

## DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 22, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. August 8, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit A**
    - i. Jeanne & David Zurey – 23 McKinley Street – Elderly Resident Program
    - ii. Glenn Fasnacht – 74 Van Buren Avenue – Siding Program
    - iii. Glenn Fasnacht – 74 Van Buren Avenue – Foundation Program
    - iv. Glenn Fasnacht – 74 Van Buren Avenue – Retaining Wall Program
    - v. Glenn Fasnacht – 74 Van Buren Avenue – Wood Windows & Doors Program
    - vi. Kracht Family Trust – 4 Lincoln Avenue – Elderly Resident Program
    - vii. Kracht Family Trust – 4 Lincoln Avenue – Siding Program
  - c. HP Grant Extensions – **Exhibit B**
    - i. Dave Akrop – 98 Charles – Elderly Resident Program
    - ii. Roger & Ann Ochse – 35 Madison – Elderly Resident Program
    - iii. Shirlene Joseph – 771 Main – Foundation Program
    - iv. Sylvia Trentz – 57 Lincoln – Foundation Program
    - v. Michael Johnson – 8 Van Buren – Wood Windows & Doors/Siding/ Foundation/ Elderly Programs
    - vi. Ken & Nancy Motzko – 51 Pleasant – Wood Windows & Doors and Siding Programs
    - vii. Margaret Sulentic – 23 Van Buren – Elderly Resident and Foundation Programs
    - viii. Iver & Monica Gibbs – 850 Main – Wood Windows & Doors Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan – Loan Requests – **Exhibit C**
    - i. Lance Bobolz – 84 Van Buren – Windows Loan Request
    - ii. Eugene Hunter – 38 Van Buren – Loan Extension Request
5. Old or General Business
  - a. Main Street Initiative update
  - b. PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – Continued – **Exhibit D**
  - c. Dell Rapids Society for Historic Preservation–Emergency Outside of Deadwood Grant Request – **Exhibit E**
  - d. South Dakota Historical Society Press – Publication Fund Report – **Exhibit F**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA180192–Glenn Fasnacht–74 Van Buren–Repair Foundation, Repair/Replace Siding/Windows–**Exhibit G**
  - b. PA180193 –William Beshera–166 Charles–Repair/Replace Windows/Foundation/Siding–**Exhibit H**
  - c. PA 180201 – Toby Edstrom – 867 Main – Replace Sun Room – **Exhibit I**
  - d. PA 180203 – Kracht Family Trust – 4 Lincoln – Remove Siding and Repair Stucco – **Exhibit J**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

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, August 8, 2018 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. July 25, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit A**
    - i. Thomas & JoBerta Pehrson – 31 Jackson Street – Elderly Resident Program
    - ii. Karin Wood – 42 Lincoln Avenue – Wood Windows and Doors Program
    - iii. Travis Floyd – 81 Stewart – Foundation Program
    - iv. Cem Iskender – 666 Main Street -- Historic Façade Easement Program – **Exhibit B**
  - c. Revolving Loan Program Voucher Approval
  - d. Revolving Loan – Loan Requests – **Exhibit C**
    - i. Ralph Hoggatt – 61 Sherman – Commercial Life Safety Loan
    - ii. BH Mining Museum – 9 Parksdale, Lead – Commercial Life Safety Loan
    - iii. Michael Johnson – 8 Van Buren – Extension Request
    - iv. George Mitchell – 29 Terrace – Request to Forgive
5. Old or General Business
  - a. Main Street Initiative update
  - b. Franklin Hotel – Façade Easement Program update – **No Exhibit**
  - c. Chalets at Deadwood Mountain Grand Project – Discussion – **No Exhibit**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – **Exhibit D**
  - b. PA 180134–Jeff & Lauren Trouton – 33 Jackson – Replace Roof–**Exhibit E**
  - c. PA 180136 – Karin Wood – 42 Lincoln – Replace Storm Windows – **Exhibit F**
  - d. PA 180141 – Tom Julius – 33 ½ Jackson – Replace Roof – **Exhibit G**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

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.*

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, August 8, 2018**

**Present Historic Preservation Commission:** Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody and Thomas Blair

**Absent:** Dale Berg

**Present City Commission:** Dave Ruth Jr., Quentin Riggins, Sharon Martinisko and Charles Turbiville

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant were present.

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

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 8, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

July 25, 2018 Regular Meeting

***It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, July 25, 2018. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$60,506.25. Aye – All. Motion carried.***

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

**HP Program Grant Funds**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$14,731.85, based on information as presented. Aye - All. Motion carried.***

**HP Grant Applications – Exhibit A**

Mr. Kuchenbecker stated the following applicants have applied for HP Grant Programs. Thomas and JoBerta Pehrson, 31 Jackson, Elderly Resident Program; Karin Wood, 42 Lincoln, Wood Windows & Doors Program; and Travis Floyd, 81 Stewart, Foundation Program. All applicants meet the guidelines therefore staff recommends approval. ***It was moved by Mr. Blair and seconded by Ms. Ochse to approve the grant applications for Thomas and JoBerta Pehrson, 31 Jackson, Elderly Resident Program; Karin Wood, 42 Lincoln, Wood Windows & Doors Program; and Travis Floyd, 81 Stewart, Foundation Program. Aye - All. Motion carried.***

**HP Grant Applications – Exhibit B**

Mr. Kuchenbecker stated this application is for the Façade Easement program for 666 Main Street, Gem Iskender. The applicant wishes to restore the open glass front. ***It was moved by Ms. Ochse and seconded by Ms. Posey to enter Gem Iskender, 666 Main Street, into the Historic Façade Easement Program. Aye – All. Motion carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$24,108.60, based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program – Exhibit C**

- i. Ralph Hoggatt – 61 Sherman – Commercial Life Safety loan  
***It was moved by Mr. Blair and seconded by Ms. Posey to grant a commercial life safety loan to Ralph Hoggatt, 61 Sherman. Aye – All. Motion carried.***
- ii. BH Mining Museum – 9 Parksdale, Lead – Commercial Life Safety loan  
This loan was approved at the July 25, 2018 HP Commission meeting contingent upon recommendation from Loan Committee. Loan Committee met on August 1, 2018 and recommended granting this loan.
- iii. Michael Johnson – 8 Van Buren – Extension Request  
***It was moved by Mr. Toews and seconded by Ms. Posey to grant a three month extension to Michael Johnson, 8 Van Buren. Aye – All. Mr. Johnson abstained. Motion carried.***
- iv. George Mitchell – 29 Terrace – Request to Forgive  
***It was moved by Ms. Ochse and seconded by Mr. Blair to forgive the loan for George Mitchell, 29 Terrace. Aye – All. Motion carried.***

## **Old or General Business:**

### **Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit**

Mr. Kuchenbecker stated there was a meeting with the Governor on August 2<sup>nd</sup>. The Governor urged the City to do a Construction Manager at Risk form for the project. Staff is currently working on the RFP and Resolution. At this point he verbally committed \$300,000 towards the project.

### **Franklin Hotel – Façade Easement Program Update – No Exhibit**

Mr. Stafford updated the Commission on the progress of the façade easement project on the Franklin Hotel. He would like the Commission to consider an easement for the south side of the hotel. The south side of the building is in need of tuck-pointing, replace missing bricks and repair the 225 windows. Mr. Toews stated the budget for this year and next year are tight unless the City gets a bond to cover items like retaining walls and the public gathering space, so some thinking and prioritizing will need to be done. Mr. Toews also stated he would like to see the window air units eliminated. The Commission thanked the Franklin Hotel representatives for the update.

### **Chalets at Deadwood Mountain Grand Project – No Exhibit**

Mr. Oswald stated plans are in motion for the chalets and they will be taking in to consideration all the feedback they received last time. The team they have in place includes Matt Pike and Chamberlain Architects. Mr. Burns stated if the project can't be done well then he doesn't want to do it. Mr. Burns will be looking for a better way to approach this project by starting with HP and working from there. The hope for the new design will be smaller two-story buildings with no garages and will fit better in the location. Mr. Johnson asked how many units they're looking at. Mr. Oswald stated he can't give an answer right now; it will depend on the design and what works for the area. Mr. Toews asked that they speak to the residents on the hill, keep them informed and address their concerns. Mr. Conrad stated a letter had gone out to the residents. Mr. Conrad also stated he has been up there quite a few times and seems like every time he's up there no one is home, so they sent the letter to reach everyone. Mr. Conrad is hoping to work through the Block Clubs to keep residents informed, show plans and so forth. Mr. Kuchenbecker stated McGovern Hill does not have an official Block Club. One resident from McGovern Hill stated no one has come up to speak with her or her neighbor. One resident asked if they would be using McGovern Hill Road for construction. Mr. Conrad stated they would have to use it for construction until the new road was completed. The resident stated they didn't want them using McGovern Hill Road at all. Mr. Johnson stated all of these concerns need to be addressed before starting the project. Mr. Ruth Jr. asked that the Commission please hold them to talking to all the residents.

