

# Historic Preservation Commission Meeting Agenda

Wednesday, July 14, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - [a.](#) HPC Minutes 6/23/21 Meeting
  - [b.](#) HPC Special Meeting 6/29/21 Minutes
4. **Voucher Approvals**
  - [a.](#) HP Operating Vouchers 7.14.21
  - [b.](#) HP Revolving Vouchers 7/14/21
5. **HP Programs and Revolving Loan Program**
  - a. Masonic Lodge - 715 Main St. - Commercial Loan Request
  - [b.](#) Retaining Wall Program Applications
    - 8 Jefferson - Larry & Marci Shama - Retaining Wall Application
    - 56 Lincoln - Tim Conrad - Retaining Wall Application
    - 300 McGovern Hill - Trinity Conrad - Retaining Wall Application
6. **Old or General Business**
  - [a.](#) Main Street Initiative request for funding to share in costs for Roger Brooks International consultation in the amount of \$5,000.00.
  - [b.](#) Digitization of Lawrence County Tax Records Phase IV in the amount not to exceed \$2,300.00 from the budgeted 2021 HP Archives line item.
  - [c.](#) Enter into a contract to repair historic cyanide roof at 33 Taylor Avenue through a special grant in the amount of \$12,975.00 from the HP Revolving Loan Program.
7. **New Matters Before the Deadwood Historic District Commission**
  - [a.](#) COA 210127 - Dale Morris (ZCN, LLC) - 1906 Deadwood Mtn. Dr. - Install Generator
  - [b.](#) COA 210128 - Peter & Linda Christeleit - 61 Sherman - Rehab front entry
8. **New Matters Before the Deadwood Historic Preservation Commission**
  - [a.](#) PA 210129 - Daniel Schaak - 68 Lincoln - Add Deck
  - [b.](#) PA 210131 - Carey Potter -152 Charles - Construct New Front Porch
9. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

10. **Staff Report**

(Items considered but no action will be taken at this time.)

[a.](#) 2020 South Dakota Historical Society Press Report

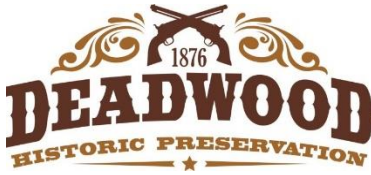
11. **Committee Reports**

(Items considered but no action will be taken at this time.)

12. **Adjournment**

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

Please practice the CDC's social distancing recommendations



# Historic Preservation Commission Meeting Minutes

Wednesday, June 23, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

## 1. Call Meeting to Order

A quorum present, Vice-Chairman Posey called the Deadwood Historic Preservation Commission meeting to order on June 23, 2021 at 5:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Vice Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

HP Commissioner Tony Williams

ABSENT

HP Commission Chair Dale Berg

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Directors

Charlie Struble-Mook, City Commissioner

## 3. Approval of Minutes

- a. HPC Minutes 6/9/21

***It was moved by Commissioner Diede and seconded by Commissioner Williams to approve the HPC Minutes of June 9, 2021. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

## 4. Voucher Approvals

- a. HP Operating Vouchers 6.23.21

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$26,380.15. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. HP Grant Vouchers 6.23.21

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$4,800.00. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. Neighborworks Voucher 6/23/21

***It was moved by Commissioner Weber and seconded by Commission Carmody to approve the HP Revolving Loan Vouchers in the amount of \$1,695.00. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

## **5. HP Programs and Revolving Loan Program**

- a. Vacant Home Program - Tim Conrad - 56 Lincoln Avenue

***It was moved by Commissioner Diede and seconded by Commissioner Williams to accept Tim Conrad, 56 Lincoln Avenue, into the Vacant Home Program. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

## **6. Old or General Business**

- a. Enter into contract with QSI to conduct archaeological investigation and cross-section of Survey Marker #1 at a cost not to exceed \$4,000.00 to be paid from 2021 HP Archaeology line item.

Mr. Kuchenbecker stated the Deadwood Archives is requesting permission to enter into a contract with archaeological firm Quality Services, Inc. of Rapid City, SD to excavate and profile the south face of the US Locate Monument #01 at the summit of McGovern Hill in Deadwood. ***It was moved by Commissioner Santochi and seconded by Commissioner Weber to recommend to the City Commission to allow the Deadwood Historic Preservation staff permission to record, excavate a portion of the locate monument mound and map the profile of a portion of US Locate Monument #01 at the summit of McGovern Hill. The cost for this project will not exceed \$4,000.00 and will come out the 2021 HP Archaeological line item. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. Permission to have M.S. Mail print "Deadwood Notables" Information Brochure at a cost not to exceed \$12,000.00 to be paid from the 2021 Historic Preservation Public Education line item.

Mr. Kuchenbecker stated the Deadwood Historic Preservation Office is requesting permission to print 50,000 copies of "Deadwood Notables" informational brochure to be distributed at the Deadwood Information/Visitor Center and Welcome Center. The brochure will be purchased from MS Mail in Deadwood. This brochure will replace several brochures and combine them into one. Staff has been working with the Chamber to have the cost of this brochure shared with the South Dakota Department of Tourism in the future. The cost to print this brochure will not exceed \$12,000.00. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede to recommend to the City Commission that the Deadwood Historic Preservation Office prints 50,000 copies of "Deadwood Notables" informational brochure for the 2021 tourist season.***

***Funds to pay for this expenditure will come out of Public Education line item. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

**7. New Matters Before the Deadwood Historic District Commission**

**8. New Matters Before the Deadwood Historic Preservation Commission**

Commissioner Diede asked if project approval applications are public information and can information be given out such as applicant/owners phone numbers. Mr. Kuchenbecker stated the information is posted on the City of Deadwood website and can be accessed by the public.

**9. Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

**10. Staff Report**

(Items considered but no action will be taken at this time.)

We just finished up the baseline documentation on the Sick Boys Conservation Easement. It will be recorded shortly. There has been conversation with Deadwood Distillery and they are planning on moving forward with their facade improvements. They are currently in the facade program. Since it has been over a year they will have to submit a new COA application. There has been several e-mails and conversations with Keating Resources on the 51,53, 55 Sherman Street buildings as their projects are moving forward. We have three retaining walls, Denver Street, Centennial Avenue, Jefferson. Work will begin at Mt. Moriah to include Wild Bill's Grave. Budget deadline is today for our partners to submit their requests. We will be setting up a meeting in the next couple of weeks. Ted Spencer was in town today. I did have a chance to speak to him regarding this years presentation to SHPO. There a several new members and it is suggested we do a history lesson on how the funding process works.

**11. Committee Reports**

(Items considered but no action will be taken at this time.)

Commissioner Diede asked how are we doing on funding our loan/grant programs. Mr. Kuchenbecker stated we have done a budget suppliment. July 1 is when the gaming devises are renewed and we will be getting our big check in August/September. Plans are to reopen the programs slowly using cash flow and rebuild the grants as revenues come in.

Commission Santochi asked if people apply for Life Safety grants can they us the funds for heating systems. Mr. Kuchenbecker stated it can be used for Life Safety. Right now we are keeping a list of applicants. It helps us in developing our budget. The Revolving Loan programs are available.

Commissioner Carmody said thank you for the parking spot. She took a tour guide up to Mt. Moriah and we visited Wild Bill's grave. This is the first time ever I have seen dollar bills, live ammunition, whiskey bottles and other things at the grave site. Mr. Kuchenbecker stated it gets cleaned once a week and he has asked Tanner Ruth to clean off the grave on a regular basis.

Commissioner Posey asked if the lights on Gold Street have been repaired. Mr. Kuchenbecker stated the lights have been ordered but he is not sure if the repairs have been made.

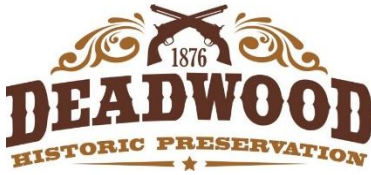
**12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:38 p.m.

ATTEST:

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Chairman, Historic Preservation Commission



## Historic Preservation Special Meeting Minutes

Tuesday, June 29, 2021 at 10:30 AM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission special meeting to order on June 29, 2021 at 10:30 a.m.

### 2. Roll Call

PRESENT

HP Commission Vice Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Tony Williams

ABSENT

HP Commissioner Jill Weber

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

### 3. HP Programs and Revolving Loan Program

- a. Request to satisfy and forgive loans for Lotus, LLC at 21 Charles Street

***It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the request to satisfy and forgive loans for Lotus, LLC at 21 Charles Street. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Williams***

### 4. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

### 5. Staff Report

(Items considered but no action will be taken at this time.)

Mr. Kuchenbecker stated we have a lot going on: Retaining Walls, Contractor is getting ready to put rebar in on the wall on Denver Street. Staff has been so busy with administrative issues and we are not getting out and checking on projects around town. Plans are to go out a couple times a week and driving through the neighborhoods.

Commissioner Posey asked what the art is on 35 Jackson.

Commissioner Williams stated we need to review the loan forgiveness policies.

Commissioner Carmody asked what the difference is between an agreement and a contract. We need to ask Quentin (legal).

Commission Berg stated he is not going to remove the garage. He will be moving it back on the property and adding to it to make it look like his house. A new PA will need to be done.

## **6. Adjournment**

The Historic Preservation Commission Meeting adjourned at 10:54 a.m.

ATTEST:

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Chairman, Historic Preservation Commission

# Historic Preservation Commission

## Bill List - 2021

OPERATING ACCOUNT: Historic Preservation	
<b>HP Operating Account Total:</b>	<b>\$ 146,472.14</b>

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

HPC	07/14/21
Batch	07/20/21

7/14/2021 1:57 PM  
 PACKET: 05432 07/20/21 - HP OPERATING -  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

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Section 4 Item a.

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POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
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01-3977	ACE	HARDWARE OF LEAD					
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I-021752		ROD GRND UPDATE-STAR CON LAG	143.07				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		ROD GRND UPDATE-STAR CON LAG		215 4577-735	CAPITAL ASSETS RODEO GRO	143.07	
<hr/>							
=== VENDOR TOTALS ===			143.07				
<hr/>							
01-3373	AMAZON	WEB SERVICES					
<hr/>							
I-776041601		WEB SERVICES 6/1/21-6/30-21	205.45				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		WEB SERVICES 6/1/21-6/30-21		215 4641-428	UTILITIES	205.45	
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=== VENDOR TOTALS ===			205.45				
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01-BDT	BDTAID,	INC.					
<hr/>							
I-00639		PARKING STRUCTURE SIGNAGE-P&T	4,052.50				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		PARKING STRUCTURE SIGNAGE-P&T		610 4360-422	PROFESSIONAL SERVICES	4,052.50	
<hr/>							
I-00734		EVENT COMPLEX PHASE III	2,850.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		EVENT COMPLEX PHASE III		215 4577-735	CAPITAL ASSETS RODEO GRO	2,850.00	
<hr/>							
=== VENDOR TOTALS ===			6,902.50				
<hr/>							
01-2145	BERG,	DALE					
<hr/>							
I-2021-01		HPC MTG ATTEND JAN-JUN 2021	385.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y			
		HPC MTG ATTEND JAN-JUN 2021		215 4641-422	PROFESSIONAL SERVICES	385.00	
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=== VENDOR TOTALS ===			385.00				
<hr/>							
01-3094	BOMGAARS						
<hr/>							
I-57807269		ROD GRN UPD-WRENCH & BATTERY	349.98				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		ROD GRN UPD-WRENCH & BATTERY		215 4577-735	CAPITAL ASSETS RODEO GRO	349.98	
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=== VENDOR TOTALS ===			349.98				

