 Phone  
800.289.1617 Fax

MS(1R)04-17

See the back page for other finish options.  
All colors carry a 45 year limited paint warranty.  
Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available by request.

# PRODUCT SOLUTION CHART

PANEL	PROFILE	COVERAGE	MS COLORFAST45®		ACRYLIC COATED GALVALUME®	
			29 GA	26 GA	29 GA	26 GA
VERTICAL SEAM		12"/16"/18"		◆		●
MINI-BATTEN		12"/16"/18"		◆		●
SOFFIT PANEL		12"		●		●
IMAGE II™		12"/16"		●		●
PRO-PANEL II®		36"	●	●	●	●
CLASSIC RIB®		36"	●	●	●	●
PBR-PANEL		36"		●		●
IC72-PANEL		36"		●		●
7/8" CORRUGATED		Roof 32" Wall 34 <sup>2</sup> / <sub>3</sub> "		●		●
2.5" CORRUGATED		24"		■	●	●
1.25" CORRUGATED*		24"		■		●
5V-CRIMP*		24"	■	■	●	●
PBU-PANEL*		36"		■		●
SPAN-LINE 36A*		36"		■		●

### Notes:

- ▶ For other colors, finishes, gauges, and materials, please inquire
- ▶ For Image II panel, refer to Image II panel brochure for color selections
- ▶ For panels with asterisk (\*) longer lead times will apply

### Legend:

- Standard colors are available in any quantity
- ◆ For standard colors, minimum quantity may be required
- Available in limited standard colors

### ColorFit40™ 40 Year Finish Warranty

Ash Grey (25)	Charcoal (17)	Taupe (74)
Bright White (39)	Forest Green (26)	White (30)
Brown (12)	Light Stone (63)	Zinc Grey (29)
Burnished Slate (49)	Mocha Tan (22)	
Burgundy (15)	Red (24)	

### VersaRib 20 Year Finish Warranty

Bright White (39)	Mocha Tan (22)
Brown (12)	Ocean Blue (35)
Charcoal (17)	Red (24)
Forest Green (26)	White (30)
Light Stone (63)	

### Storage Instructions

If metal roofing or siding is not going to be used immediately, it should be stored in a dry area. It should be unbundled and stood on end against an interior wall. If materials must be stored outside, protect with canvas or waterproof paper. Allow for air circulation, do not cover air-tight.

### Application precautions

Avoid installing directly over green or damp lumber, porous insulation or other damaging materials. The use of a moisture barrier is recommended in such situations. Strong chemicals, such as fertilizer, manure and lime may cause damage. Storage or application near such materials should be avoided.

# EXHIBIT E

Case No. 190087  
Address: 2 Dudley Street

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 2 Dudley Street, a Contributing structure located in the Spruce Gulch Planning Unit in the City of Deadwood.

Applicant: Richard G. Morgan  
Owner: MORGAN, RICHARD G  
Constructed: c 1900

#### **CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL**

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

##### **General Factors:**

###### **1. Historic significance of the resource:**

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Ann, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

###### **2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to repair 14 windows, replace one window, install 15 wooden storm windows and 2 storm doors, tuck-point and repair foundation, repair porch, replace rain gutters, and then scrap, prime and paint siding as needed.

**Attachments: No**

**Plans: No**

**Photos: Yes**

##### **Staff Opinion:**

It is staff's 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. The applicant has applied for several HP programs and understands the guidelines. Furthermore, staff will work closely with applicant throughout the rehabilitation.

[Back to Agenda](#)

**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.

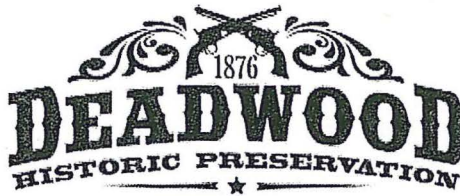
OR

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



FOR OFFICE USE ONLY	
Case No.	190087
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	5/7/19
Date of Hearing	5/22/19

## 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 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 Office  
 108 Sherman Street  
 Deadwood, SD 57732

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

PROPERTY INFORMATION	
Property Address:	2 Duoley St Deadwood, S.D. 57732
Historic Name of Property (if known):	Down Home Lot

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

Owner's Name: <u>RICHARD G. MORGAN</u>
Address: <u>2 Duoley St</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>580-0460</u> Fax: _____
E-mail: <u>mstreichm@yahoo.com</u>

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

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

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

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
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 checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input 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.