## **New Matters before the Deadwood Historic District Commission**

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

#### **PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – Exhibit D**

Mr. Kuchenbecker stated this is for 65 Forest Avenue, Adrian and Annette Hoines. The applicant is requesting permission to re-roof the entire house due to hail damage. The house currently has historic wooden shingles but the applicant is requesting to replace them with asphalt shingles. It is staff opinion the wood shingles are an architecturally identifying characteristic to the few houses that remain with the wood shingles. The insurance company should cover the replacement cost of wood shingles. It is staff's opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building. It is also staff's opinion it does not have an overall adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Kuchenbecker stated there are a couple of these on the agenda tonight, the next one is looking at an alternative to asphalt but still keep the look of the wood shingles. Ms. Ochse stated if we are going to allow fiberglass parapets on buildings downtown, we can't object to shakes that look like shakes but aren't. Mr. Kuchenbecker stated you have to take these on case by case bases, the building downtown is replacing a missing piece, and this is replacing a damages piece that is still there. There are substitute materials out there that should be considered. Mr. Toews stated there is an option with a lot of appeal, the option the Trouton's are looking at, it leaves the character of a shake and is a durable product. Mr. Toews would like to see the shakes left on the house because loosing that would be a shame. Ms. Hoines asked if all the homes on Forest Avenue are historic. Mr. Kuchenbecker stated a number of them are historic. Ms. Hoines stated they are the only ones that have wood shingles, everyone else has asphalt shingles. She wants to know why they have to have wood shingles when they would rather have asphalt for the appearance, durability and the concern of fire. Mr. Toews stated the other option is not a wood product. Ms. Hoines stated she knows it isn't but it will be more expensive and they don't yet know what their insurance will cover. Mr. Toews asked the applicants to please look at and concenter the alternative option. ***It was moved by Mr. Toews and seconded by Mr. Blair to table the discussion, move to the next item on the agenda, 33 Jackson, and then come back. Aye – All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Blair to continue the discussion on 65 Forest Avenue. Aye – All. Motion carried.***

Mr. Toews asked if the applicants would be willing to look into the product approved for 33 Jackson. Mr. Hoines asked if they would still have the option of going with wood shingles. The answer was yes they would still have that choice. Ms. Hoines asked what the durability of these shingles are compared to asphalt. Mr. Kuchenbecker stated according to the manufacture they have a 50 year warranty where asphalt last about 40 years. Mr. Hoines asked if they would have a choice of putting asphalt on. Ms. Posey stated they are looking for something that replicates the shake look so it will still look like an historic home. Mr. Hoines stated he would check with his insurance company on the alternative product. Ms. Hoines stated they have shingles not shakes. ***It was moved by Mr. Blair and seconded by Mr. Toews to continue this item until the next meeting. Aye - All. Motion Carried.***

Mr. Hoines asked if Historic Preservation would pick up the extra cost if the insurance company doesn't cover the total cost. Mr. Toews stated there isn't currently a program for that. Mr. Kuchenbecker stated there is a life safety loan.

PA 180134 – Jeff & Lauren Trouton – 33 Jackson – Replace Roof – Exhibit E

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to change the shake roof to a shake-like product, example on the table, as the cost of keeping the shakes is beyond financial ability. The roof is only five years old and badly damaged by hail. There are other products on the market that very closely imitate the look of wood shingles that could be considered. These materials may also be a safer product from fire. If the product is correctly chosen, 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. Staff is good with this product. There is also a similar product made of rubber that agenda item 7D, the twin to this house, is looking at. Mr. Toews asked about the fire rating for this product, is it better than wood. Mr. Kuchenbecker stated yes they are better than wood. ***It was moved by Mr. Toews and seconded by Ms. Ochse based upon all the evidence presented, 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. Aye - All. Motion Carried.***

PA 180136 – Karin Wood – 42 Lincoln – Replace Storm Windows – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit constructed in 1885. The applicant is requesting permission to replace damaged aluminum storms with wood storms and repair windows. 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. ***It was moved by Ms. Ochse and seconded by Ms. Posey based upon all the evidence presented, 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. Aye - All. Motion Carried.***

PA 180141 – Tom Julius – 33 1/2 Jackson – Replace Roof – Exhibit G

Mr. Kuchenbecker stated this is the twin to the Trouton's house. The applicant is requesting Permission to re-roof after hail damage using a rubber composite that looks like shakes but withstands weather better. This product closely resembles wood shingles and in staff's opinion is a satisfactory substitute. Based on this material, 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. It would be nice if the two roofs match since they are twin houses. ***It was moved by Mr. Toews and seconded by Mr. Blair based upon all the evidence presented, 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 contingent on use of same material used for 33 Jackson. 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 it has been quiet this week in the office. We are working on the resolution to allow us to put the RFP out for the Construction Manager at Risk. We will be talking to the consultant on the Main Street Master Plan. There have been a lot of building permits to sign, when there is no change to a roof it doesn't go through HP. At a three/two vote the Main Street Arch was funded by the City Commission. Mary Jo announced her retirement in October.

**Committee Reports:**

Mr. Toews thanked the Commission for supporting the Black Hills Mining Museum.

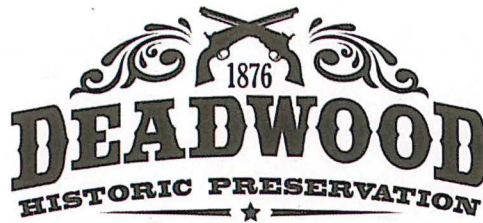
The Historic Preservation Commission Meeting adjourned at 6:16 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Meghan Wittmis, Historic Preservation Office/Recording Secretary*

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

# EXHIBIT A

## MEMORANDUM

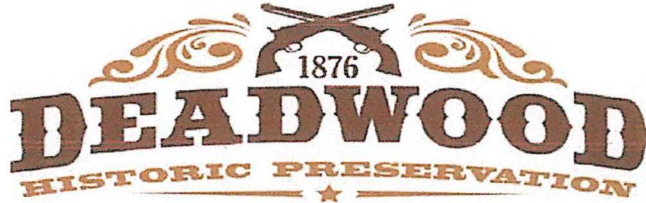
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**Date:** August 16, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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

- Jeanne & David Zurey – 23 McKinley Street – Elderly Resident Program  
*Staff has determined the project meets the criteria for the Elderly Resident Program. Staff will coordinate with the applicant during the proposed project.*
- Glenn Fasnacht – 74 Van Buren Avenue – Siding, Foundation, Retaining Wall and Wood Windows & Doors Programs  
*Staff has determined the applicant meets the criteria for the Siding, Foundation, Retaining Wall and Wood Windows and Doors Programs. Staff will coordinate with the applicant during the proposed project.*
- Kracht Family Trust – 4 Lincoln Avenue – Elderly Resident and Siding Programs  
*Staff has determined the project meets the criteria for the Elderly Resident and Siding Programs. Staff will coordinate with the applicant during the proposed project.*



# Elderly Residents Program Application

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

1. Address of Property:

23 McKinley Street

Requested Grant Amount:

\$ 2022.00 + tax + permit

2. Applicant/Owner name & mailing address:

Jeanne & David Zurey

Estimated Total Cost for Entire Project:

\$ Same

23 McKinley Street

Deadwood, SD 57732

Telephone: (605) 571-0262

**For Office Use Only:**

Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/14/18 Initials: BA

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

3. Applying for:  Grant or  Loan

What year were you born? 1945

E-mail dzureydzurey@yahoo.com

*Sidewalk from Deck to Garage. Currently has deteriorating pavers. Very difficult to shovel and is tripping hazard.*

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 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: David Zurey

Date submitted:    /   /   

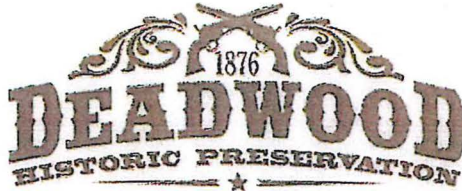
Owner's signature: Jeanne C. Zurey

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

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

1. Address of Property:

74 Van Buren ST

2. Applicant's name & mailing address:

Glenn Fasnacht

74 Van Buren ST

Deadwood, SD 57732

Telephone: (719) 650-4618

E-mail glenn.fasnacht@gmail.com

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

Same

Telephone: ( ) -

E-mail

For Office Use Only:

- Owner Occupied  
 Non-owner Occupied

*Just purchased*

Verified through the Lawrence County Office of Equalization

Date: 8/14/18 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: *Glenn Fasnacht*

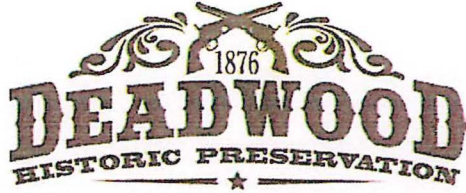
Date submitted: 8/16/18

Owner's signature: Same

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:

74 Van Buren St

2. Applicant's name & mailing address:

Glenn Fasnacht

74 Van Buren St

Deadwood, SD 57732

Telephone: (719) 650-4618

E-mail glenn.fasnacht@gmail.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ Obtaining quotes

Estimated Total Cost for Entire Project:

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

**For Office Use Only:**

Owner Occupied

Just Purchased

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/14/18

Initials: GF

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: Glenn Fasnacht

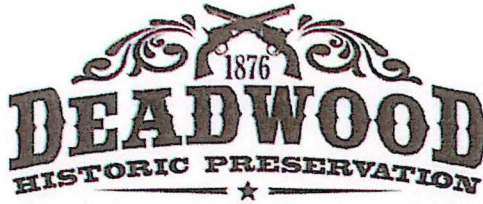
Date submitted: 8/16/18

Owner's signature: same

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



# Retaining Wall - Residential Application

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

1. Address of Property:

74 Van Buren St

2. Applicant's name & mailing address:

Glenn Fasnacht

74 Van Buren St

Deadwood, SD 57732

Telephone: (719) 650-4618

E-mail glenn.fasnacht@gmail.com

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

Same

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

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

**For Office Use Only:**

Owner Occupied Just Purchased

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/14/16 Initials: BA

4. 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 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: Glenn Fasnacht

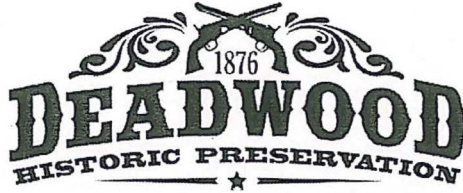
Date submitted: 8/14/16

Owner's signature: Same

Date submitted:   /  /  

Please return the completed application 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:

74 Van Buren ST

2. Applicant/Owner name & mailing address:

Glenn Fasnacht

74 Van Buren ST

Deadwood, SD 57732

Telephone: (719) 650-4618

E-mail glenn.fasnacht@gmail.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ Obtaining quotes

Estimated Total Cost for Entire Project:

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

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/14/18 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 or a grant or loan.

Applicant's signature: [Signature]

Date submitted: 8/6/18

Owner's signature: [Signature]

Date submitted:    /   /   

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



# Elderly Residents Program Application

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

Address of Property: 4 Lincoln Ave

Applying for:  Grant or  Loan

Applicant/Owner name & mailing address:  
Kracht Family Trust  
4 Lincoln Ave  
Deadwood SD 57732

Requested Grant Amount:  
\$ 10,000.00

Estimated Total Cost for Entire Project:  
\$ \_\_\_\_\_

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

<b>For Office Use Only:</b>	
<input type="checkbox"/> Owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: ___/___/___	Initials: _____
Assessed Valuation \$ _____	

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

What year were you born? \_\_\_\_\_

Description of work to be done Remove siding and repair stucco

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: \_\_\_\_\_

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

Owner's signature: Lawrence Kracht

Date submitted: 8/16/18

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:

4 Lincoln Ave

2. Applicant's name & mailing address:

Kracht Family Trust

4 Lincoln Ave

Deadwood, SD 57732

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

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

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

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

<b>For Office Use Only:</b>	
<input type="checkbox"/>	Owner Occupied
<input type="checkbox"/>	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: \_\_\_\_\_

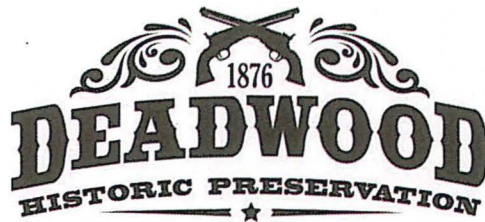
Date submitted: \_\_\_/\_\_\_/\_\_\_

Owner's signature: *Laura Kracht*

Date submitted: 8/16/18

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



# 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

"The Historic City of the Black Hills"

## MEMORANDUM

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**Date:** August 17, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Grant Extensions

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The following Historic Preservation Program applicants are requesting an extension of their Grant. Staff's recommendation follows for the extension requests.

- Dave Akrop ..... 98 Charles ..... Elderly Resident Program  
*The grant expires on 08/01/18. The applicant has completed the water line connection to the city line and has funds remaining on the grant and is determining what other projects can be done that fall under the grant guidelines. Staff recommends extending the grant for an additional six months which will expire 02/01/19.*
- Roger and Ann Ochse .....35 Madison ..... Elderly Resident Program  
*The grant expires on 08/01/2018. The applicant has funds remaining and hopes to use it for either the roof or a bathroom project. They are waiting to hear from insurance on what they will cover before determining where the funds will be spent. Staff recommends extending the grant for an additional three months which will expire on 11/01/2018.*
- Shirlene Joseph .....771 Main ..... Foundation Program  
*The grant expires on 08/03/18. The applicant has hired a new contractor to finish up the foundation repairs. Staff recommends extending the grant for an additional three months which will expire 11/03/18.*
- Sylvia Trentz.... .....57 Lincoln ..... Foundation Program  
*The grant expires on 08/14/18. The applicant has not secured a contractor for this project. Staff recommends extending the grant for an additional six months which will expire 11/14/18.*
- Michael Johnson..... 8 Van Buren .....Windows & Doors/ Siding/ Foundation/ Elderly Programs  
*The grant expires on 08/11/18. The applicant has started these projects. Work is ongoing and not complete as of yet. Staff recommends extending the grant for an additional six months which will expire 02/11/19.*
- Ken and Nancy Motzko..... 51 Pleasant ..... Wood Windows & Doors/Siding Programs  
*The grants expire on 8/05/18. The applicant has a contractor hired and working on the projects. The work will not be completed before the grant expires and is requesting an extension. Staff recommends extending the grant for an additional three months which will expire on 11/05/18.*
- Margaret Sulentic ..... 23 Van Buren ..... Elderly Resident & Foundation Programs  
*The grants expire on 8/22/18. The applicant has completed work on the foundation of the house. A contractor is hired to do work on the carriage house and plans to start work this month. Staff recommends a six month extension of the grants which will expire on 02/22/19.*
- Iver and Monica Gibbs..... 850 Main ..... Windows & Doors Program  
*The grant expires on 8/24/18. The applicant has a contractor doing the work on the windows. Because they are restoring the windows and storms rather than replacing it is taking longer to complete the project. Staff recommends extending the grant for an additional six months which will expire on 02/24/19.*

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



**EXHIBIT C**  
330 E. Anamosa  
Rapid City, SD 57701  
605-923-6007

## ***MEMORANDUM***

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**Date:** August 22nd, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Walker, NeighborWorks, DHR  
**Re:** Historic Preservation Loan Requests (1page)

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The following Historic Preservation Loan Requests were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendation follows each of the loan requests. For further information please review the individual loan requests.

- Lance Bobolz –84 Van Buren – Windows Loan Request

*The borrower is requesting a Windows loan*

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

- Eugene Hunter- 38 Van Buren – Loan Extension Request

*The borrower is requesting an extension of their siding loan*

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



To be submitted to Historic Preservation Commission 8/22/2018

## Windows Loan Request

DATE: 08/15/2018  
APPLICANT: Lance Bobolz  
PROPERTY ADDRESS: 84 Van Buren  
LOAN AMOUNT: \$18,000 (Up to \$18,000)  
INTEREST RATE: 0%  
TERM: 10 year forgivable  
PAYMENT AMOUNT: \$0  
PURPOSE: Windows and Doors  
SECURITY: Mortgage

UNDERWRITER'S REVIEW:  
13.348% LTV, 204.435% CLTV, 3.828% DTI,  
Tax Value \$134,850 **Non Owner occupied**  
The applicant has Excellent Credit scores and substantial assets.

UNDERWRITER'S RECOMMENDATION:  
I would recommend approval of the loan request as presented based on excellent credit,  
Low DTI and substantial assets.

**This loan request was reviewed by Loan Committee: Favorable Comments were received.**

Historic Preservation  
Commission  
**ACTION**

Approved  
 Denied  
 Continued

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

Signed: \_\_\_\_\_

To be submitted to Historic Preservation Commission 8/22/2018

## Loan Extension Request CHPSIHUNT

DATE: 08/15/2018  
APPLICANT: Eugene Hunter  
PROPERTY ADDRESS: 38 Van Buren  
LOAN AMOUNT: \$10,000  
INTEREST RATE: 0%  
TERM: 10 year forgivable  
PAYMENT AMOUNT: \$0  
PURPOSE: Siding  
SECURITY: Mortgage

Historic Preservation  
Commission  
**ACTION**  
 Approved  
 Denied  
 Continued  
Date: \_\_/\_\_/\_\_  
Signed: \_\_\_\_\_

**UNDERWRITER'S REVIEW:**

This loan matures 9/25/2018 and is a forgivable loan. The City Building Inspector completed an inspection requiring maintenance to the home. I am requesting a 6 month extension to allow the borrower additional time to complete the repairs.