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POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-4756	BRUCE, DAVID					
I-2021-01		P&ZC MTG ATTEND JAN-JUN 2021	245.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y		
		P&ZC MTG ATTEND JAN-JUN 2021		101 4640-422	PROFESSIONAL SERVICES	245.00
		=== VENDOR TOTALS ===	245.00			
01-4362	CARMODY, ROBIN					
I-2021-01		HPC MTG ATTEND JAN-JUN 2021	385.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y		
		HPC MTG ATTEND JAN-JUN 2021		215 4641-422	PROFESSIONAL SERVICES	385.00
		=== VENDOR TOTALS ===	385.00			
01-3314	CENTURY BUSINESS PRODUCTS, INC					
I-575408		HP/PZ CONTRACT 6/9/21-7/8/21	352.94			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		HP/PZ CONTRACT 6/9/21-7/8/21		215 4641-428	UTILITIES	117.64
		HP/PZ CONTRACT 6/9/21-7/8/21		101 4640-428	UTILITIES	117.65
		HP/PZ CONTRACT 6/9/21-7/8/21		101 4520-426	SUPPLIES	117.65
		=== VENDOR TOTALS ===	352.94			
01-1798	CHAINSAW CENTER/DAKOTA RENTAL					
I-1085979		ROD GRND UPDATES-JL6 260 RENT	1,394.35			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		ROD GRND UPDATES-JL6 260 RENTA		215 4577-800	CAPITAL ASSETS-DAYS MUSE	1,394.35
		=== VENDOR TOTALS ===	1,394.35			
01-0951	DEADWOOD ALIVE					
I-1500-21		JUNE 2021	20,000.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		JUNE 2021		215 4573-345	HIST. INTERP. LIVING HIS	20,000.00
		=== VENDOR TOTALS ===	20,000.00			
01-3558	DEADWOOD HISTORY, INC.					
I-32426		TRUE WEST AD APRIL 2021	425.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		TRUE WEST AD APRIL 2021		215 4641-423	PUBLISHING	425.00
		=== VENDOR TOTALS ===	425.00			

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POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
01-4717	DIEDE, LEO						
I-2021-01		HPC MTG ATTEND JAN-JUN 2021	490.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		HPC MTG ATTEND JAN-JUN 2021		215 4641-422	PROFESSIONAL SERVICES	490.00	
=== VENDOR TOTALS ===			490.00				
01-4487	DONARSKI LAWCARE & LANDSCAPIN						
I-15394		MOWING SERVICE- MM, SA & PARK	3,420.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		MOWING SERV 5/31-6/25 - MM		607 4580-422	PROFESSIONAL SERVICES	2,340.00	
		MOWING SERV 6/1-6/18 - SA		607 4580-422	PROFESSIONAL SERVICES	1,020.00	
		MOWING SERVICES 6/19- PARKS		101 4520-422	PROFESSIONAL SERVICES	60.00	
=== VENDOR TOTALS ===			3,420.00				
01-4497	DRINGMAN, PAT						
I-070221		STAGE RUN BC REIMBURSEMENT	263.19				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		STAGE RUN BC REIMBURSEMENT		215 4576-630	PROFES. SERV. NEIGHBORH.	263.19	
=== VENDOR TOTALS ===			263.19				
01-4614	KEEHN, JOSH						
I-2021-01		P&ZC MTG ATTEND JAN-JUN 2021	315.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y			
		P&ZC MTG ATTEND JAN-JUN 2021		101 4640-422	PROFESSIONAL SERVICES	315.00	
=== VENDOR TOTALS ===			315.00				
01-1483	KNECHT HOME CENTER						
I-6362392		ROD GRD UPDATE-BROWN TREAT PP	516.89				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		ROD GRD UPDATE-BROWN TREAT PP		215 4577-735	CAPITAL ASSETS RODEO GRO	516.89	
I-6393912		ROD GRND UPDATE-BLADE SCREWS	362.49				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		ROD GRND UPDATE-BLADE SCREWS		215 4577-735	CAPITAL ASSETS RODEO GRO	362.49	
I-6427086		RODEO GROUND UPDATE-SCREWS	256.14				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		RODEO GROUND UPDATE-SCREWS		215 4577-735	CAPITAL ASSETS RODEO GRO	256.14	

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POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-1483	KNECHT HOME CENTER	( ** CONTINUED ** )					
I-6432385		RODEO GROUNDS UPDATE-SCREWS	338.40				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		RODEO GROUNDS UPDATE-SCREWS		215 4577-735	CAPITAL ASSETS RODEO GRO	338.40	
=== VENDOR TOTALS ===			1,473.92				
01-3617	MANUFACTURING SYSTEMS, INC.						
I-6987		ROD GRND PROJ-HANDRAIL PWDR C	494.49				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		ROD GRND PROJ-HANDRAIL PWDR CT		215 4577-735	CAPITAL ASSETS RODEO GRO	494.49	
=== VENDOR TOTALS ===			494.49				
01-3062	MARTINISKO, JOHN						
I-2021-01		P&ZC MTG ATTEND JAN-JUN 2021	315.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y			
		P&ZC MTG ATTEND JAN-JUN 2021		101 4640-422	PROFESSIONAL SERVICES	315.00	
=== VENDOR TOTALS ===			315.00				
01-4844	MIKITA, TIM						
I-061721		DWD & SYNDICATE BLK 1894 PHOT	250.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		DWD & SYNDICATE BLK 1894 PHOTO		215 4573-330	HIST. INTERP. HISTORIC C	250.00	
=== VENDOR TOTALS ===			250.00				
01-1827	MS MAIL & MARKETING						
I-12326		DWD WALKING TOUR BROCHURE	11,900.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y			
		DWD WALKING TOUR BROCHURE		215 4572-235	VISITOR MGMT ADVOCATE	11,900.00	
I-12358HP		JULY NEWSLETTERS	653.79				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y			
		JULY NEWSLETTERS		215 4641-423	PUBLISHING	653.79	
I-12384		DEADWOOD NOTABLE BROCHURES	11,900.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y			
		DEADWOOD NOTABLE BROCHURES		215 4572-235	VISITOR MGMT ADVOCATE	11,900.00	
=== VENDOR TOTALS ===			24,453.79				

7/14/2021 1:57 PM  
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Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4758		NORTON MOBILE WELDING LLC				
=====						
I-060721		RODEO GRNDS GATE FAB & INSTAL	5,860.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		RODEO GRNDS GATE FAB & INSTALL		215 4577-735	CAPITAL ASSETS RODEO GRO	5,860.00
=== VENDOR TOTALS ===			5,860.00			
=====						
01-3295		PANNIER				
=====						
I-164984-2		DWNTWN WALK TOUR/CIVIC STAB-H	2,868.13			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		DWNTWN WALK TOUR/CIVIC STAB-HP		215 4572-235	VISITOR MGMT ADVOCATE	2,868.13
=== VENDOR TOTALS ===			2,868.13			
=====						
01-1786		PETTY CASH/HISTORIC PRESERVATI				
=====						
I-71221		PETTY CASH REIMBURSE JULY 202	113.85			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		POSTAGE DUE ON PACKAGE		101 4520-426	SUPPLIES	2.35
		MAIL PKG TO WATERTOWN SD-ARCHI		215 4573-335	HIST. INTERP. ARCHIVE DE	7.30
		MAIL DISC TO VERMILLION SD-ARC		215 4573-335	HIST. INTERP. ARCHIVE DE	3.10
		QC DEED 227 WILLIAMS/CTY-DLED		215 4641-426	SUPPLIES	30.00
		QUIT CLAIM DEEDS-227 WILLIAMS		215 4641-426	SUPPLIES	60.00
		MAIL TRIAL NEWSPAPRS-J WEAVER		215 4641-426	SUPPLIES	11.10
=== VENDOR TOTALS ===			113.85			
=====						
01-4445		PINE GIRL ARTS				
=====						
I-000036		DESIGN DEADWOOD NOTABLES BROC	497.34			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		DESIGN DEADWOOD NOTABLES BROCH		215 4572-235	VISITOR MGMT ADVOCATE	497.34
=== VENDOR TOTALS ===			497.34			
=====						
01-4049		POSEY, BEVERLY				
=====						
I-2021-01		HPC MTG ATTEND JAN-JUN 2021	490.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y		
		HPC MTG ATTEND JAN-JUN 2021		215 4641-422	PROFESSIONAL SERVICES	490.00
=== VENDOR TOTALS ===			490.00			

7/14/2021 1:57 PM  
 PACKET: 05432 07/20/21 - HP OPERATING -  
 VENDOR SET: 01 CITY OF DEADWOOD  
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 DUE TO/FROM ACCOUNTS SUPPRESSED

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Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-4186	RICH, BILL					
I-2021-01		P&ZC MTG ATTEND JAN-JUN 2021	280.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y		
		P&ZC MTG ATTEND JAN-JUN 2021		101 4640-422	PROFESSIONAL SERVICES	280.00
=== VENDOR TOTALS ===			280.00			
01-4630	SANDER SANITATION SERVICE					
I-71421		ROLL OFF FEES - 78 WILLIAMS	496.88			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		ROLL OFF FEES - 78 WILLIAMS		215 4577-775	CAPITAL ASSETS GENERAL M	496.88
=== VENDOR TOTALS ===			496.88			
01-4632	SANTOCHI, TREVOR					
I-2021-01		HPC MTG ATTEND JAN-JUN 2021	455.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		HPC MTG ATTEND JAN-JUN 2021		215 4641-422	PROFESSIONAL SERVICES	455.00
=== VENDOR TOTALS ===			455.00			
01-0039	SD STATE HISTORICAL SOCIETY					
I-116584		WOLFF/BARNARD BOOKS-HP	404.10			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		WOLFF/BARNARD BOOKS-HP		215 4572-235	VISITOR MGMT ADVOCATE	404.10
I-HP2021-01		FUNDING - 7/1/2021-6/30/2022	60,000.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		FUNDING - 7/1/2021-6/30/2022		215 4576-640	PROFES. SERV. STATE PRES	60,000.00
=== VENDOR TOTALS ===			60,404.10			
01-0568	TDG COMMUNICATIONS					
I-16408		2021 WEBSITE HOSTING	450.00			
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N		
		2021 WEBSITE HOSTING		215 4576-600	PROFES. SERV. CURRENT EX	450.00
=== VENDOR TOTALS ===			450.00			

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Section 4 Item a.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-0213		TRUGREEN CHEM-LAWN					
I-142388398		LAWN SERVICE/ST AMBROSE	665.12				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		LAWN SERVICE/ST AMBROSE			607 4580-422	PROFESSIONAL SERVICES	665.12
		=== VENDOR TOTALS ===	665.12				
01-0578		TWIN CITY HARDWARE & LUMBER					
C-2106-140855		REFUND ON 2106-140854	199.99CR				
7/20/2021	FNBAP	DUE: 6/29/2021 DISC: 6/29/2021			1099: N		
		REFUND ON 2106-140854			215 4577-735	CAPITAL ASSETS RODEO GRO	199.99CR
I-2106-138506		RODEO GRNDS UPDATES-BLADES	89.97				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		RODEO GRNDS UPDATES-BLADES			215 4577-735	CAPITAL ASSETS RODEO GRO	89.97
I-2106-139262		ROD GRND UPDATES-CON LAG SCRE	373.35				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		ROD GRND UPDATES-CON LAG SCREW			215 4577-735	CAPITAL ASSETS RODEO GRO	373.35
I-2106-139462		RODEO GRD UPDATE-JIGSAW BLADE	23.98				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		RODEO GRD UPDATE-JIGSAW BLADES			215 4577-735	CAPITAL ASSETS RODEO GRO	23.98
I-2106-139564		ROD GRD UPDATE-12PC SOCKSET A	47.98				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		ROD GRD UPDATE-12PC SOCKSET AD			215 4577-735	CAPITAL ASSETS RODEO GRO	47.98
I-2106-139819		RODEO GRND UPDATE-BLADES	102.96				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		RODEO GRND UPDATE-BLADES			215 4577-735	CAPITAL ASSETS RODEO GRO	102.96
I-2106-139990		ROD GRD UPDATE-CON LAG SCREW	399.98				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		ROD GRD UPDATE-CON LAG SCREW			215 4577-735	CAPITAL ASSETS RODEO GRO	399.98
I-2106-140854		ROD GRD UPDAT-TORX BIT SCREWS	1,205.92				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		ROD GRD UPDAT-TORX BIT SCREWS			215 4577-735	CAPITAL ASSETS RODEO GRO	1,205.92
I-2106-140945		ROD GRND UPDATE-RECIP BLADES	135.95				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		ROD GRND UPDATE-RECIP BLADES			215 4577-735	CAPITAL ASSETS RODEO GRO	135.95
I-2107-142197		ROD GRD UPDAT-1BX CON LAG SCR	199.99				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021			1099: N		
		ROD GRD UPDAT-1BX CON LAG SCR			215 4577-735	CAPITAL ASSETS RODEO GRO	199.99