REPAIR 14 WINDOWS, REPLACE 1 WINDOW, INSTALL 15 WOODEN STORMWINDOWS, 2 STORM DOORS. TUCK POINT AND REPAIR FOUNDATION. REPAIR PORCH REPLACE RAIN GUTTERS. SCRAP PRIME AND PAINT SIDING, AS NECESSARY.

**SIGNATURES**

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize 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 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 approval is issued for proposed work 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.

*Richard D. Morgan* 5/7/19  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

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

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

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

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

**APPLICATION DEADLINE**

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 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. 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 attached 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.

# EXHIBIT F

Case No. 190088  
Address: 37 Washington Street

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 37 Washington Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: James E. Haupt  
Owner: HAUPT, JAMES E ETUX  
Constructed: c 1939

#### **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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Moderne or Minimal Traditional styles.

###### **2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to replace two front windows due the loss of the seal and are foggy. The wall in the back yard is falling and needs repair. Drainage issues have also caused the fence posts to move, this will also be addressed.

**Attachments: No**

**Plans: No**

**Photos: Yes**

##### **Staff Opinion:**

It is staff's 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. The applicant has applied for the Windows Program. Staff will coordinate with the applicant of the projects

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**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.

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**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.

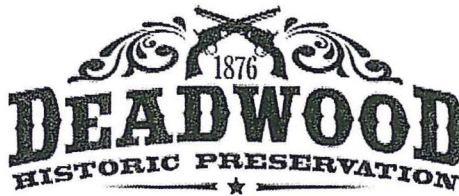
OR

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.



[Back to Agenda](#)

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 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	190088
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	5/15/19
Date of Hearing	5/22/19

## 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 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 Office  
 108 Sherman Street  
 Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: <u>37 Washington St.</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 _____

Owner's Name: <u>James E. Haupt</u>
Address: <u>37 Washington St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>(605) 390-1076</u> Fax: _____
E-mail: <u>jjhaupt@yahoo.com</u>

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

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

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input checked="" type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input checked="" type="checkbox"/> Other <u>DRAINAGE ISSUE</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	
<u>RETAINING WALL</u>			

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
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 checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" 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.

TWO FRONT WINDOWS HAVE LOST THEIR SEAL & ARE FOGGY.  
WALL IN BACK YARD IS FALLING INTO NEIGHBORS YARD. CHAIN  
LINK POST HAVE MOVED DUE TO A POOL DRAINING ISSUE.

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FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**SIGNATURES**

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize 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 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 approval is issued for proposed work 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.

 5/15/19  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

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

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

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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. 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 attached 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.

JMJBWM  
**February and March 2019 City Archives Monthly Report**

These are the items I worked on during the months of February and March 2019.

RESEARCH REQUESTS

I received and answered thirteen (13) requests in February and eight (8) requests in March that took the form of email, walk in researchers, mail inquiries, and department head and city employee requests.

ARCHAEOLOGY / COLLECTIONS MANAGEMENT

- **Archaeological Monitoring of Outlaw Plaza / 74 Cliff Street / Tin Lizies Proposed Hotel Expansion: Outlaw Plaza** In February and March, I was asked to monitor the excavation work at the Outlaw Plaza during the following days: February 11-15; February 26; and March 19- 21, 2019. During these days, I aided the SD state archeologists unearth two boilers associated with the Deadwood Theater (ca. 1905 construction), excavated, cleaned and recorded two interior load bearing walls from the Deadwood Theater (ca. 1905 construction), recorded several wood logs possibly associated with the mud sill construction from the Deadwood Opera House (1884-1885 construction); and excavated and recorded the tieback cables from the 1960s box culvert project. In March, SD archaeologists and I collected two dendro samples. I then sent the samples to the Rocky Mountain Tree-Ring Research lab in Ft. Collins, Colorado for analysis. **74 Cliff Street:** On March 27, 2019, I was asked to review the excavation work at 74 Cliff Street. Upon arrival, construction workers unearthed several metal objects including a wrought iron bolster plate and bolster stake from a wagon. As time permitted, I researched the property and learned that 74 Cliff Street was once occupied by W.S. Harding who operated a freight business from this address in 1898. **Tin Lizie Hotel Expansion:** In March, I was asked to review the archaeological scope of work for the Tin Lizies Hotel expansion. The project area is within Unit #04 and Deadwood's Chinatown District. As part of this project, I reviewed the geotechnical report and contacted the geotechnical specialists with several questions about the soil stability. I then read Quality Services, Inc. scope of work. I then helped facilitate a meeting on March 3, 2019 with LIV Hospitality, QSI, and city officials about the project.