**UNDERWRITER'S RECOMMENDATION:**

I recommend approval of the request as presented

**This loan request was reviewed by Loan Committee: Favorable Comments were received.**

Case No. 180101  
Address: 65 Forest Avenue

**EXHIBIT D**

**Staff Report**

The applicant has submitted an application for Project Approval for work at 65 Forest Avenue, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Adrian & Annette Hoines  
Owner: HOINES, ADRIAN M & ANNETTE K  
Constructed: 1896

**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 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 re-roof the entire house due to hail damages. The house currently has historic wooden shingles but the applicant is requesting to replace them with asphalt shingles.

**Attachments: No**

**Plans: No**

**Photos: Yes**

**Staff Opinion:**

It is staff opinion the wood shingles are a architecturally identifying characteristic to the few houses that remain with the wood shingles. The insurance company should cover the replacement cost of wood shingles. It is staff's opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building. It is also staff's opinion it does not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

**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.

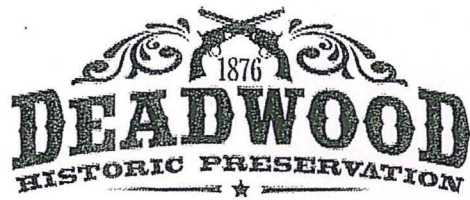
OR

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.



*Ter Shingler*

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



FOR OFFICE USE ONLY	
Case No.	<u>18010</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/18/18</u>
Date of Hearing	<u>7/18/18</u>

## 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

<b>PROPERTY INFORMATION</b>	
Property Address:	<u>65 Forest Avenue, Deadwood</u>
Historic Name of Property (if known):	<u>The Elder House</u>

<b>APPLICANT INFORMATION</b>	
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>Adrian &amp; Annette Hornes</u>
Address:	<u>13636 390<sup>th</sup> Ave</u>
City:	<u>Aberdeen</u> State: <u>So Dak</u> Zip: <u>57401</u>
Telephone:	<u>6052168160</u> Fax: _____
E-mail:	<u>Annette.Hornes@hotmail.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:	_____

<b>TYPE OF IMPROVEMENT</b>			
<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 checked="" 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 checked="" 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.

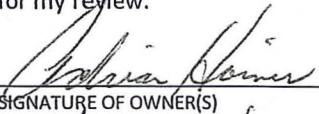
*Re-roofing of entire house due to hail damage. House is Nat'l. Historic with wood shingles. Request to replace with asphalt shingles to improve appearance, insulation due to underlayment on asphalt shingles; vents would improve circulation and reduce fire hazard.*

**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.


7/18/2018  
 \_\_\_\_\_  
 SIGNATURE OF OWNER(S)                      DATE

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


7/18/18  
 \_\_\_\_\_  
 SIGNATURE OF OWNER(S)                      DATE

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

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

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

**APPLICATION DEADLINE**

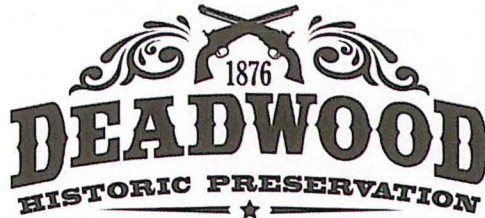
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office.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



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



*"The Historic City of the Black Hills"*

# EXHIBIT E

Kevin Kuchenbecker  
Historic Preservation Officer  
Telephone (605) 578-2082

## MEMORANDUM

---

**Date:** August 17, 2018  
**To:** Deadwood City Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Dell Rapids Society for Historic Preservation – Emergency Grant Request  
Dell Rapids Museum

---

The Historic Preservation Commission has received an emergency Outside of Deadwood Grant request from the Dell Rapids Society for Historic Preservation to make an emergency repair on the roof of the Dell Rapids Museum.

The request is for an emergency grant to tuck point the north parapet wall and the remaining perimeter walls on top of the building. During a storm the existing rubber roof was blown off the north parapet wall. This damage revealed a badly deteriorated parapet wall that is allowing water to enter the building at a rapid rate and potentially causing the parapet wall to collapse onto the sidewalk or roof. The water has caused interior damage to the walls, however, at this time the applicant is only focusing on stopping the water from entering the building.

The cost to repair the rubber roof is \$31,410 which the applicant's insurance will cover. However, the insurance will not cover the cost of tuck pointing which comes to \$19,688. The Dell Rapids Society for Historic Preservation is requesting \$10,000 to help cover the cost of the tuck pointing.

Per the Outside of Deadwood Grant Policy Guidelines, emergency grants are made exclusively for interim stabilization of a historic property that meets the stated grant criteria and has been damaged due to some unforeseeable event. Emergency grants typically do not exceed \$10,000. The Projects Committee reviewed this request on August 15, 2018 and recommend approval.

**RECOMMENDATION:** *Move to approve the Outside of Deadwood Emergency Grant Request to Dell Rapids Society for Historic Preservation, Dell Rapids Museum, in the amount of \$10,000.00 for tuck pointing.*

APPLICATION # \_\_\_\_\_

## DEADWOOD HISTORIC PRESERVATION COMMISSION

GRANT FUND  
SITES OUTSIDE OF DEADWOOD

### Application

Applications must be received by January 2<sup>nd</sup> and/or June 2<sup>nd</sup> annually. In order to maintain funding eligibility, work **may not** commence on the project until after an award notification is received and grant agreement has been signed and returned.

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

**1. Name/Address of Property:  
Dell Rapids Society for Historic Preservation**

Name	City	State	Zip
407 East 4th Street	Dell Rapids	SD	57022

**2. Project Contact Information: Dell Rapids Society for Historic Preservation, PO Box 143, Dell Rapids, SD 57022**

**3. TODAY'S DATE 8 / 15 / 18**

Name	Daytime Telephone	E-mail Address
Alice Chamley achamley@goldenwest.net	( 605 ) 428-3386	

Mailing Address	City	State	Zip
PO Box 143	Dell Rapids	SD	57022

**4. Owner of Property\*\*:**

**\*\*NOTE:** Applicant must own/retain property;

**OR**

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

**OR**

Applicant must have a firm written commitment with the owner to purchase the property.

*(Complete 'Owner of Property' only if different from that of Project Contact)*

**Joan Rasmusson (605) 321-9789 jcrasmusson@yahoo.com**

---

Name/Organization Daytime Telephone E-mail Address

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128 W Carmel Lane Sioux Falls SD 57108  
Mailing Address City State Zip

---

**1. Description of work to be performed as part of this project:** (Please attach additional documentation as may be necessary.)

---

The Dieson Building that houses the Dell Rapids Museum was built in 1902 and is made of locally quarried Sioux quartzite. It is in the Historic Downtown Dell Rapids Main Street District and the building is on the National Historic Register.

This application is for an emergency grant to tuckpoint the north parapet wall and the remaining perimeter walls on top of the building. During a storm the existing rubber roof was blown off the north parapet wall. This damage revealed a badly deteriorated parapet wall that is allowing water to enter the building at a rapid rate and potentially causing the parapet wall to collapse on the sidewalk or roof. The water has caused interior damage to the walls, however, at this time we are only focusing on stopping the water from entering the building. Please see pictures provided in a separate document and incorporated in this emergency application by reference.

**Please describe the relationship of this project to the history of Deadwood. If a relationship does not exist, please describe the historical significance of this preservation project.**

There are many connections between Deadwood and Dell Rapids including:

The Carnegie Library – The June 10, 1909 Dell Rapids Times-Tribune references a June 5 Collier's Weekly illustrated article on Mr. Carnegie's library donations which include donations to both Deadwood's and Dell Rapids' Carnegie Libraries. The Dell Rapids Carnegie Library is in the process of historical upgrades this year.

Vaudeville – Many Vaudeville companies performed both in Deadwood and Dell Rapids. These performances are noted in newspaper articles at the Dell Rapids Carnegie Library.

Masonic Lodge – On November 24, 1882, a Masonic Lodge was started in Dell Rapids. In old pictures of the Dell Rapids Opera House, there is a scenic backdrop that could potentially have been made by Twin Cities Scenic. Currently the Deadwood Masonic Lodge has 52 similar drops in their collection. It would be very interesting to see if this backdrop has made its way to Deadwood.

Odd Fellows Connections – Grand Lodge, IOOF of Dakotas, Black Hills Lodge #5 of Deadwood, SD, organized in 1875. Grand Lodge, IOOF of Dakotas, Dell Rapids Lodge #8 of Dell Rapids, SD, organized in 1876.

3. **Description of the project:** check one or more of the following categories that best defines the proposed project. (Refer to the allowable activities portion of this application to make your determination).