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Section 4 Item a.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
01-0578		TWIN CITY HARDWARE & LUMBER ( ** CONTINUED ** )					
I-2107-142738		ROD GRD UPD-CHISEL BLADE BELT	62.96				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		ROD GRD UPD-CHISEL BLADE BELT		215 4577-735	CAPITAL ASSETS RODEO GRO	62.96	
I-2107-142878		RODEO GRND UPDATES-WOOD SCREW	119.99				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		RODEO GRND UPDATES-WOOD SCREWS		215 4577-735	CAPITAL ASSETS RODEO GRO	119.99	
=== VENDOR TOTALS ===			2,563.04				
01-4784		WAGNER, KEVIN					
I-2021-01		P&ZC MTG ATTEND JAN-JUN 2021	315.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y			
		P&ZC MTG ATTEND JAN-JUN 2021		101 4640-422	PROFESSIONAL SERVICES	315.00	
=== VENDOR TOTALS ===			315.00				
01-4618		WEBER, JILL					
I-2021-01		HPC MTG ATTEND JAN-JUN 2021	455.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		HPC MTG ATTEND JAN-JUN 2021		215 4641-422	PROFESSIONAL SERVICES	455.00	
=== VENDOR TOTALS ===			455.00				
01-1731		WHEELER LUMBER OPERATIONS					
I-1340-034819		ROD GRD UPDATE-150-2X10-11 FI	7,875.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: N			
		ROD GRD UPDATE-150-2X10-11 FIR		215 4577-735	CAPITAL ASSETS RODEO GRO	7,875.00	
=== VENDOR TOTALS ===			7,875.00				
01-4513		WILLIAMS, ANTHONY					
I-2021-01		HPC MTG ATTEND JAN-JUN 2021	420.00				
7/20/2021	FNBAP	DUE: 7/20/2021 DISC: 7/20/2021		1099: Y			
		HPC MTG ATTEND JAN-JUN 2021		215 4641-422	PROFESSIONAL SERVICES	420.00	
=== VENDOR TOTALS ===			420.00				
=== PACKET TOTALS ===			146,472.14				

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Section 4 Item a.

\*\* T O T A L S \*\*

INVOICE TOTALS 146,672.13  
 DEBIT MEMO TOTALS 0.00  
 CREDIT MEMO TOTALS 199.99CR

BATCH TOTALS 146,472.14

\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
2021		101-2020	ACCOUNTS PAYABLE	1,767.65-*				
		101-4520-422	PROFESSIONAL SERVICES	60.00	30,000	25,811.61		
		101-4520-426	SUPPLIES	120.00	50,000	9,607.69		
		101-4640-422	PROFESSIONAL SERVICES	1,470.00	21,000	13,529.00		
		101-4640-428	UTILITIES	117.65	3,000	2,250.44		
		215-2020	ACCOUNTS PAYABLE	136,626.87-*				
		215-4572-235	VISITOR MGMT ADVOCATE	27,569.57	195,000	139,081.18	730,000	510,160.92
		215-4573-330	HIST. INTERP. HISTORIC C	250.00	10,000	8,316.80		
		215-4573-335	HIST. INTERP. ARCHIVE DE	10.40	42,400	28,355.27		
		215-4573-345	HIST. INTERP. LIVING HIS	20,000.00	148,000	74,000.00		
		215-4576-600	PROFES. SERV. CURRENT EX	450.00	70,000	47,753.26		
		215-4576-630	PROFES. SERV. NEIGHBORH.	263.19	8,000	7,311.96		
		215-4576-640	PROFES. SERV. STATE PRES	60,000.00	60,000	0.00		
		215-4577-735	CAPITAL ASSETS RODEO GRO	21,609.50	1,235,000	1190,814.15		
		215-4577-775	CAPITAL ASSETS GENERAL M	496.88	260,000	259,370.00		
		215-4577-800	CAPITAL ASSETS-DAYS MUSE	1,394.35	0	31,407.89- Y		
		215-4641-422	PROFESSIONAL SERVICES	3,080.00	25,000	18,668.98		
		215-4641-423	PUBLISHING	1,078.79	25,000	18,943.37		
		215-4641-426	SUPPLIES	101.10	15,000	12,661.51		
		215-4641-428	UTILITIES	323.09	12,500	8,609.05		
		607-2020	ACCOUNTS PAYABLE	4,025.12-*				
		607-4580-422	PROFESSIONAL SERVICES	4,025.12	20,000	2,376.14		
		610-2020	ACCOUNTS PAYABLE	4,052.50-*				
		610-4360-422	PROFESSIONAL SERVICES	4,052.50	35,000	18,173.37- Y		
		999-1301	DUE FROM FUND 101	1,767.65 *				
		999-1306	DUE FROM FUND 215	136,626.87 *				
		999-1344	DUE FROM FUND 607	4,025.12 *				
		999-1345	DUE FROM FUND 610	4,052.50 *				
		** 2021 YEAR TOTALS		146,472.14				

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Section 4 Item a.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
101	7/2021	1,767.65
215	7/2021	136,626.87
607	7/2021	4,025.12
610	7/2021	4,052.50

NO ERRORS NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

7/14/2021 9:27am

## HP REVOLVING LOAN FUND

Page 1 of 2

A/P Invoices Report

7/1/2021 - 7/31/2021

Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
07/2021								
LAWRENCE COUNTY REGISTER OF DEEDS - REC LOTUS - 7/14/2021 - 120.00 - Batch: 1 - Header Memo: Record Mortgage Satisfactions-21 Charles-Lotus LLC								
Record Mortgage Satisfactions-21 Charles-Lotus LLC	100	5200				CLOSING COSTS DISBURSED	120.00	
Record Mortgage Satisfactions-21 Charles-Lotus LLC	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MOD ANTRIM - 7/14/2021 - 60.00 - Batch: 1 - Header Memo: Record Mortgage Modifications-168 Charles-Antrim								
Record Mortgage Modifications-168 Charles-Antrim	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Mortgage Modifications-168 Charles-Antrim	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT SAT FOLGER - 7/14/2021 - 60.00 - Batch: 1 - Header Memo: Record Mortgage Satisfactions-15 Denver-Folger								
Record Mortgage Satisfactions-15 Denver-Folger	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Mortgage Satisfactions-15 Denver-Folger	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SABO - 7/14/2021 - 30.00 - Batch: 1 - Header Memo: Record Mortgage Satisfaction-152 Charles-Sabo								
Record Mortgage Satisfaction-152 Charles-Sabo	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage Satisfaction-152 Charles-Sabo	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00

7/14/2021 9:27am

HP REVOLVING LOAN FUND  
A/P Invoices Report  
7/1/2021 - 7/31/2021  
Batch = 1

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Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
07/2021 (cont'd from page 1)								
LAWRENCE COUNTY REGISTER OF DEEDS - REC SHAMA - 7/14/2021 - 30.00 - Batch: 1 - Header Memo: Record Mortgage Satisfaction-151 Charles-Shama								
Record Mortgage Satisfaction-151 Charles-Shama	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage Satisfaction-151 Charles-Shama	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Neighborhood Lending Service, LLC - 2021-2 - 7/14/2021 - 41.56 - Batch: 1 - Header Memo: Client Credit Report Reimbursement-2 Qtr								
Client Credit Report Reimbursement-2 Qtr	100	5200				CLOSING COSTS DISBURSED	41.56	
Client Credit Report Reimbursement-2 Qtr	100	2000				ACCOUNTS PAYABLE		41.56
Total:							41.56	41.56
NHS OF THE BLACK HILLS - 2021-6 - 7/14/2021 - 3,000.00 - Batch: 1 - Header Memo: Service Contract-June								
Service Contract-June	100	5000				PROF & ADMIN FEES	3,000.00	
Service Contract-June	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
Total:							3,341.56	3,341.56
Report Total:							3,341.56	3,341.56

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



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

## MEMORANDUM

---

**Date:** July 8, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Retaining Wall Applications

---

The Historic Preservation Office has received three applications to be submitted into the Retaining Wall Program. If accepted into the program the applicants will be added to the growing waiting list of retaining walls. The applicants are as follows:

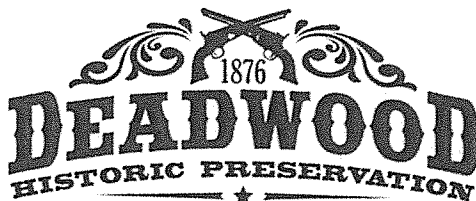
- 8 Jefferson – Larry & Marci Shama
- 56 Lincoln – Tim Conrad

Staff has prepared a Statement of Eligibility for each of the above referenced retaining walls (attached) and recommends approval under the criteria associated with each wall.

At this time, it is staff's opinion, the below referenced application for the Historic Preservation Retaining Wall program does not meet the criteria set forth for eligibility.

- 300 McGovern Hill – Trinity Conrad

**Recommend Motion:** *Move to place 8 Jefferson and 56 Lincoln into the retaining wall program as they meet the criteria of the program and reject 300 McGovern Hill at this time.*



## For Office Use Only:

☐ Owner Occupied  
☐ Non-owner Occupied  
 Assessed Value of Property \_\_\_\_\_  
 Verified Lawrence County Dept. of Equalization  
 Date: \_\_/\_\_/\_\_ Initials: \_\_\_\_\_

## Application for Historic Preservation Programs Residential Properties

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

## 1. Address of Property:

56 Lincoln Ave  
Please attach the legal description of the property.

## 2. Applicant's name &amp; mailing address:

Tim Conrad  
52 Lincoln Ave

Telephone: (605) 920-1214

E-mail: deadwoodelectric@roshmore.com

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

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

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

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

## 4. Historic Preservation Programs applying for

- ☐ Foundation Program  
☐ Siding Program  
☐ Wood Windows and Doors Program  
☐ Elderly Resident Program  
 What year were you born: \_\_\_\_\_  
☐ Vacant Homes Program (must be vacant for 2 years)  
☐ Revolving Loan Program  
☒ Retaining Wall Program

## 5. Contractor

TBT with bid  
\_\_\_\_\_  
\_\_\_\_\_

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

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

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is recommended the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval and attach to this document. All documentation must arrive by 5:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of what will be done to the structure. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		Front and side

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if they will be repaired or replaced.

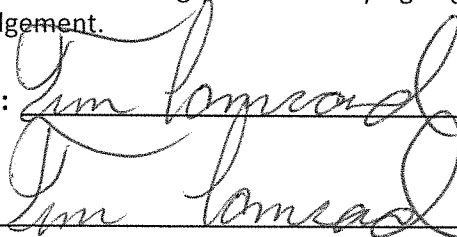
Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View					
Right Side View					
Left Side View					
Rear View					
Total Windows/Doors					
Office Use Only					
<b>TOTAL FUNDS ALLOWED</b>					

## 9. Acknowledgement

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

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

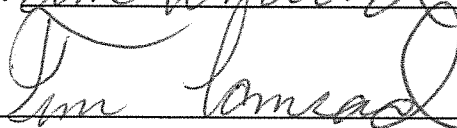
Applicant's signature:



Date submitted:

6/25/21

Owner's signature:



Date submitted:

6/25/21

# Deadwood Historic Preservation Commission

## Retaining Wall Program

### Statement of Eligibility

Address of Property: 56 Lincoln Avenue  
 Owner of property: \_\_\_\_\_  
 Name: Tim Conrad  
 Address: 52 Lincoln Avenue  
Deadwood, SD 57732  
 Telephone: ( ) 920 - 1214 Cell: ( ) -  
 E-mail: deadwoodelectric@rushmore.com

The retaining wall(s) associated with the above address meets the following criteria:

- ☒ The retaining wall is within the Deadwood city limits
- ☒ The retaining wall is part of a residential property. Retaining walls on commercial properties are not eligible for the program.


The retaining wall(s) meets one or more of the following:


- ☒ **Historic Wall:** The retaining wall must be determined a historic, or contributing feature in the Deadwood National Historic Landmark District.

  
 Signature of the Historic Preservation Officer

07/13/2021  
 Date

- ☒ **Threat to Historic Property:** The physical condition of the retaining wall must threaten the historic integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Determination of a retaining wall's threat to a historic or contributing building or property will be done by observation of the Building Inspector with consultation from the Historic Preservation Officer.