The Outlaw Plaza monitoring and 74 Cliff Street site visit were featured on the City's HP Facebook page (<https://www.facebook.com/deadwoodhistoricpreservation/>)

- **Chinatown Botanical Project:** In February and March, my volunteers and I completed the re-inventory of the Chinatown seed specimens from Black Hills State University (BHSU) botanical project. This included organizing the vials of the seeds, comparing them to the BHSU database and developing labels for the top of the boxes. The seeds are currently stored in the City's Archaeological Lab.
- **Archaeology-2016.03 Cadillac Jacks Expansion/Dendro Sample Project:** In March I organized, cataloged and assigned labels to eleven dendro samples extracted from TRU Hotel/Cadillac Jacks Expansion project. Two of the samples are on display in the Arch Lab. One of these samples will be incorporated into the new exhibit area at the Deadwood Information & Visitor Center this summer/fall.
- **Collection 2018.09 / Data Entry:** In February and March, my volunteers and I continued to work on Collection 2018.09, more specifically the photographs and negatives from the Black Hills Mining Museum. This included, cataloging and entering the images into PastPerfect software, inserting the images into archival sleeves, and digitizing the photos. I then reviewed the catalog records and made corrections, as needed. As of March, we have processed 249 records. Once the photographs are completed, we will begin cataloging the paper documents from this collection.

## PROJECTS

- **2019 Roosevelt/Bullock Traveling Panel Project:** During the months of February and March, I continued researching and writing the text for the Roosevelt/Bullock traveling exhibit, to be displayed at Mount Rushmore in June of 2019. In March, I completed the sixteen page script and made the final selection for images to be included on the panels. I then contacted TDG Communications and submitted the artwork and script for graphic design.
- **Deadwood Information & Visitor Center Exhibit Project:** In February and March, I was asked to participate in the redesign of the Deadwood Information & Visitor Center. This included attending design concept meetings with Split Rock Studios, identifying objects for exhibition, and photographing and measuring window sills, baseboard and wainscoting inside the visitor center. This project and my involvement will continue throughout the summer and I will provide you with periodic updates on the progress of this project.
- **Deadwood Mayor Biographies Project:** As time permitted, I continued to write biographies on Deadwood's former Mayors. The completed text will be posted on the "*Explore Black Hills*" app. This is a work in progress and I will periodically update you on the status of this collection.
- **Firewise / CoCo Grant opportunity:** In February I submitted the 2019 first quarter firewise report to the BLM in Billings, Montana. In February, I received permission from the City Commission and the Deadwood Volunteer Fire Department to submit a grant application to the Coalitions and Collaboratives (COCO). This Colorado-based non-profit organization offers funding to communities such as Deadwood to help develop and integrate Fire Adapted Community concepts. As part of this project, I contacted and began working with Kelly Johnson and Molly Mowery who helped the City with the 2017 CPAW grant. Several days before the submission date, I was asked to not submit this grant due to budget constraints.

**T.C Halloway Outdoor Panel:** In March, I was asked to edit and submit to Pannier Graphics a new digital file for the "*Ride High T.C., Ride High*" panel. This panel (and the bronze) has been relocated to the Days of 76 Museum.

## MISCELLANEOUS ITEMS

- **Tri-State Museum Talk:** On Saturday, February 2, 2019 I gave an hour presentation on the Deadwood Chinatown Collection at the Tri-State Museum in Belle Fourche, South Dakota.
- **Stereo Microscope Camera:** In February, Northern States Microscope of Belle Fourche came to City Hall and helped me set up the digital camera for the new stereomicroscope located in the archaeology lab.
- **2019 Government Day:** On March 18, 2019 I gave six high school kids a tour of the City Archives and Archaeology Lab, as part of 2019 Government Day.
- **ART.2009.03.1 Seth Bullock Chair:** In March, DHI asked that I pick up Seth Bullock's chair from the Adams Museum. This object was taken off exhibit and is now in storage in the City Archives.
- **Installation of the Franklin Hotel Cornice:** On March 27, 2019, I was asked to set up a GoPro camera to videotape the installation of the Franklin Hotel cornice. A time lapse film of this installation was posted on the City's HP Facebook page.

If you have any questions or would like to see what I have been working on, feel free to stop in and see me.  
Mike Runge, City Archivist

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