- a) **Planning**
- b) **Preservation**
- c) **Rehabilitation**
- d) **Restoration**

Please attach any preservation reports and or blueprints, if available.

4. **Provide a time schedule for the project.**

Work needs to begin as soon as possible to prevent further damage and potential safety concerns.

5. **Impact on historic characteristics: Please answer the following questions.**

(Use additional page).

- a) Will the project change the current/historic material? For example installing asphalt shingles instead of wood shingles. If so explain why. No.
- b) Will the project change the size of the current/historic material? For example, does the project involve changing window size? If so explain why. No.
- c) Will the current/historic material be removed? For example, removing plaster. If so, explain why. No.
- d) How does the project meet the Secretary of the Interior Standards? See the Resource Section.

We adhere to the standards set forth by the Secretary of the Interior.

6. **Property use:** provide a description of the current and planned use for the property once the project is complete.

The property will continue to be used as a museum after completion of this project.

7. **Maintenance:** Provide a statement of how the owner plans to maintain the property after the project is complete.

Dell Rapids Society for Historic Preservation (DRSHP) will use their current maintenance procedures to maintain the property after completion of the project.

8. **Estimates:** If requesting a grant that exceeds \$10,000, please provide and attach at least three cost estimates from architects, contractors, or other professionals involved in the project.

Cost estimates must specify the costs of labor, materials, consultants, and permits. If conducting a masonry project the estimates must include mortar mixture specifications, statement concerning use of power tools, and percentage of building requiring masonry work. A contractor should be provided with a copy of the Historic Masonry Repair sheet located in the resource section before preparing a bid for masonry work.

If three cost estimates are unattainable, please include a statement documenting the request for estimates.

9. **Project budget – itemized and showing match**

Description	Match	Grant	Total Project Cost
Tuckpointing	9,688	10,000	19,688
Rubber Roof	31,410	0	31,410

10. Total Project Cost: \$51,298      Grant Amount: \$10,000

**J & P ROOFING SYSTEMS INC**  
 90 119 Chester SD 571216  
 JERRY BEIT (605) 212-0459  
 PATRICK BEIT (605) 251-0094

Page No. \_\_\_\_\_ of \_\_\_\_\_  
 DATE OF SUBMISSION \_\_\_\_\_

**PROPOSAL**

PROPOSAL SUBMITTED TO: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

WE propose hereby to furnish materials and labor necessary for the completion of:  
 Repair of the existing EPDM roof

1. Remove the existing EPDM and 1/2" fiberglass down to the wood deck.
2. Dispose of in the local landfill.
3. Install new 1/2" fiberglass over the entire area and install 6 mil EPDM to the wood deck using screws and gaskets at the rate of one every two square feet.
4. Adhere a new 60 mil EPDM to the fiberglass and extend to the parapet walls.
5. Install all required flashing along the eave, head, and storm walls to obtain a watertight condition.
6. Extend the EPDM membrane into the gutter and terminate using water cut-off and a built-up lead bar.
7. Extend membrane into the existing gutter and terminate using a built-up lead bar to ensure a watertight condition.
8. Install all required manufacturer's EPDM flashings and accessories.
9. A contractor's 5-year warranty.
10. This proposal includes all discounts, for sale tax, excise tax, and fees, materials, and labor to complete this job. Bid Amount: \$11,410.00

A portion of the main street will need to be barricaded off to a one for the removal of the existing roof. All materials will need to be hauled onto the roof from street also because of the powerlines in the alley.

The brick wall on the backside of the granite will need to be repaired before the roofing process can begin. The roof will need to be opened and resealed at this location approximately two to three times during the wet construction. The brick work along with the roof sealing will be an additional cost of \$19,888.00

WE propose hereby to furnish materials and labor - complete in accordance with above specifications for the sum of \_\_\_\_\_ dollars

Payment to follow: \_\_\_\_\_ DOLLARS UPON 30 DAYS OF COMPLETION.

All items to be included in the bid shall be as specified in the drawings and specifications. The contractor shall be responsible for obtaining all necessary permits and licenses. The contractor shall be responsible for obtaining all necessary insurance. The contractor shall be responsible for obtaining all necessary insurance. The contractor shall be responsible for obtaining all necessary insurance.

Author: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Accepted: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 30 days.

## OUTSIDE OF DEADWOOD GRANT APPLICATION CHECKLIST

The following information must be presented with this application before being reviewed by the Deadwood Historic Preservation Commission (Incomplete applications will not be reviewed).

### Attachments:

- a. Floor plan(s) (when necessary).
- b. Site plan(s) (when necessary).
- c. Photographs. See separate pdf file.
- d. Copy of deed or notarized letter of authorization if property is not owned by the applicant.
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places.
- f. Submission of specifications and contracts.
- g. Description of work (if additional space was necessary to explain the project).

- h. Description of the relationship of the project to Deadwood.
- i. Preservation Reports and blueprints (when necessary).
- j. Work Schedule.
- k. Answers to impact on Historic Characteristics questions.
- l. Answer to property use question.
- m. Answer to Maintenance question.
- n. Cost estimates.

**Match:** Proof of match, on at least a 50/50 basis, is enclosed.

Will be sent separately.

**Signature:** The applicant has signed and dated this application, as well as the owner of the property, if necessary.

Will be sent separately.

# DEADWOOD HISTORIC PRESERVATION COMMISSION

## GRANT FUND FOR HISTORIC PROPERTIES OUTSIDE OF DEADWOOD

### POLICY GUIDELINES

#### STATEMENT:

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It is in Deadwood's interest to promote the preservation and interpretation of historic sites, buildings, and properties throughout the state when those buildings, sites and properties are related to historic preservation in Deadwood. The expense of such preservation projects may discourage owners and managers from undertaking necessary projects or may result in a lower quality of craftsmanship. The purpose of this grant fund is to assist and encourage property owners and managers to restore and protect their properties and to interpret their relationship to Deadwood's history.

The City of Deadwood and the Deadwood Historic Preservation Commission reserve

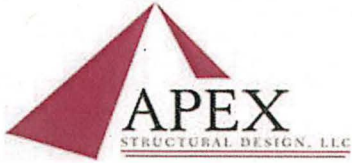
If awarded a grant, I agree to comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and I agree to place a covenant on my property. I also acknowledge that I have read and understand this program's policy guidelines and confirm that I understand that a failure to act in accordance with these terms, whether prior to or after an award, may result in a recapture and or forfeiture of funds.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

the right to revise this grant policy or discontinue the program at any time without





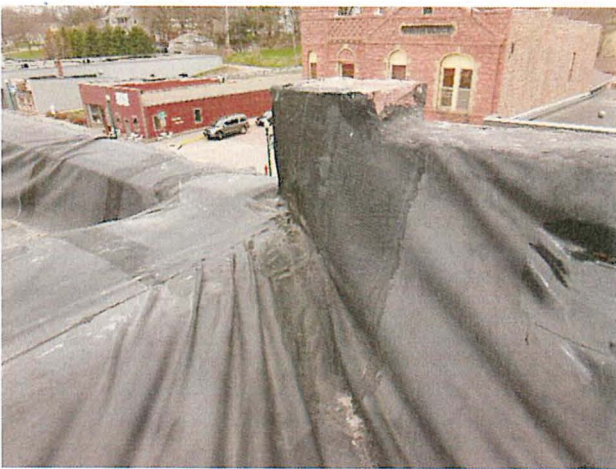
Apex Structural Design LLC  
515 S. Cliff Avenue, Ste. 200  
Sioux Falls, SD 57104  
PH: (605) 335-4071  
[www.apexsf.net](http://www.apexsf.net)



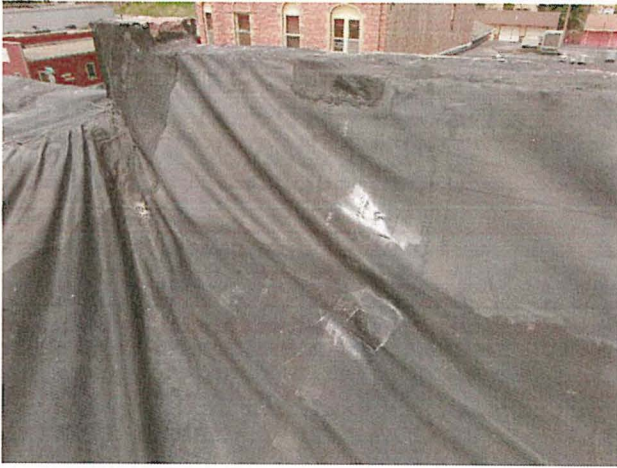
Picture 1 – Roof overall.



Picture 2 - Roof overall.



Picture 3 – Northwest corner of roof.



Picture 4 - Northwest corner of roof.



Picture 5 – Northwest corner of roof. Note bird's nest between the membrane and parapet wall.