  
 Signature of the Historic Preservation Officer

  
 Signature of the Building Inspector

07/15/2021  
 Date

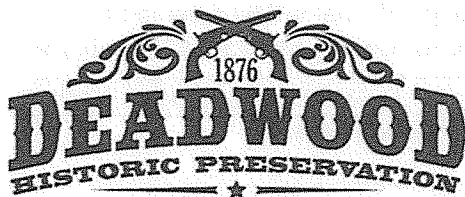
7-13-21  
 Date

- ☐ **Life – Safety:** The physical condition of a retaining wall must threaten individual life safety. Determination of a retaining wall's threat to individual life safety is based on the observations of the Building Inspector using the International Building Code as a reference when necessary.

\_\_\_\_\_  
 Signature of the Building Inspector

\_\_\_\_\_  
 Date

The City of Deadwood's Historic Preservation Officer and Building Inspector determine a retaining wall's eligibility. All eligible applications are subject to the review of the Deadwood Historic Preservation Commission.



## For Office Use Only:

☐ Owner Occupied  
☐ Non-owner Occupied  
 Assessed Value of Property \_\_\_\_\_  
 Verified Lawrence County Dept. of Equalization  
 Date: \_\_/\_\_/\_\_ Initials: \_\_\_\_

## Application for Historic Preservation Programs Residential Properties

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

## 1. Address of Property:

8 Jefferson - Dwd SD

Please attach the legal description of the property.

## 2. Applicant's name &amp; mailing address:

Larry & Marci Shama

51 Van Buren Ave

Dwd SD 57732

Telephone: (605) 722-2767

E-mail: marci.shama@gmail.com

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

Mike & Joni Grindle

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

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

## 4. Historic Preservation Programs applying for

- ☐ Foundation Program  
☐ Siding Program  
☐ Wood Windows and Doors Program  
☐ Elderly Resident Program

What year were you born: \_\_\_\_\_

- ☐ Vacant Homes Program (must be vacant for 2 years)  
☐ Revolving Loan Program  
☒ Retaining Wall Program

## 5. Contractor

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

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

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is recommended the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval and attach to this document. All documentation must arrive by 5:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

## 9. Acknowledgement

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

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

Applicant's signature:



Date submitted: 6/21/2021

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


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

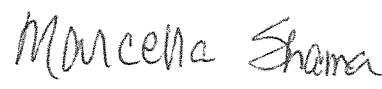
6-30-2021


To whom this may concern,

Larry and Marcella Shama will be responsible for the retaining wall expenses at 8 Jefferson, Deadwood, SD 57732.

The owners of the property at 8 Jefferson are, Lori Wasner and Mike Grindel. They have given consent for construction and access to their property while the wall is being repaired.

 (605) 722-2767  
Larry Shama 6-30-21

  
Marcella Shama 6/30/2021

  
Lori Wasner

509-539-3840

 6/30/2021  
Mike Grindel

2200 Davison Avenue  
Richland, WA 99354  
(509) 554-9460

Parcel ID: 30025-05200-060-00 Quick Ref: R12583

OWNER NAME AND MAILING ADDRESS

WASNER, LORI P  
2200 DAVISON AVE  
RICHLAND, WA 99354  
ADDITIONAL OWNERS: YES

PROPERTY SITUS ADDRESS

8 JEFFERSON ST  
DEADWOOD, SD

GENERAL PROPERTY INFORMATION

Primary Abs Code: NA-D  
Neighborhood: 51000 Deadwood Residential  
Tax Unit Group: 40-1 Lead-Deadwood School, DE-  
Deadwood Fire, L-Lead/Deadwood  
Sanitary District, CITY-  
DEADWOOD

Exemptions:

PROPERTY FACTORS

Topography:  
Utilities:  
Access:  
Year Reviewed: 2008  
Next Review: 2013  
LEGAL DESCRIPTION  
Original Town Deadwood Lots 3, 4, 5 & 6 Blk 52 Plat Bk1  
Pg190

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
02/13/2017		40,000	Local	No	WD - Warranty Deed	2017700800
10/10/2014		0	No	No	WD - Warranty Deed	2017700459
03/11/1971		0	No	No	WD - Warranty Deed	201204947

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Desc
19-0081	05/13/2019	9,000	C		REROOF
01-0019	04/23/2001	23,500	C		RETAINING WALL
95-0052	07/19/1995	5,000	C		RETAINING WALL WITH SHAMA

INSPECTION HISTORY

Date	Inspection Type	Reason	Appraiser	Contact-Code
06/13/2019	RES	BP	LHOHN	
06/24/2008	RES	EXT	SSANDVIG	
05/26/1999	RES	GEN	MA	

RECENT APPEAL HISTORY

Tax Yr	Level	Case #	Status	Action
--------	-------	--------	--------	--------

ASSESSMENT VALUE HISTORY

Year	Appraised Total
------	-----------------

IMPROVEMENT COST SUMMARY

	Residential:	Commercial:	Other Improvements:	Manufactured Homes:	Total Improvement Value:
	\$75,140	\$0	\$0	\$0	\$75,140

APPRAISED VALUES

Residential:			\$75,140		Land	Building	Total	Method
Commercial:			\$0		Current	\$26,880	\$75,140	COST
Other Improvements:			\$0		Prior	\$26,880	\$75,140	COST
Manufactured Homes:			\$0				\$102,020	COST
Total Improvement Value:			\$75,140					
MARKET LAND INFORMATION								
Method	AC/SF/Units	Inft	Factor		Model	Base Rate	Model Value	Final Value
FF	9500				DVD RESIDENTIAL	5.00	26,875	26,880

MARKET LAND INFORMATION

Method	AC/SF/Units	Int'l	Factor	Model	Base Rate	Model Value	Final Value
SF	9500			DWD RESIDENTIAL	5.00	26,875	26,880

PARCEL COMMENTS

ABSTRACT SUMMARY

	Land	Buildings	Growth
	0	0	0
	26,880	75,140	0
	0	0	0

Active

Tax Year: 2022

Parcel ID: 30025-05200-060-00

Quick Ref: R12583

DWELLING INFORMATION

Res Type: 1 - Single-Family Residence

Style: 1 - One Story

Style:

Quality: 3.0

Year Blt: 1933

Eff Age: 28

Main Floor: 884

Total Living Area: 884

MH Width:

MH Length:

Abs Code: NA-D1

BUILDING DESCRIPTION

Bedrooms: 2

Full Bath: 1

Half Bath:

Phys Cond: 30

COST SUMMARY

MS RCN: 113,870

MS Deprecation: 45,866

MS RCNLD: 68,004

Sketch by Peter R. Mc

Pct Comp:

Func %:

ECF: -0.30

Overall %: 0.776370

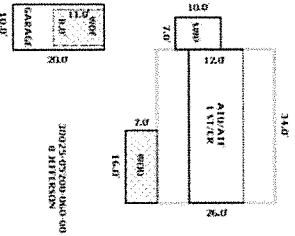
Lump Sum:

Desc:

Building Value: 75,140

BUILDING COMMENTS

NEW METAL ROOF IN PROCESS 06/07/2019 - DONE 06/13/2019



No Sketch Available

RESIDENTIAL COMPONENTS

Code	Units	Pct	Year	RCNLD	Code	Units	Pct	Year	RCNLD
108 - Frame, Siding, Wood	100			41,338	706 - Detached Garage	200			5,622
213 - Metal, Formed Seams	100			4,023	903 - Wood Deck	112			1,428
301 - Baseboard, Hot Water	100			3,133	903 - Wood Deck	88			1,271
601 - Plumbing Fixtures	6			5,111	909 - Enclosed Porch, Solid Walls	70			2,308

RESIDENTIAL COMPONENTS

Sec	Code	Description	Units	Unit Cost	Depr Age	Depr Pct	RCN	Depr Amount	Calc Value
1	ATU	ATTIC OR LOFT UNFIN.	408	10,000	28	0.56	4,080	2,285	1,795
1	ATF	ATTIC FINISH OR LOFT	408	11,000	28	0.56	4,488	2,513	1,975

# Deadwood Historic Preservation Commission

## Retaining Wall Program

### Statement of Eligibility


Address of Property: 8 Jefferson Street  
 Owner of property:  
     Name: Larry & Marci Shama  
     Address: 51 Van Buren Avenue  
              Deadwood, SD 57732  
     Telephone: (    ) 722 - 2767      Cell: (    )    -      
     E-mail: marcishama@gmail.com

The retaining wall(s) associated with the above address meets the following criteria:

- ☒ The retaining wall is within the Deadwood city limits
- ☒ The retaining wall is part of a residential property. Retaining walls on commercial properties are not eligible for the program.


The retaining wall(s) meets one or more of the following:

☒ **Historic Wall:** The retaining wall must be determined a historic, or contributing feature in the Deadwood National Historic Landmark District.


  
 Signature of the Historic Preservation Officer

07/13/2021  
 Date

☒ **Threat to Historic Property:** The physical condition of the retaining wall must threaten the historic integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Determination of a retaining wall's threat to a historic or contributing building or property will be done by observation of the Building Inspector with consultation from the Historic Preservation Officer.

  
 Signature of the Historic Preservation Officer

07/13/2021  
 Date

  
 Signature of the Building Inspector

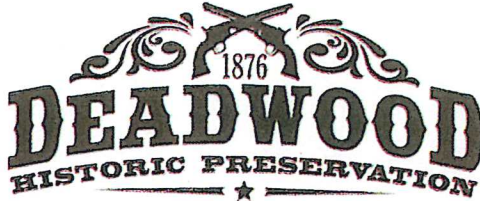
7-13-21  
 Date

☒ **Life – Safety:** The physical condition of a retaining wall must threaten individual life safety. Determination of a retaining wall's threat to individual life safety is based on the observations of the Building Inspector using the International Building Code as a reference when necessary.

  
 Signature of the Building Inspector

7-13-21  
 Date

The City of Deadwood's Historic Preservation Officer and Building Inspector determine a retaining wall's eligibility. All eligible applications are subject to the review of the Deadwood Historic Preservation Commission.



For Office Use Only:

Section 5 Item b.

☐ Owner Occupied  
☐ Non-owner Occupied  
Assessed Value of Property \_\_\_\_\_  
Verified Lawrence County Dept. of Equalization  
Date: \_\_/\_\_/\_\_ Initials: \_\_\_\_

## Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

300 McGovern Hill, Dead  
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Trinity Conrad  
300 McGovern HL  
Deadwood, SD 57732

Telephone: (605) 920-9260

E-mail: Trinity.Conrad@icloud.com

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

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

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

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

4. Historic Preservation Programs applying for

- ☐ Foundation Program  
☐ Siding Program  
☒ ~~Wood Windows and Doors Program~~  
☐ Elderly Resident Program  
What year were you born: \_\_\_\_\_  
☐ Vacant Homes Program (must be vacant for 2 years)  
☐ Revolving Loan Program  
☒ Retaining Wall Program

5. Contractor

To Be BID by City  
For Wall.

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

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

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is recommended the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval and attach to this document. All documentation must arrive by 5:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of what will be done to the structure. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		TBD By Bids from City Retaining wall falling apart.

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if they will be repaired or replaced.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View					
Right Side View					
Left Side View					
Rear View					
Total Windows/Doors					
Office Use Only					
<b>TOTAL FUNDS ALLOWED</b>					

## 9. Acknowledgement

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 is true and complete to the best of my knowledge and belief. I acknowledge I have read and understand the policy guidelines for the loan or grant programs 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. By signing this document it affirms I have read, understand and agree to this acknowledgement.

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

Date submitted: 6/28/2021

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

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









## MAIN STREET INITIATIVE

7/6/2021

Hello

Main Street Initiative has contracted with Roger Brooks to come in for 1 ½ days and do an overview of Deadwood. He will be in Deadwood July 28<sup>th</sup> and 29<sup>th</sup>. I have attached a copy of his contract with Main Street Initiative. MSI is asking that you share the cost Roger's contract, and we are requesting \$5,000 from HPC. Please look over the contract and we look forward in seeing you on July 14<sup>th</sup>, 2021.



Ken Gienger

Chairman, Main Street Initiative.



24654 N Lake Pleasant Pkwy.  
Suite 103-487  
Peoria, AZ 85383  
206-241-4770

4/8/2021

Ken Geigner  
Board Chairman  
Main Street Initiative *formerly* Deadwood Revitalization

### **Letter of Understanding**

#### **RE: Professional Services with Roger Brooks**

This Letter of Understanding is hereby entered into this 8<sup>th</sup> day of April 2021, between Main Street Initiative *formerly* Deadwood Revitalization (herein Client) and Roger Brooks International, Inc., an Arizona corporation (herein RBI). Client retains Roger Brooks of RBI for Consulting Services.

### **Scope of Services**

Roger Brooks will travel to Deadwood, SD and provide 1 ½ days Professional Consulting Services for the Client. An exact agenda for Roger's time in Deadwood, will be mutually agreed upon. These timeframes can be modified by mutual consent.

### **Costs**

The total cost for this Consulting Project shall be Ten Thousand Five Hundred U.S. Dollars (\$10,500.00 USD). A service charge of 1.5% per month will be added to all amounts due after 30 days of the invoice date.

### **Deposit**

A deposit in the amount of One Thousand Five Hundred Dollars [\$1,500.00 USD] is required to be paid by the Client upon signing the Letter of Understanding. The deposit will be applied to the cost of the project.

### **Responsibilities of the Client**

The parties to this agreement are required to perform their respective obligations in full or in part, to the extent that they are reasonably able. Either party may suspend its performance obligations, partially or entirely, without liability or further obligation, to the extent that its performance is affected by events or occurrences beyond its control such as, but not limited to the following:

- Acts of God, such as earthquakes, disasters, or hazardous weather conditions (actual or forecasted) war or specific threat of war (declared or undeclared)
- Acts of domestic or foreign enemies
- Government regulation or travel advisory
- A cancellation or reduction in commercial transportation preventing the majority of attendees or the presenter from attending
- Accidents, illness, or other casualties preventing performance of Roger Brooks or other members of the RBI Team
- An event or occurrence creating a significant risk to the participants' or presenter's health or safety, such as a nuclear or biological hazard or the outbreak of disease
- Civil disorder

Each party must take reasonable steps to avoid or remove the effects of the event or occurrence affecting their performance. If a party's performance under this contract is affected by an event or occurrence described above, they must send written notice to the other party within a

commercially reasonable time after the circumstance.

Video or audiotapes of RBI's session presentations shall be for internal use only. No copies of any of RBI's presentations may be duplicated, published, or placed on the Internet without written authorization from RBI.

The undersigned agree that the information garnered from this process, the workshops, videos, and materials will only be used for the purpose stated in this contract, and only by the organization that is under this contract.

This Letter of Understanding supersedes all proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties related to the subject matter of this Agreement.

**This Letter of Understanding is valid if signed and returned within 10 days of receipt.**

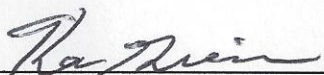
Agreed to:

Date: 4/8/2021

**Natalie Moore** Digitally signed by Natalie Moore  
Date: 2021.04.08 15:09:34 -07'00'

Natalie Moore, *Business Development*  
Roger Brooks International, Inc.

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



Ken Geigner, *Board Chairman*  
Main Street Initiative

**ROGER BROOKS**   
International

24654 N Lake Pleasant Parkway  
Suite 103-487  
Peoria, AZ 85383  
(206) 241-4770

**Advance Deposit Invoice****Invoice for**

Ken Geigner  
*Board Chairman*  
Main Street Initiative *formerly* Deadwood Revitalization

**Invoice Date**

8 April 2021

**Invoice #**

08042021\_DWSDMSI

**For Professional Services including:**

Consulting	\$10,500.00 USD
1 1/2 day on the ground in Deadwood, SD	

**Total Contract Price**

\$10,500.00 USD

**Remaining Budget**

\$9,000.00 USD

**Invoice Total**

**\$1,500.00 USD**

**Please remit to:**

Roger Brooks International, Inc.  
24654 N Lake Pleasant Parkway  
Suite 103-487  
Peoria, AZ 85383

Total due upon contract acceptance. Deposit will be applied to the total cost of the project.

Thank you, and we look forward to working with you!

A service charge of 1.5% per month will be added to all amounts after 30 days of the invoice dates.

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



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

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

---

**Date:** July 7, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** **Digitization of Lawrence County Tax Records PHASE IV**

---

The City of Deadwood Archives is requesting permission to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF the following items:

- (8) State's Attorney Office Criminal Dockets (1955-1979)
- ((12) Lawrence County Tax Records (1931-1934)

These dockets and ledgers provide a wonderful amount of genealogical information and will be incorporated into the City Archives online search engine at: [Deadwood \(cityofdeadwood.com\)](http://cityofdeadwood.com). The proposal for this project is attached to this memorandum.

## RECOMMENDATION

Allow the City Archives to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF (8) State's Attorney Office criminal records and (12) historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. The cost for this project will not exceed \$2,300.00 dollars. Money for this project will come out of the 2021 Archives Budget.



**DocuTek, Inc. | Jay Hoagland**

750 West Hampden Ave., L-105

Englewood, CO 80110

jayhoagland@edocutek.com

www.edocutek.com

303.722.5200



***Criminal Docket Ledgers Books Microfilming and  
Digitization***

*June 28, 2021*

**PREPARED FOR:**

Michael Runge

City Archivist

City of Deadwood

108 Sherman St.

Deadwood, SD 57732

605.578.2082

[Michael.runge@cityofdeadwood.com](mailto:Michael.runge@cityofdeadwood.com)

## SCOPE OF WORK

Thank you for the opportunity to submit pricing for the microfilming and digitization of City of Deadwood Criminal Docket Ledger books. DocuTek, Inc. has been in business since 1995. Our areas of expertise are digitizing paper, digitizing microfilm, and the creation of microfilm. All areas of our expertise would be required for this project.

Based upon the information you have emailed, listed below is the general scope of work.

**Goal:** Digitize 8 Criminal Docket Ledger books into PDF files. One PDF file per ledger book.  
Deliverable of one PDF image per page, with open book microfilmed images being split.

### Scope of Work:

Microfilm and digitize to PDF 8 Criminal Docket ledger books and 12 Tax Ledger books from 1931-1934.

7063 pages for 8 Criminal Docket ledger books. Microfilming would be done “open book”, thereby generating 3,532 frames (two pages per frame). Microfilm would then be digitized and each frame split into two PDF images.

Tax ledger books would contain an average of 350 (2 page) images, for an estimated 4,200 frames. Two pages will be delivered in an “open book two page per PDF image” format.

### Process:

1. Criminal Docket Ledger & Tax Ledger books will be transported to DocuTek, Inc. (located in Englewood, CO).
2. DocuTek will provide sample scans to City of Deadwood with both processes.
3. Upon approval by City of Deadwood, the microfilming and digitization process will commence. Microfilming will be done on a Kodak MRD-2 Camera.
4. Microfilm Criminal Docket ledgers (open book). Based upon your flat surface measurements, we should be able to microfilm open book.
5. After microfilming and microfilm processing has occurred, DocuTek will digitize microfilm images using the FlexScan Microfilm scanner made by NextScan. I have included equipment spec sheets at the end of this proposal.
6. Microfilm digitizing will occur at 300DPI in grayscale.
7. Digitize microfilm images to PDF files and split open book microfilm frame into two PDF images.
8. Create one multi-page PDF file per ledger.



<b>FEIN:</b>	84-1291328	<b>DUNS:</b>	835681123
<b>Authorized Partner Companies:</b>	Canon USA; Cranel; Digitech Systems; E-Imagedata; Ingram Micro; nextScan; Panasonic; Paradigm Imaging Group; Square9 Softworks		

## COMPANY PROFILE & CLIENT REFERENCES

**DocuTek Incorporated** is located in Lakewood, Colorado and provides document scanning services throughout the United States. Our company provides Document Scanning Services, Microfilm Scanning Services, NextScan Virtual Film Software, PaperVision EDMS Software, Document Scanner Sales, Microfilm Scanner Sales, and Support Services for all hardware and software that we sell. The focus of our company is to help organizations effectively manage paper, microfilm, and electronic content through our Conversion Services Department and/or by recommending, designing and implementing “in-house” software/hardware solutions. DocuTek has established a proven track record and a large customer base throughout Colorado and Southern Wyoming.

DocuTek, Inc. has been in business since 1995. We have converted millions of images from paper and microfilm into digital format for a wide range of customers and industries. We have partnered with industry leading companies like Canon USA, Digitech Systems, E-Imagedata, nextScan, and Panasonic to allow us to offer our clients the best and most innovative solutions at extremely competitive prices. Over 23 years of experience in digitizing records (paper & microfilm) has enabled our company to develop a sound project workflow methodology, quality control practices, and the use of state-of-the-art scanning equipment and software that will insure that our conversion services are done to your complete satisfaction.

Listed below are some important facets of our company that we believe make DocuTek uniquely qualified and capable to complete this project for the City of Deadwood:

- **OWNERSHIP AND STAFF EXPERIENCE.** The two owners have over 50+ years of experience, with primary roles of Technical Expertise and Project Management. Key personnel that would be involved with your project have almost 100 years combined experience working in document conversion service bureaus. During our 23 years in business we have scanned millions of images from paper and microfilm.
- **SECURITY.** DocuTek has successfully completed many projects with highly sensitive and confidential information, including: state income tax returns, medical records, police department case files, human resources files, and various financial and legal records. All documents to be scanned at our facility will be transported by DocuTek authorized personnel in one of our company vehicles to ensure proper chain of custody. No third

party transportation will be utilized. Once at our secured facility, City of Deadwood Tax Ledgers will be stored in a secured area, accessible only to authorized employees. During the scanning process, images will reside strictly on a “stand alone” computers and/or encrypted USB hard drives, with no network or internet capabilities.

- **CONFIDENTIALITY.** DocuTek requires that all employees submit to a background check and sign a non-disclosure agreement as a term of employment.
- **EXPERIENCE WITH DIFFERENT RECORD TYPES.** As indicated by our current client lists and references, DocuTek has worked on a number of projects involving various historical/archival document types, each with their own unique and challenging requirements. No matter what document type, condition or format, we have probably scanned it.
- **CUSTOMER SERVICE.** Client satisfaction is our first priority and our customer service is second to none. We are very responsive to any needs of our customers and are able to quickly implement changes as necessary. Through the course of the project, DocuTek will provide regular updates to insure we are on task and on time.
- **SCANNING/MICROFILMING EQUIPMENT AVAILABILITY AND RELIABILITY.** All servicing of our equipment is done “in house”. Our Service Technicians are available to remedy hardware and software issues immediately. This minimizes down time by having onsite Service Technicians who can quickly resolve any issues and lowers our cost of doing business by not having to pay 3<sup>rd</sup> party companies. Additionally, this further protects our client’s confidential records by minimizing or eliminating the need for non-authorized personnel entering work areas.
- **NO SUBCONTRACTING.** All work will be done by DocuTek employees at our document conversion facility in Englewood. NO PORTION of the job will be outsourced to a subcontractor.
- **FOCUS.** Document scanning, microfilming scanning, microfilming, sales/service of scanner equipment and the design, installation and support of electronic document management systems software is all we do. It is not just our primary line of business, it is our only line of business. We don’t sell copiers or printers or any other business ventures outside of document scanning and document management.

Below are few of our other current clients, for whom we provide other document/microfilm conversion, software integration and/or hardware and software support services:

### **COUNTY GOVERNMENT**

- Adams County Sheriff's Office
- Albany County Clerk
- Arapahoe County Court
- Arapahoe County Sheriff's Dept
- City and County of Denver
- Denver County Courts
- El Paso County Combined Courts
- El Paso County Clerk & Recorder
- Jefferson County Clerk and Recorder
- Jefferson County School District
- Kiowa County Clerk & Recorder
- Kit Carson County
- Lake County Public Library
- Laramie County Clerk
- Larimer County
- Lincoln County Clerk & Recorder
- Prowers County Clerk & Recorder
- Pueblo County Clerk & Recorder
- Washington County Clerk & Recorder
- Weld County Information Services

### **FEDERAL GOVERNMENT**

- Adjutant General's Office
- Bureau Of Land Management
- Bureau Of Reclamation
- GSA Administration Office
- Interior Business Center
- Mine Safety & Health Administration
- Rocky Mountain Arsenal National Refuge
- U.S. Air Force Academy
- U.S. Geological Survey
- USDA Forest Service

### **STATE GOVERNMENT**

- Colorado Dept of Agriculture
- Colorado Dept of Health & Environment
- Colorado Dept of Human Services
- Colorado Dept of Regulatory Agencies
- Colorado Dept of Revenue
- Colorado Dept of State
- Colorado Division of Water Resources
- Colorado Integrated Document Solutions
- Colorado Judicial
- Colorado Office of Natural Resources
- Colorado State University
- Colorado's Child Protection Ombudsman
- E-470 Public Highway Authority
- History Colorado
- University of Colorado
- University of Northern Colorado
- Wyoming Dept of Environmental Quality
- Wyoming State Archives

### **LOCAL GOVERNMENT**

- Aurora Public Schools
- City of Colorado Springs
- City of Fort Collins
- City of Greenwood Village
- City of Lakewood Police Dept.
- City of Littleton
- City of Longmont
- City of Pueblo Clerk & Recorder
- Colorado Springs School District 11
- Denver Public Library
- Denver Water Department
- Eagle Valley Library District
- Englewood Public Schools
- Littleton Public Schools
- Pueblo Library District
- Pikes Peak Library District
- Thompson School District
- Town of Castle Rock

## CLIENT REFERENCES

The following organizations have relied on DocuTek for their document digitization projects.