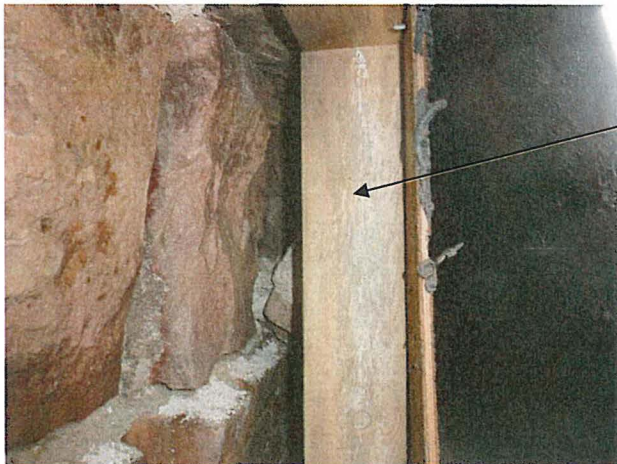
Picture 6 – North parapet wall. Note interior course of brick had fallen away from the wall.



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Picture 7 - North parapet wall. Note interior course of brick had fallen away from the wall.



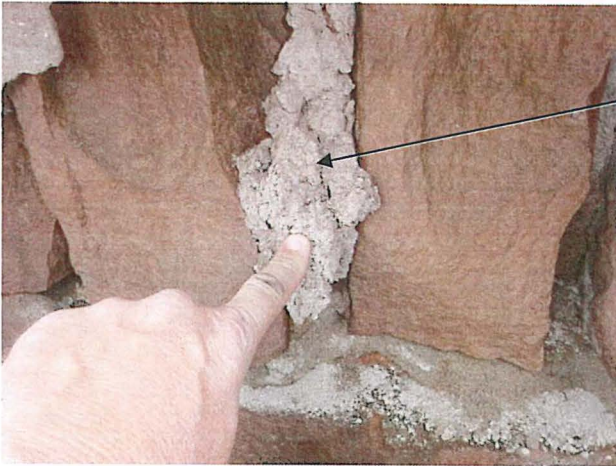
Picture 8 - Wood framing had been added at some point on the south side of the north parapet wall.



Picture 9 - North parapet wall. Note interior course of brick had fallen away from the wall.



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Picture 10 – The original stone parapet wall had been tuckpointed at some point.



Picture 11 - North parapet wall. Note interior course of brick had fallen away from the wall.



Picture 12 – Northeast corner of roof.



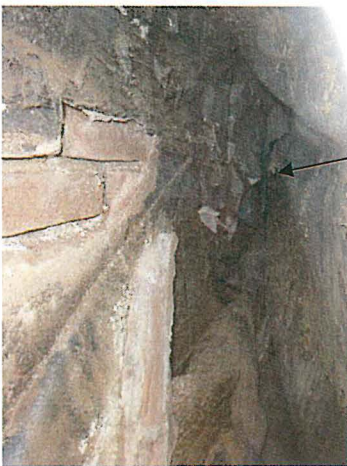
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Picture 13 - North parapet wall. Note portions of interior course of brick had fallen away from the wall.



Picture 14 – Northeast corner of wall.



Picture 15 – The membrane had pulled loose from the parapet wall.



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Picture 16 - The membrane had pulled loose from the parapet wall.



Picture 17 - The membrane had pulled loose from the parapet wall.



Picture 18 - The membrane had pulled loose from the parapet wall.



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Picture 19 – Northeast corner.



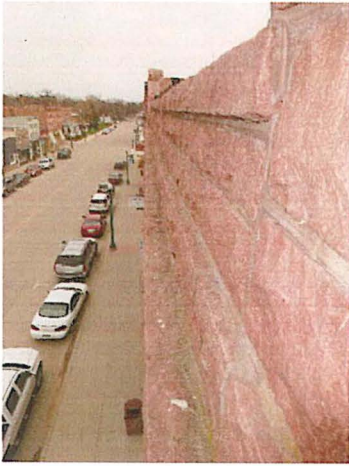
Picture 20 – The north parapet wall was approximately 16” wide.



Picture 21 - The north parapet wall was approximately 16” wide.



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Picture 22 – The north side of the north parapet wall was in good condition.



Picture 23 – Membrane serial number.



Picture 24 – Roof test core taken near the north end of the roof. The fiber board was dry at the test core location.





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Picture 25 – Roof test core taken near the south end of the building.



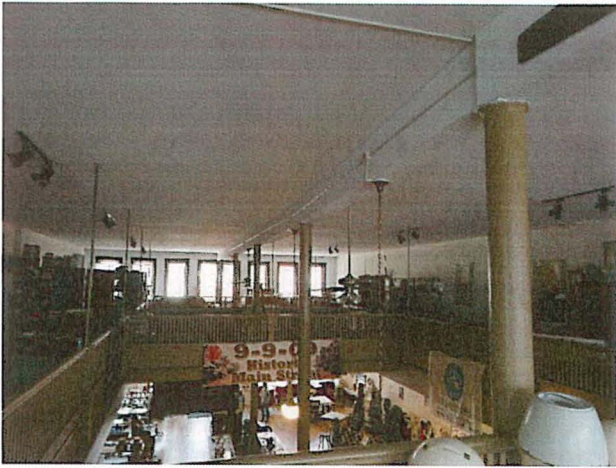
Picture 26 - Roof test core taken near the south end of the building.



Picture 27 - Roof test core taken near the south end of the building. The fiber board was wet at the test core location.



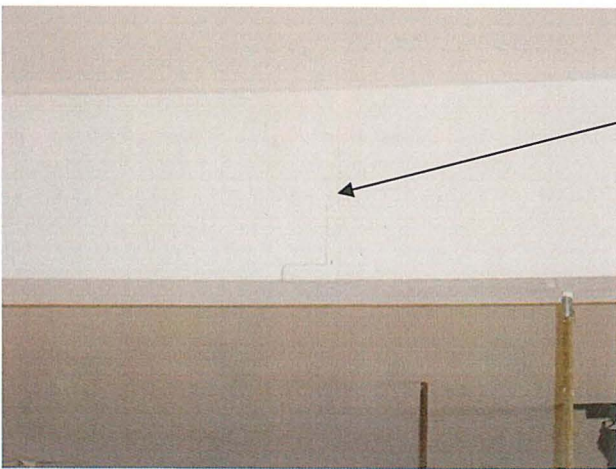
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Picture 28 – Interior roof beam.



Picture 29 – Note the sag in the roof beam.  
The sag has occurred over time.



Picture 30 – Crack on the side of the sagging  
roof beam.



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Picture 31 – Water damage was noted on the upper level ceiling at the north end of the building near the northeast corner.



Picture 32 – Water damage was noted between the upper level windows on the north wall.

**DRSHP  
Treasurer's Report  
August 8, 2018**

Checking Account Balance 7-11-2018 ----- \$24,808.12

**DEPOSITS:**

7-11-18 State of SD Grant-warming house -----	\$10,000.00
7-11-18 Allen&Gloria Brown-Roof -----	\$200.00
7-19-18 Mitch&Phyllis Rydberg Mem C. Park -----	\$50.00
7-24-18 Leonard Dressen - Roof -----	\$1000.00
7-24-18 City of DR- annual stipend -----	\$2000.00
7-24-18 D&B Huss \$100.00 roof, Donation Jar \$33 Gift shop sales \$28.80 -----	\$161.08
7-31-18 Llorra Maertins-Roof \$1000.00, Darren & Linsey Duffy-roof-\$100, Jar \$10 -----	\$1110.00
<b>TOTAL DEPOSITS: -----</b>	<b>\$14,521.08</b>

**EXPENSES:**

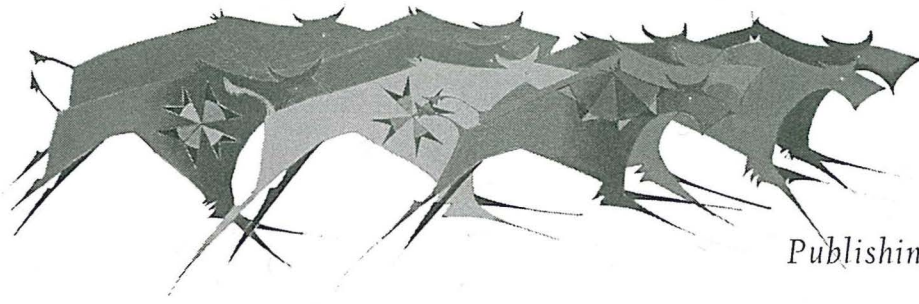
7-13-18 Mid American Energy -----	\$8.52
7-16-18 Xcel Energy -----	\$89.86
7-2018 City of DR water -----	\$41.54
7-20-18 Golden West Tele. -----	\$33.95
7-12-18 Ck#2459 State Treas. Sales Tax -----	\$17.92
7-11-18 Ck#2460 Irene S. 4- chairs -----	\$40.00
7-11-18 Ck#2461 DR Lumber materials warming house	\$2509.45
7-11-18 Ck#2462 Ace Hardware supplies -----	\$24.25
7-11-18 Ck#2463 Justice Fire- service -----	\$60.71
7-16-18 Ck#2464 Dust Tex tax on bill -----	\$1.88
7-16-18 Ck#2465 J Rasmusson Labor on Warming H	\$2490.55
7-16-18 Ck#2466 Kelly Sward- moving organ in -----	\$20.00
7-23-18 Ck#2467 Monarch Sales-Name plates -----	\$108.00
<b>TOTAL EXPENSES: -----</b>	<b>\$5446.63</b>