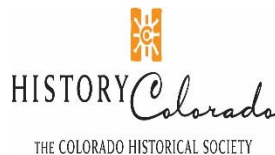
### Colorado Library Consortium

#### **Regan Harper**

Director, Networking & Resource Sharing  
303.866.6907  
Denver, CO

[Harper\\_r@cde.state.co.us](mailto:Harper_r@cde.state.co.us)

*Scanning of Microfilm Rolls  
June 2014 to Present*



### History Colorado

#### **Kerry Baldwin**

Library Director  
303.844.4600  
Denver, CO

[Kerry.baldwin@state.co.us](mailto:Kerry.baldwin@state.co.us)

*Microfilming, Scanning, and  
Digitization of Newspapers  
2010 to Present*



### Wyoming State Archives

#### **Michael Strom**

State Archivist  
307.777.7020

[Michael.strom@wyo.gov](mailto:Michael.strom@wyo.gov)

*Microfilming, Scanning, and  
Digitization of Newspapers and  
Documents  
May 2011 to Present*

## FEE SCHEDULE AND PROJECT ESTIMATES

### Microfilming and Digitizing Criminal Docket Ledger books &

OFF-SITE CONVERSION SERVICES FEE SCHEDULE			
DESCRIPTION	Cost Per PDF Image	QUANTITY	TOTAL
Microfilm and digitize 8 Criminal Docket Ledgers to 35MM Negative Silver Master Microfilm and PDF Images (one PDF = one ledger). 1 page = 1 PDF image	\$0.20	7,061	\$1,412.20
Microfilm and digitize 12 Tax Ledgers to 35MM Negative Silver Master Microfilm and PDF Images (one PDF = one ledger). 2 Pages = 1 PDF image	\$0.30	2,100	\$630.00
Extra Handling and Preparation for Microfilming Ledgers Open Book	\$20.00	12	\$240.00
<b>Total Estimated Project Cost</b>			<b>\$2,282.00</b>

Please do not hesitate to contact me should you have any questions or need any additional information. I would be happy to explain any of the options in more detail.

Sincerely,



Jay Hoagland

[jayhoagland@edocutek.com](mailto:jayhoagland@edocutek.com)

303-722-5200

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



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

## MEMORANDUM

---

**Date:** July 8, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Enter Into a Contract to Repair Historic Cyanide Roof of 33 Taylor Avenue

---

The owner, Rhon Underhill, is restoring the property at 33 Taylor Avenue. This structure has a very unique historic roof covered with cyanide can lids. Several years ago, in an effort to assure this roof maintains the historic integrity the Historic Preservation Commission agreed to pay for the removing of the cyanide can lids and replace them using recommended methods from an architect. The previous owner did not follow through with this measure. The owner would still be responsible for the remaining repair costs of the roof.

Staff is recommending entering into a contract with Rhon Underhill and Twin City Construction for the proper restoration, cyanide can removal and replacement of the roof located at 33 Taylor Avenue. The cost to the city will be \$12,975.00 and will be paid out as a special grant from the HP Revolving Loan program.

**Recommend Motion:** *Move to recommend to the City Commission to entering into a contract with Rhon Underhill and Twin City Construction for the proper restoration, cyanide can removal and replacement of the roof located at 33 Taylor Avenue. The cost to the city will not exceed \$12,975.00 and will be paid out as a special grant from the HP Revolving Loan program.*

**AGREEMENT BETWEEN**  
**THE CITY OF DEADWOOD, RHON**  
**UNDERHILL, AND TWIN CITY**  
**CONSTRUCTION LLC**

THIS AGREEMENT is by and between the CITY OF DEADWOOD, a municipal corporation with its principal place of business located at 102 Sherman Street, Deadwood, South Dakota 57732, hereinafter referred to as “CITY,” RHON UNDERHILL, 33 Taylor Avenue, Deadwood, South Dakota 57732, hereinafter referred to as “OWNER,” and TWIN CITY CONSTRUCTION, LLC, with its principal place of business located at 518 Cliff Street, Deadwood, South Dakota 57732, hereinafter referred to as “CONTRACTOR;”

**WHEREAS**, OWNER submitted an application for project approval regarding his residence located at 33 Taylor Avenue, Deadwood, South Dakota to replace the cyanide roofing material with an asphalt roof to the Deadwood Historic Preservation Commission; and

**WHEREAS**, OWNER accepted a bid from CONTRACTOR in the sum of Twenty Five Thousand Nine Hundred Fifty Dollars and No Cents (\$25,950.00) to replace the cyanide roofing material with an asphalt roof; and

**WHEREAS**, the Deadwood Historic Preservation Commission recognized OWNER’S residence as a contributing resource located at the Ingleside Historic District within the City of Deadwood and wanted to preserve such resource; and

**WHEREAS**, the CITY obtained recommendations for repair and installation of cyanide drum lid roofing from Dave Stafford Architecture attached hereto and incorporated herein as reference as “**Appendix 1**”; and

**WHEREAS**, CITY has received and reviewed an amended bid from CONTRACTOR to remove the cyanide roofing material to repair the roof and reinstall the cyanide lids in compliance with Dave Stafford Architecture recommendations for the sum of Twenty Five

Thousand Nine Hundred Fifty Dollars and No Cents (\$25,950.00), shown by the proposal attached hereto and incorporated herein by reference as “**Appendix 2**”; and

**WHEREAS**, the CITY has agreed to be responsible for costs in excess of the original bid of Twelve Thousand Nine Hundred Seventy Five Dollars and No Cents (\$12,975.00) to retain the resource located at 33 Taylor Avenue.

Based upon the representations and understandings above, the parties agree as follows:

1. The contract documents consist of this Agreement, the recommendations of Dave Stafford Architecture dated September 23, 2013, and the Twin City Construction, LLC proposal dated July 5, 2021 and are fully a part of this Agreement, as the documents are attached hereto and incorporated herein by reference. This Agreement represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral;
2. CONTRACTOR shall remove existing roofing material down to the roof boards. Thereafter, CONTRACTOR shall sheet over spaced roof boards with 7/16” o.s.b. and install ice and water protection to cover the entire roof. CONTRACTOR shall further prepare and reinstall the cyanide lids as set forth in the recommendations of Dave Stafford Architecture;
3. The CONTRACTOR shall comply with the following provisions:
  - a. CONTRACTOR shall properly sign the area to prevent any injuries to persons or property and a warning to keep people from entering the work area at all times while work is under way;
  - b. All work shall be done in professional workmanlike manner;
  - c. All work will be subject to a final inspection by the Historic Preservation Officer and City Building Inspector;
  - d. All work is to be completed in accordance with existing building codes;
  - e. Any changes or additional work must be approved in writing by the parties prior to any changes being made;
  - f. CONTRACTOR shall comply with all local and state laws relating to worker’s compensation and additional insurance requirements to adequately protect the OWNER and CITY from any claims or damages arising out of or in conjunction with work contemplated herein; and

- g. CONTRACTOR agrees to indemnify and hold harmless OWNER and CITY and any of its officers, agents and employees from any and all liabilities, actions, causes of actions, claims or executions of any character, including attorney fees, or any sums which OWNER or CITY may have to pay to any person on account of any personal or bodily injury, death, or property damage, which results from any negligent act, error or omission of CONTRACTOR in connection with this Agreement or services performed or materials provided pursuant to this Agreement;
4. OWNER shall be responsible for the initial Twelve Thousand Nine Hundred Seventy Five Dollars and No Cents (\$12,975.00) of costs associated with this project. Further; OWNER shall pay two percent (2%) CONTRACTOR'S excise tax for the initial fifteen thousand five hundred ninety dollars and forty-three cents (\$15,590.43) of costs;
5. CITY shall be responsible for the remaining Twelve Thousand Nine Hundred Seventy Five Dollars and No Cents (\$12,975.00) payable to CONTRACTOR; and
6. CITY shall warranty the roof for a term of twenty-five (25) years. Thus, CITY shall be responsible for repairing and/or replacing the roof if there is damage to the roof within twenty-five (25) years following the completion of series set forth herein, subject to an action against CONTRACTOR.

*[Signatures and acknowledgements on following pages]*

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

CITY OF DEADWOOD

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

ATTEST:

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

TWIN CITY CONSTRUCTION, LLC

By: \_\_\_\_\_  
Jeff Storhaug

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned officer, personally appeared Jeff Storhaug, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

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

(SEAL)

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Rhon Underhill, Owner

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, the undersigned officer, personally appeared Ben Ortiz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

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

(SEAL)

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

September 23, 2013

Mr. Kevin Kuchenbecker  
Department of Planning, Zoning and Historic Preservation  
City of Deadwood  
108 Sherman St.  
Deadwood, SD 57732

Ref: Cyanide Lid Roof

Dear Kevin:

Per your request I providing the following recommendations for repairs and reinstallation of the cyanide drum lid roofing on the Ben Ortiz house at 22 Taylor Avenue, Deadwood. I recommend the following:

1. Remove all the metal components:
  - a. Remove all the metal components as carefully as possible. Ordinary flashings may be discarded but the drum lids themselves must be preserved. It may be advisable to number the lids before removal to facilitate reinstallation. Most of the lids will be interchangeable but the cut pieces will need to be reinstalled at their original locations to facilitate reassembly. Some experimentation of removal techniques may be needed depending on how the lids are currently fastened.
2. Clean and Prep:
  - a. The lids must be cleaned and prepped for refinishing. Any loose paint can be removed by careful scraping. Light rust and tightly adhered paint can remain but everything that is loose should be removed with a stiff wire brush. The lids do not need to be polished or cleaned down to brite metal. Simply remove anything that comes off *readily*. Be sure that the entire surface has been brushed enough that there are no glossy spots. Wipe the surface clean.
3. Examine the back sides of the drum lids:
  - a. Look for rust on the back sides. If no rust is present skip to the next step. If rust **is** present, the back sides of the lids should be prepped

as above. Minor amounts of back rust could be handled on a spot by spot basis.

4. Apply Rust Converter Coating to any area, front or back, where tightly bonded rust or bare metal exist. No need to cover old painted surfaces.
5. Apply one (1) coat of Acrylic Primer to entire front surface.
6. Spot prime back side where Rust Converter Coating is applied.
7. Paint entire front side two (2) coats Acrylic House Paint or Aluminum Paint. The choice is aesthetic. Either product will work but the aluminum paint will best replicate the current appearance.

The above steps will prepare the drum lids for reinstallation. All flashing material should be replaced. Use at least 26 gauge galvanized sheet metal. Prep new galvanized sheet metal by degreasing and washing with a mild acid (vinegar). Paint new flashings one (1) coat Acrylic Primer and two (2) coats Acrylic House Paint or Aluminum Paint.

Once the existing metal is removed, the roof should be stripped down to bare boards and any deteriorated sheathing boards should be replaced. Cover the entire roof surface with Ice and Water Shield - a smooth surface product, not the granulated surface kind. Note that on steep roofs it is sometimes easier to run the rolls of Ice and Water Shield up and down the slope instead of horizontal. This is acceptable as long as care is taken to make tightly sealed seams. A seam roller is recommended. Put an extra layer of Ice and Water Shield down the valleys.

Use a 2" x 4" galvanized gutter apron on the eaves and a Style D roof edge on the rakes. The Style D roof edge on the rakes goes on top of the Ice and Water Shield. The gutter apron on the eaves goes underneath with the Ice and Water Shield adhered on top of it. Continuous valleys should have an inverted "V" ridge down the center and hemmed outside edges. I have attached a drawing of a slate roof valley (there are no drawings of cyanide drum lid valleys) that illustrates the recommended valley profile. Reinstall the drum lid shingles using hot dipped galvanized roofing nails with a minimum of two nails per shingle. Use more nails if the original roof used more. Step flashings are preferred to continuous flashings at side walls, chimneys or dormers.

The paint products that I recommend are as follows:

1. Benjamin Moore Super Spec HP Rust Converter Coating - P8200
2. Benjamin Moore Fresh Start Multi-Purpose Latex Primer - N023
3. Benjamin Moore Moorgard 100% Acrylic Low Lustre House Paint N103  
OR
4. Benjamin Moore Moorglo 100% Acrylic Soft Gloss House Paint N096  
OR
5. Benjamin Moore Weatherproof Aluminum Paint 164

If you need anything more, please don't hesitate to call or email.

Sincerely,



David Stafford, AIA

DS:ds  
enclosures





# BENJAMIN MOORE®

## SUPER SPEC HP®

### RUST CONVERTER COATING P82

#### Features

- Converts rust into inert iron complex
- Long term protection
- Reduces moisture vapor transmission through coating
- Low VOC content
- Safe to use
- Film forming coating
- Water thinned
- Fast dry
- Two step protection

#### Recommended For

- Equipment
- Structural steel
- Lawn furniture
- Decorative gates, posts and railings
- Machinery
- Surfaces not accessible for blast cleaning

#### General Description

This water thinned coating is a film forming material that chemically converts rust into a black inert non-corrosive iron complex. This coating provides two step protection in one application. First, it converts tightly adherent rust into a non-rusting black film. Second, it provides corrosion protection against new rust forming. For maximum performance, product should be top-coated. If not top-coated, leaching could occur if exposed to humidity or moisture.

#### Limitations

- Not for immersion service
- For Metal Substrates Only
- Do not return excess material back to original container
- Must allow 2–3 days dry time before top-coating with epoxies and urethanes
- For maximum protection, prime before top-coating.
- Caution should be taken when applying P82 to non-rusted areas.
- Although it can be applied to areas that are not rusted, where the product does not convert if top coated with latex, bleeding may occur.
- In areas of high humidity, top-coating will reduce the risk of leaching.

#### Product Information

##### Labor Saving Features

- Reduces surface preparation — need to remove loose rust only.
- Fast dry — dry to touch 15 minutes, recoat 4 hours.
- Universal topcoats — recoat with any generic type coating.
- Two step protection in one application.
- Water thinned — safe to use and non-flammable.
- Easy to apply with brush or roller.

**Colors: —Standard: P82-00**

##### Certification:

**Formulated with non-photochemically reactive solvents.**

**Does not contain any ozone-depleting substances, either Class I or Class II.**

**Available in all regulated areas, except South Coast**

##### Technical Assistance

Available through your local authorized independent BENJAMIN MOORE® retailer. For the location of the retailer nearest you, call 1-800-826-2623, see [www.benjaminmoore.com](http://www.benjaminmoore.com), or consult your local Yellow Pages.

##### Technical Data◇

Generic Type	Modified Latex	
Pigment Type	Select Inerts	
Volume Solids	51%	
Theoretical Coverage at Recommended Film Thickness	400 Sq. Ft. @ 2.0 Mils	
Film Thickness	— Wet	2.9 – 4.9 Mils
	— Dry	1.5 – 2.5 Mils
Dry Time	— To Touch	15 Minutes
	— To Handle	2 Hours
	— To Recoat (Latex or Alkyd)	4 Hours
	— To Recoat (Epoxy or Urethane)	3 Days
Dries By	Coalescence	
Dry Heat Resistance	260° F	
Viscosity	65 ± 5 KU	
Flash Point	>250° F	
Sheen/Gloss	10 @ 60	
Surface Temperature at application	— Min.	50° F
	— Max.	90° F
Surface must be dry and at least 5° above the dew point.		
Reduction	— Brush	not recommended
	— Roller	not recommended
	— Spray	Do not Spray
Clean Up Thinner	Clean Water	
Mixing Ratio	N/A	
Induction Time	N/A	
Pot Life @ 70° F	N/A	
Weight Per Gallon	10.2 lbs	
Storage Temperature	— Min.	50° F
	— Max.	90° F

**Volatile Organic Compounds (VOC)◇**  
216 grams / Liter 1.8 LBS / Gallon

**Super Spec HP® Rust Converter Coating (P82)****Surface Preparation**

Remove all loose rust, scale, and deteriorated coating using hand or power tools. Remove all remaining dust, dirt, salt, and chemicals by washing using a solution of 1 part Super Spec HP® P83 Oil & Grease Emulsifier mixed with 6 parts water. Rinse thoroughly. All remaining rust & coatings must be tight adhering with tapered edges.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

**Application**

Apply one coat only; this coating will dry to a black film in 15 minutes. For additional protection top coat with generic types of paint after three hours. For best results, use a Benjamin Moore® Professional custom-blended nylon/polyester bristle brush, or 1/4" nap synthetic roller cover; do not use medium or long nap roller covers.

**IMPORTANT:** Shake well before using. Do not use directly from can — Pour into separate container and dip brush into that container. Never put brush into this can or return unused product into this can; this would contaminate the remaining material rendering it ineffective.

**Cleanup**

Clean all equipment immediately after use with clean, fresh water.

**USE COMPLETELY OR DISPOSE OF PROPERLY.** Dry empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

**Environmental, Health & Safety Information**

**Use only with adequate ventilation.** Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

**FIRST AID:** In case of eye contact, flush with water for 15 minutes; for skin, wash with soap and water. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

**IN CASE OF SPILL** — Absorb with inert material and dispose of as specified under "Clean Up".

**KEEP OUT OF REACH OF CHILDREN  
PROTECT FROM FREEZING**

**Refer to Material Safety Data Sheet for  
additional health and safety information.**



# FRESH START®

## MULTI-PURPOSE LATEX

### PRIMER N023

#### Features

- Excellent adhesion and sealing
- Easy application
- Mildew resistant
- Quick drying
- Spatter resistant
- Low odor

#### General Description

A premium quality, 100% acrylic interior and exterior primer that combines many of the qualities desired in a primer: excellent adhesion and sealing properties with the added benefits of being low odor and quick drying. It provides the versatility required for all your interior and exterior project needs.

#### Recommended For

**Interior:** Use on new or previously painted wood, plywood, drywall, ceiling tile, Formica®, Masonite®, ceramic tile and cured plaster.

**Exterior:** Use on new or previously painted wood, fiber cement board, hardboard siding, aluminum, galvanized metal, brick, cured masonry and previously coated ferrous metal surfaces.

#### Limitations

- Not recommended for sealing knots or over pine sap.
- On hard, non-porous surfaces, such as glazed ceramics and non-ferrous metal, maximum adhesion and hardness may take 3-4 days to develop.
- Do not apply when air and surface temperatures are below 40°F (4.4°C).
- Not for use on hard non-porous surfaces in areas that are continually wet like showers.

#### Product Information

##### Colors — Standard:

White

White may be tinted to light pastels with up to 2.0 fl. oz. of Benjamin Moore® Color Preview® or Gennex® colorants per gallon.

For best hiding results, tint to the approximate shade of the finish coat.

##### — Tint Bases:

Deep Color Base

(When tinted in accordance with Benjamin Moore prescriptions, the Deep Color Base will provide a hiding base coat suitable for use under deep and intense colors.)

##### — Special Colors:

Contact your Benjamin Moore representative.

##### Certification:

VOC compliant in all regulated areas

Master Painters Institute MPI # 6, 17, 39, 137

Class A (0-25) over non-combustible surfaces when tested in accordance with ASTM E-84

LEED® Primer LEED® for Schools	CHPS (Collaborative for High Performance Schools)	VOC (any color)
YES	YES	39 g/l or less

Qualifies for  
**LEED®**  
Credit  
(PRIMER)

##### Technical Assistance:

Available through your local authorized independent Benjamin Moore retailer. For the location of the retailer nearest you, call 1-800-826-2623, see [www.benjaminmoore.com](http://www.benjaminmoore.com), or consult your local Yellow Pages.

##### Technical Data◇

##### White

Vehicle Type	100% Acrylic Latex
Pigment Type	Titanium Dioxide
Volume Solids	31.8%
Coverage per Gallon at Recommended Film Thickness	400 – 450 Sq. Ft.
Recommended Film Thickness	– Wet 3.8 mils – Dry 1.2 mils
Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.	
Dry Time @ 77°F (25°C) @ 50% RH	– To Touch 1 Hour – To Recoat 3 Hours
High humidity and cool temperatures will result in longer dry, recoat and service times.	
Dries By	Evaporation, Coalescence
Viscosity	99 ± 3 KU
Flash Point	None
Gloss / Sheen	Flat (5-10 @ 85°)
Surface Temperature at Application	– Min. 40°F – Max 90°F
Thin With	Do Not Thin
Clean Up Thinner	Clean Water
Weight Per Gallon	10.3 lbs
Storage Temperature	– Min. 40°F – Max 90°F

##### Volatile Organic Compounds (VOC)

White 44 Grams/Liter	.37 Lbs./Gallon
Deep Base 46 Grams/Liter	.39 Lbs./Gallon

◇ Reported values are for White. Contact Benjamin Moore for values of other bases or colors.

**Fresh Start® Multi-Purpose Latex Primer N023****Surface Preparation**

Surfaces to be painted must be clean, dry, and free of dirt, dust, grease, oil, soap, wax, scaling paint, water soluble materials, and mildew. Remove any peeling or scaling paint and sand these areas to feather edges smooth with adjacent surfaces. Glossy areas should be dulled. Drywall surfaces must be free of sanding dust.

New plaster or masonry surfaces must be allowed to cure before applying base coat. Cured plaster should be hard, have a slight sheen and maximum PH of 10; soft, porous or powdery plaster indicates improper cure. Never sand a plaster surface; knife off any protrusions and prime plaster before and after applying patching compound. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds. Remove any powder or loose particles before priming. Wood substrates must be thoroughly dry. Caution: Smooth planed clapboards or siding must be sanded thoroughly to break the "mill glaze" allowing proper penetration and adhesion.

**Difficult Substrates:** If the surfaces to be painted exhibit severe tannin or smoke staining, an alkyd based Benjamin Moore primer may be your best choice for conquering these severe conditions. Consult your Benjamin Moore retailer for further guidance.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

**Primer/Finish Systems**

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results use Fresh Start® Multi-Purpose Latex Primer tinted to the approximate finish coat color. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

**Wood, and engineered wood products:**

**Primer:** Fresh Start® Multi-Purpose Latex Primer (N023)

**For bleeding woods such as cedar and redwood,** use Fresh Start® Multi-Purpose Latex Primer (N023) or Fresh Start® Multi-Purpose Oil Based Primer (N/024)

**Finish:** 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

**Drywall:**

**Primer:** Fresh Start® Multi-Purpose Latex Primer (N023)

**Finish:** 1 or 2 coats of the appropriate Benjamin Moore® finish coat

**Plaster:**

**Primer:** Fresh Start® Multi-Purpose Latex Primer (N023)

**Finish:** 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

**Masonry; Rough or Pitted:**

**Primer:** Super Spec® Latex Block Filler (160) or Super Spec® Masonry Interior/Exterior Hi-Build Block Filler (206)

**Finish:** 1 or 2 coats of the appropriate Benjamin Moore® finish coat

**Masonry; Smooth Poured or Pre-cast Concrete:**

**Primer:** Super Spec® Masonry Acrylic Masonry Sealer (N/066) or Fresh Start® Multi-Purpose Latex Primer (N023) or Fresh Start® Exterior Latex Masonry Primer (064)

**Finish:** 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

**Ferrous Metal (Steel and Iron):**

**Primer:** Super Spec HP® DTM Acrylic Low Lustre (P25) or Super Spec HP® Acrylic Metal Primer (P04), Super Spec HP® DTM Alkyd Low Lustre (P23)

**Finish:** 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

**Non-Ferrous Metal (Galvanized & Aluminum):** All new metal surfaces must be thoroughly cleaned with an Oil & Grease Emulsifier to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

**Primer:** Super Spec HP® Acrylic Metal Primer (P04)

**Finish:** 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

**Repaint, All Substrates:** Prime bare areas with the primer recommended for the substrate above.

**Application**

Stir thoroughly before and during use. Apply one or two coats.