Checking Account Balance 8-5-2018 ----- \$33,882.57

Savings Acct. @First National Bank No Activity ----- \$24,246.93

CD @ Great Western Bank No Activity ----- \$5917.83

Treasurer, Jean Rave



SOUTH DAKOTA  
HISTORICAL  
SOCIETY PRESS

*Publishing South Dakota's Rich Heritage*

9 August 2018

## EXHIBIT F

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

Dear Kevin:

Attached you will find the 2017 Deadwood Publications Fund report. The major expenditures for the year covered the publication of *Fort Tecumseh and Fort Pierre: Journal and Letter Books, 1830–1850*, edited by Michael M. Casler and W. Raymond Wood. We also commissioned a biography of Theodore Roosevelt as a part of our South Dakota Biography subseries on the faces of Mount Rushmore and, as I mentioned last year, recommissioned the Custer biography. Ongoing marketing costs, royalties/backlist maintenance, finance charges and fees accounted for the remainder of the year's expenses. It was another good year for the Deadwood Publications Fund, as revenue equaled expenditures and the market remained high.

Sadly, 2017 also saw the death of historian James D. McLaird, who was a giant of Black Hills and South Dakota history. His biographies of Wild Bill Hickok/Calamity Jane and Hugh Glass continue to be among the bestsellers of the Deadwood Publications Fund books. He will be sorely missed.

Enclosed find a story/review of *Fort Tecumseh and Fort Pierre*, which has been well received. A budget sheet for the project tentatively titled *Theodore Roosevelt: The Cowboy President*, by Jeremy M. Johnston, is also attached.

As always, I thank you and the City of Deadwood for the ongoing opportunity to provide readers with excellent publications about the Black Hills and West River region. We here at the South Dakota Historical Society Press value the partnership.

Sincerely,

Nancy Tystad Koupal  
Director

# Deadwood Publications Fund Report - 2017

Established Oct. 2000

Endowment (\$100,000)	31 Dec. 2014	31 Dec. 2015	31 Dec. 2016	31 Dec. 2017
Balance	\$145,854.00	\$145,141.00	\$156,016.00	\$170,258.00

Revolving (\$150,000)	31 Dec. 2014	31 Dec. 2015	31 Dec. 2016	31 Dec. 2017
Balance	\$73,687.00	\$88,453.00	\$90,985.00	\$90,979.00

## Deadwood Revolving Itemization

	Beginning Balance		\$ 90,985
<b>Expenses</b>	1 Jan. 2017–31 Dec. 2017		
<i>Fort Tecumseh and Fort Pierre</i>			\$ 17,686
Admin/editing	\$6,250		
Maps/illustrations	\$1,000		
Design/layout	\$5,152		
Printing	\$3,939		
Marketing	\$1,345		
Future Titles (readings, research, advances)			\$ 5,249
<i>Theodore Roosevelt</i>	\$2,500		
<i>George Custer</i>	\$2,500		
<i>Readers fee</i>	\$249		
Royalties and backlist maintenance			\$ 1,455
Marketing–general (catalog/website prorated)			\$ 1,081
Finance charges and credit card fees			\$ 1,217
	TOTAL EXPENSES		\$ 26,688
	Beginning Balance Less Expenses		\$ 64,297

<b>Income</b>	1 Jan. 2017-31 Dec. 2017		
Return of Dippie advance			\$ 2,000
Interest and Endowment Distribution			\$ 776
Sales of Deadwood Publications Fund titles			\$ 22,068
Market Valuation Adjustments			\$ 1,838
	TOTAL INCOME		\$ 26,682

<b>Revolving Account Balance, 31 Dec. 2017</b>	<b>\$ 90,979</b>
--	------------------

[http://www.capjournal.com/news/editor-of-new-book-on-fort-pierre-fur-trading-days/article\\_47c977b0-de3b-11e7-a704-2bbb7383f572.html](http://www.capjournal.com/news/editor-of-new-book-on-fort-pierre-fur-trading-days/article_47c977b0-de3b-11e7-a704-2bbb7383f572.html)

## Editor of new book on Fort Pierre fur trading days before the Civil War to speak in Pierre

By Stephen Lee [stephen.lee@capjournal.com](mailto:stephen.lee@capjournal.com) 12 hrs ago



Art of Karl Bodmer's drawing/painting of Fort Pierre Chateau. (Courtesy)

The co-editor of a new book on the early trading history of Fort Pierre will speak in Pierre on Tuesday.

Micheal Casler and W. Raymond Wood transcribed and annotated original journal entries and letters for "Fort Tecumseh and Fort Pierre Chateau: Journal and Letter Books 1830-1850," published this year.

The title refers to the two early forts on and near the city site of today's Fort Pierre where the Bad River empties from the west into the Missouri River.

It's a fitting book for this bicentennial year of Fort Pierre, involving the earliest activities of this site's slow settlement by white Americans, Canadians and Europeans long before farmers and roadmakers and cities came along.

He didn't make it sound like life was much fun, but maybe he was intent on making sure his bosses in St. Louis didn't think he was asleep at the wheel.

It's a book that gives readers a first-hand look at early drafts of history.

Michael Casler, a former park ranger with the National Park Service, is an independent historical researcher who lives in Williston, North Dakota, near the historic site of Fort Union where the Yellowstone River meets the Missouri River. He has written on the steamboats used on the Missouri during the fur trade era and other publications about the fur trade.

W. Raymond Wood has taught anthropology at the University of Missouri in Columbia for nearly four decades and has written often about Lewis and Clark and the fur trade on the Upper Missouri River.

**Michael M. Casler will speak at 7 p.m., Tuesday, Dec. 12, a guest of the History and Heritage Book Club that will meet at the Cultural Heritage Center 900 Governor's Drive, east of the Capitol, in Pierre.**

**It's free and the public is welcome. The event is sponsored by the state Historical Society Foundation and Historical Society Press, which this year published "Fort Tecumseh and Fort Pierre Chouteau: Journal and Letter Books 1830-1850."**



## Deadwood Publications Fund Project

**Theodore Roosevelt: Cowboy President.** By Jeremy M. Johnston.

Approximately 125 pages; paper-bound.

South Dakota Biography Series, The Faces of Mount Rushmore, no. 1 or 2.

Of the four presidents carved into Mount Rushmore, Theodore Roosevelt is probably the one most closely associated with the Black Hills. A friend of Seth Bullock, Roosevelt spent time in the North Dakota Badlands, visited the Black Hills, and traveled elsewhere in the western United States. That period of his life shaped his understanding of the West and molded his presidency. Focusing on the connection between Roosevelt's western travels and his progressive reforms and conservation efforts, Jeremy M. Johnston dives into Roosevelt's life and explores how he came to be America's cowboy president and was immortalized on a mountain in western South Dakota.

Jeremy M. Johnston is curator of the Center of the West's Buffalo Bill Museum in Cody, Wyoming, and was managing editor of the *Papers of William F. Cody*. A native of Powell, Wyoming, he received his M.A. in history from the University of Wyoming and his Ph.D. from the University of Strathclyde, Glasgow, Scotland.

**Projected Publication Date:** 2020

### Estimated Project Budget:

Administrative	\$1,250
Editorial	2,500
Research/writing	5,000
Maps/illustrations	1,000
Design and Layout	2,600
Printing	9,000
Marketing	<u>5,000</u>
Projected Total	\$26,350

Date: August 16, 2018

Case No. 180192  
Address: 74 Van Buren Street

**EXHIBIT G****Staff Report**

The applicant has submitted an application for Project Approval for work at 74 Van Buren Street, a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Glenn Fasnacht  
Owner: BERNER, JOAN K  
Constructed: c 1925

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

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

**General Factors:****1. Historic significance of the resource:**

The house has sustained several modern alterations such as Masonite siding; and all replacement windows, of an alternative design from the originals, and doors. Because of these and other modifications, the house has lost integrity and 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 repair the foundation, replace siding and repair/replace windows and replace storm windows.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:**

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

[imagerepeater]

**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

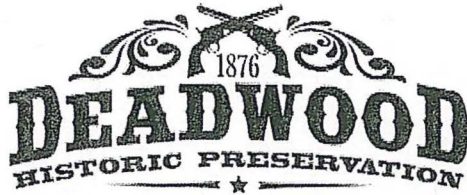
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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.	180192
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/6/18
Date of Hearing	8/22/18

## 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

<b>PROPERTY INFORMATION</b>
Property Address: <u>74 Van Buren ST</u>
Historic Name of Property (if known): _____

<b>APPLICANT INFORMATION</b>
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>Glenn Farnacht</u>
Address: <u>74 Van Buren ST</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>719-650-4618</u> Fax: _____
E-mail: <u>glenn.farnacht@gmail.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: _____

<b>TYPE OF IMPROVEMENT</b>			
<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 checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input checked="" type="checkbox"/> Other <u>ret. wall</u> <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 type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS		<input type="checkbox"/> DOORS
	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement
	<input type="checkbox"/> Front		<input type="checkbox"/> Side(s)
<input type="checkbox"/> Storm Doors		<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.

Repair foundation, replace siding, repair/replace windows as needed

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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 8/6/18

\_\_\_\_\_  
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.

Date: August 16, 2018

Case No. 180193  
Address: 166 Charles Street

**EXHIBIT H****Staff Report**

The applicant has submitted an application for Project Approval for work at 166 Charles Street, a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: William & Sandra Beshera  
Owner: BESHARA, WILLIAM G & SANDRA M  
Constructed: c 1910

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

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

**General Factors:****1. Historic significance of the resource:**

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

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

The applicant is requesting permission to replace windows and storms, replace front door and storm door, repair/replace siding and paint, repair/replace foundation as needed, repair existing fence and add to it, repair/replace front and back landings, and replace back storm door.

**Attachments:****Plans:****Photos:****Staff Opinion:**

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

[imagerepeater]



**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

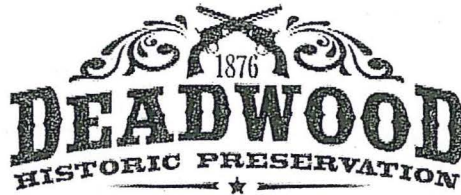
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored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







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



FOR OFFICE USE ONLY	
Case No.	180193
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/13/18
Date of Hearing	8/15/18

## 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:	166 Charles St.
Historic Name of Property (if known):	Miners Shack

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>William/Sandra Bestore</u> Address: <u>1020 St. Charles St</u> City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57701</u> Telephone: <u>605-390-4752</u> Fax: _____ E-mail: <u>Bilsdepot@Outlook.com</u>	Architect's Name: _____ Address: <u>NA</u> City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
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Contractor's Name: <u>Gar / Soderberg</u> Address: <u>2122-5th St.</u> City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57701</u> Telephone: <u>605-390-3274</u> Fax: _____ E-mail: _____	Agent's Name: _____ Address: <u>N/A</u> City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
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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 checked="" type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	
<input type="checkbox"/> Other <u>Doors</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input checked="" type="checkbox"/> Fencing

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>Sept 2018</u>		Project Completion Date (anticipated): <u>ASAP</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other _____	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> Replacement - <u>Repair Existing</u>	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>Aluminum</u>		Style/type _____	Dimensions <u>5'-0" x 15'</u>
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" 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 <u>Wood</u>		Style/type <u>DB</u>	
<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.

See Attached Sheet

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**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.

<p><i>[Signature]</i> _____ 8-13-2018          SIGNATURE OF OWNER(S)                      DATE</p>	<p>_____          SIGNATURE OF AGENT(S)                      DATE</p>
<p><i>[Signature]</i> _____ 01/13/2018          SIGNATURE OF OWNER(S)                      DATE</p>	<p>_____          SIGNATURE OF AGENT(S)                      DATE</p>
<p>_____          SIGNATURE OF OWNER(S)                      DATE</p>	<p>_____          SIGNATURE OF AGENT(S)                      DATE</p>

**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.

Material and scope of work for Miners Shack, 166 Charles St.

Replace (4) windows w/new wood DH windows with storms. Two front windows and one on each side.

Replace front door and storm door.

Repair and replace siding and corners as needed. Match existing.

Repair and replace foundation as needed.

Repair existing back fence and add to it.

Repair and replace wood front landing.

Landing and steps for back door.

Back storm door

Paint entire house.



Date: August 16, 2018

Case No. 180201  
Address: 867 Main Street

# EXHIBIT I

## Staff Report

The applicant has submitted an application for Project Approval for work at 867 Main Street, a Non-contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Toby Edstrom  
Owner: EDSTROM, VERNE C & PAT A  
Constructed: 1955

### 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 is a modern, ranch-style house. Because this building is less than fifty years old, it cannot currently contribute to the Deadwood National Historic Landmark District.

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

The applicant is requesting permission to remove aluminum and poly carbonate sun room and replace with wood frame construction 2x4 walls on existing concrete foundation. There will be casement windows and one door with a rolled roof

**Attachments: No**

**Plans: No**

**Photos: Yes**

#### Staff Opinion:

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

[imagerepeater]

**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

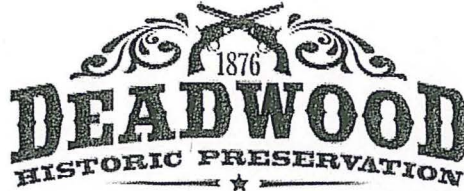
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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



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



FOR OFFICE USE ONLY	
Case No.	180201
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/15/18
Date of Hearing	8/22/18

## 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>867 MAIN STREET</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>Toby EDSTROM</u> Address: <u>867 MAIN S</u> City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u> Telephone: <u>605 578 1823</u> Fax: <u>920 1823</u> E-mail: <u>KWANTAKINTIA2@GMAIL.COM</u>	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
--	--

Contractor's Name: <u>BOULDER CANYON</u> Address: <u>CODY</u> City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____	Agent's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
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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 checked="" type="checkbox"/> Other <u>REPAIRING</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	
<u>SUNROOM</u>			

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

REMOVAL OF ALUMINUM & POLYCARBONATE  
SUN ROOM - REPLACING WITH WOOD FRAME  
CONSTRUCTION 2x4 WALLS, ON A 6" <sup>EXISTING</sup> PAURED CONCRETE  
FOUNDATION, CASEMENT WINDOWS AND 1 DOOR ON  
3 WALLS, 2x6 JOIST 16" O.C WITH ICE/NEAR  
AND RAILED ROOFING

T. Estrom

**SIGNATURES**

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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.

*Toby Elstrom* 8/15/10  
\_\_\_\_\_  
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.

Date: August 16, 2018

Case No. 180203  
Address: 4 Lincoln Avenue

# EXHIBIT J

## Staff Report

The applicant has submitted an application for Project Approval for work at 4 Lincoln Avenue, a Contributing structure located in the Ingelside Planning Unit in the City of Deadwood.

Applicant: Kracht Family Trust  
Owner: KRACHT FAMILY TRUST  
Constructed: 1885

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

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

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

The applicant is requesting to remove the inappropriate steel siding, repair the stucco underneath and paint.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### Staff Opinion:

It is staff's opinion removing the siding reverses an inappropriate alteration therefore 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.

[imagerepeater]

**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.

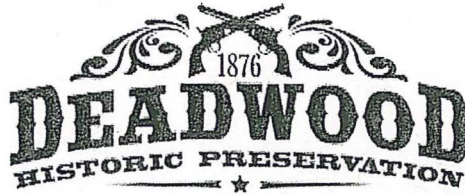
OR

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.	180003
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/16/18
Date of Hearing	8/22/18

## 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>4 Lincoln Ave</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>Kracht Family Trust</u>
Address: <u>4 Lincoln Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: _____ Fax: _____
E-mail: _____

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

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

Agent's Name: _____
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 checked="" type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

**ACTIVITY:** (CHECK AS APPLICABLE)

Project Start Date: \_\_\_\_\_ Project Completion Date (anticipated): \_\_\_\_\_

ALTERATION       Front       Side(s)       Rear

ADDITION       Front       Side(s)       Rear

NEW CONSTRUCTION       Residential       Other \_\_\_\_\_

ROOF       New       Re-roofing  
 Front       Side(s)       Rear

GARAGE       New       Rehabilitation  
 Front       Side(s)       Rear

FENCE/GATE       New       Replacement  
 Front       Side(s)       Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

WINDOWS     STORM WINDOWS     DOORS       STORM DOORS  
 Restoration       Replacement       New  
 Front       Side(s)       Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_

SIGN/AWNING       New       Restoration       Replacement

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

OTHER – Describe in detail below or use attachments

**DESCRIPTION OF ACTIVITY**

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

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

Remove Steel siding and repair Stucco and paint

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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*Lauren Krohn*      *8-16-18*  
SIGNATURE OF OWNER(S)      DATE      SIGNATURE OF AGENT(S)      DATE

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

\_\_\_\_\_  
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