**Paint Application:** For best results, use a premium Benjamin Moore® custom-blended nylon/polyester brush, premium Benjamin Moore® roller, or a similar product. Apply paint generously from unpainted area into wet area. This product can also be sprayed.

**Spray, Airless:** Fluid Pressure: 1500 – 2500

Tip: .013 - .017

**Thinning/Cleanup**

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents.

**Clean Up:** Clean equipment with mineral spirit. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.

**Environmental, Health & Safety Information**

**Use only with adequate ventilation.** Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

**WARNING:** This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

**FIRST AID:** In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

**IN CASE OF SPILL** – Absorb with inert material and dispose of as specified under "Clean Up".

**KEEP OUT OF REACH OF CHILDREN  
PROTECT FROM FREEZING**

**Refer to Material Safety Data Sheet for  
additional health and safety information.**



# MOORGARD®

## 100% ACRYLIC LOW LUSTRE HOUSE PAINT N103

### Features

- Outstanding hiding
- Covers in one coat provided the surface is in good condition and the color change is not extreme
- Superior adhesion and excellent resistance to chalking
- Lifetime warranty (see label for details)
- Soap and water clean up
- Dries quickly
- Resistant to mildew, fading, cracking, peeling, blistering, dirt pick-up, alkali and fumes
- Low temperature application
- Excellent uniformity and touch up

### Recommended For

For exterior use on primed or previously painted wood siding, trim, doors, sash, shingles; cured or previously painted masonry such as stucco, cement block construction, poured and precast concrete, unglazed brick, aluminum, vinyl, or site-primed hardboard siding; and previously painted or primed metal.

### General Description

A premium quality, 100% acrylic exterior house paint in a popular low lustre finish. Our latest technological improvement, using 100% acrylic resin and proprietary alkyd technology, provides a protective exterior coating that will remain looking freshly painted years after the job is finished. This high solids formula delivers excellent durability, long lasting protection, and is suitable for a variety of exterior surfaces and can be applied at a wider temperature range.

### Limitations

- Do not apply when air and surface temperatures are below 40°F (4.4°C)

### Product Information

<b>Colors — Standard:</b> Brilliant White (01), Black (80)	<table> <tr> <th data-bbox="938 804 1266 846">Technical Data</th><th data-bbox="1266 804 1503 846">Pastel Base</th></tr> <tr> <td data-bbox="938 846 1266 888">Vehicle Type</td><td data-bbox="1266 846 1503 888">100% Acrylic Latex</td></tr> <tr> <td data-bbox="938 888 1266 930">Pigment Type</td><td data-bbox="1266 888 1503 930">Titanium Dioxide</td></tr> <tr> <td data-bbox="938 930 1266 968">Volume Solids</td><td data-bbox="1266 930 1503 968">43%</td></tr> </table>	Technical Data	Pastel Base	Vehicle Type	100% Acrylic Latex	Pigment Type	Titanium Dioxide	Volume Solids	43%								
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<b>— Tint Bases:</b> Benjamin Moore® Color Preview® bases 1B, 2B, 3B & 4B	<table> <tr> <td data-bbox="938 968 1266 1010">Coverage per Gallon at Recommended Film Thickness</td><td data-bbox="1266 968 1503 1010">300 – 400 Sq. Ft.</td></tr> <tr> <td data-bbox="938 1010 1266 1062">Recommended Film Thickness</td><td data-bbox="1266 1010 1503 1062"> – Wet 4.6 mils  – Dry 2.0 mils </td></tr> </table>	Coverage per Gallon at Recommended Film Thickness	300 – 400 Sq. Ft.	Recommended Film Thickness	– Wet 4.6 mils – Dry 2.0 mils												
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<b>— Special Colors:</b> Contact your Benjamin Moore representative	<p>Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.</p> <table> <tr> <td data-bbox="938 1157 1266 1199">Dry Time @ 77°F (25°C) @ 50% RH</td><td data-bbox="1266 1157 1503 1199"> – To Touch 2 – 4 Hours  – To Recoat 4 Hours </td></tr> </table>	Dry Time @ 77°F (25°C) @ 50% RH	– To Touch 2 – 4 Hours – To Recoat 4 Hours														
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<b>Certification:</b>  <b>VOC Compliant in all regulated areas except the South Coast and areas of California that follow the 2007 Suggested Control Measures.</b>  Master Painters Institute MPI #214	<p>High humidity and cool temperatures will result in longer dry, recoat and service times.</p> <table> <tr> <td data-bbox="938 1283 1266 1325">Dries By</td><td data-bbox="1266 1283 1503 1325">Evaporation, Coalescence</td></tr> <tr> <td data-bbox="938 1325 1266 1367">Viscosity</td><td data-bbox="1266 1325 1503 1367">103 ± 2 KU</td></tr> <tr> <td data-bbox="938 1367 1266 1409">Flash Point</td><td data-bbox="1266 1367 1503 1409">None</td></tr> <tr> <td data-bbox="938 1409 1266 1451">Gloss / Sheen</td><td data-bbox="1266 1409 1503 1451">Low Lustre</td></tr> <tr> <td data-bbox="938 1451 1266 1503">Surface Temperature at Application</td><td data-bbox="1266 1451 1503 1503"> – Min. 40°F  – Max. 90°F </td></tr> <tr> <td data-bbox="938 1503 1266 1545">Thin With</td><td data-bbox="1266 1503 1503 1545">Clean Water</td></tr> <tr> <td data-bbox="938 1545 1266 1587">Clean Up Thinner</td><td data-bbox="1266 1545 1503 1587">Clean Water</td></tr> <tr> <td data-bbox="938 1587 1266 1629">Weight Per Gallon</td><td data-bbox="1266 1587 1503 1629">11.4 lbs</td></tr> </table>	Dries By	Evaporation, Coalescence	Viscosity	103 ± 2 KU	Flash Point	None	Gloss / Sheen	Low Lustre	Surface Temperature at Application	– Min. 40°F – Max. 90°F	Thin With	Clean Water	Clean Up Thinner	Clean Water	Weight Per Gallon	11.4 lbs
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<b>Technical Assistance</b> Available through your local authorized independent Benjamin Moore® retailer. For the location of the retailer nearest you, call 1-800-826-2623, see <a href="http://www.benjaminmoore.com">www.benjaminmoore.com</a> , or consult your local Yellow Pages.	<table> <tr> <td data-bbox="938 1629 1266 1671">Storage Temperature</td><td data-bbox="1266 1629 1503 1671"> – Min. 40°F  – Max. 90°F </td></tr> <tr> <td colspan="2" data-bbox="938 1671 1503 1713"><b>Volatile Organic Compounds (VOC)</b></td></tr> <tr> <td data-bbox="938 1713 1266 1755">38 Grams/Liter</td><td data-bbox="1266 1713 1503 1755">.32 lbs./Gallon</td></tr> </table>	Storage Temperature	– Min. 40°F – Max. 90°F	<b>Volatile Organic Compounds (VOC)</b>		38 Grams/Liter	.32 lbs./Gallon										
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◇ Reported values are for Pastel Base. Contact Benjamin Moore for values of other bases or colors.

**Moorgard® 100% Acrylic Low Lustre House Paint N103****Surface Preparation**

Surfaces must be clean and free of grease, wax, and mildew. Remove excessive chalk and loose or scaling paint. If previously coated with cement-base water paints, clean by sandblasting. Glossy surfaces must be dulled. Un-weathered areas such as eaves, ceilings, and overhangs should be washed with a detergent solution and/or rinsed with a strong stream of water from a garden hose to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (318) prior to coating the surface. **Caution:** Refer to the (318) Clean technical data and material safety data sheets for instructions on its proper use and handling. For metal surfaces, remove rust. Wipe down with paint thinner to remove surface oils.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

**Primer/Finish Systems**

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

**Wood and engineered wood products:**

**Primer:** Fresh Start® Moorwhite® Exterior Wood Primer (100), Multi-Purpose Latex Primer (N023) or Exterior Wood Primer (094)  
**Finish:** 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

**Hardboard Siding, Bare or Factory Primed:**

**Primer:** Prime or spot prime as needed with Fresh Start® Moorwhite® Exterior Wood Primer (100) or Multi-Purpose Latex Primer (N023)  
**Finish:** 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

**Bleeding Type Woods, (Redwood and Cedar):**

**Primer:** Fresh Start® Exterior Wood Primer (094) or Multi-Purpose Oil Based Primer (N/024)  
**Finish:** 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

**Vinyl & Vinyl Composite Siding**

**Note:** Ensure that the surface is properly cleaned and in good condition. For colors that are safe for use on these substrates, use approved Vinyl Select colors. For more information, see <http://www.benjaminmoore.com/en-us/for-contractors/painting-vinyl-and-aluminum-siding>

**Primer:** Fresh Start® Multi-Purpose Latex Primer (N023).  
**Finish:** 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

**Rough or Pitted Masonry:**

**Primer:** Super Spec® Latex Block Filler (160) or Super Spec® Masonry Interior/Exterior Hi-Build Block Filler (206)  
**Finish:** 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

**Poured or Pre-cast Concrete and Fiber Cement Siding:**

**Primer:** Fresh Start® Multi-Purpose Latex Primer (N023), Super Spec® Masonry Interior/Exterior 100% Acrylic Masonry Sealer (N/066) or Super Spec® Masonry Interior/Exterior 100% Acrylic High Build Masonry Primer (N/068) or Fresh Start® Exterior Latex Masonry Primer (064)

**Finish:** 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

**Ferrous Metal (Steel and Iron):**

**Primer:** Super Spec HP® Acrylic Metal Primer (P04) or Super Spec HP® Alkyl Metal Primer (P06)  
**Finish:** 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

**Non-Ferrous Metal (Galvanized & Aluminum):** All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

**Primer:** No primer needed.

**Finish:** 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

**Repaint, All Substrates:** Prime bare areas with the primer recommended for the substrate above.

**Application**

Stir thoroughly before and during use. Apply one or two coats. For best results, use a Benjamin Moore® custom-blended nylon/polyester brush, Benjamin Moore® roller, or a similar product. This product can also be sprayed.

**Spray, Airless:** Fluid Pressure — 1,500 to 2,500 PSI;  
Tip — .013 - .017 Orifice.

**Thinning/Cleanup**

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Brushes should be given an additional quick rinse with mineral spirits followed by a second wash in soapy water, then rinsed thoroughly. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

**Environmental, Health & Safety Information**

**Cancer Hazard. Contains Crystalline Silica that can cause cancer when in respirable form (spray mist or sanding dust).**

**Use only with adequate ventilation.** Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

**WARNING:** This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

**FIRST AID:** In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

**IN CASE OF SPILL —** Absorb with inert material and dispose of as specified under "Clean Up".

**KEEP OUT OF REACH OF CHILDREN**

**Refer to Material Safety Data Sheet for additional health and safety information.**



# MOORGLO<sup>®</sup>

## 100% ACRYLIC SOFT GLOSS HOUSE PAINT N096

### Features

- Outstanding hiding
- Superior adhesion and excellent resistance to chalking
- Lifetime warranty (see label for details)
- Excellent flow and leveling  
Easy to apply with brush, roller or spray
- Soap and water clean up
- Dries quickly
- Resistant to mildew, fading, cracking, peeling, blistering, dirt pickup, alkali and fumes
- Low temperature application (Some colors — see below)

### Recommended For

For exterior use on primed or previously painted wood siding, trim, doors, sash, shingles; cured or previously painted masonry such as stucco, cement block construction, poured and pre-cast concrete, unglazed brick; aluminum, vinyl, or site primed hardboard siding; and previously painted or primed metal.

### General Description

Moorglo<sup>®</sup> 100% Acrylic Latex House Paint is a premium quality, semi-gloss paint fortified with alkyd resin. It delivers a high-build paint film for excellent durability and long lasting protection. It has the ability to cover in one coat provided the surface is in good condition and the color change is not extreme. It is the perfect coating to repaint aluminum siding.

### Limitations

- Do not apply when air and surface temperatures are below 40°F (4.4°C).

### Product Information

#### Colors — Standard:

Brilliant White (01), Black (80)

#### — Tint Bases:

Benjamin Moore<sup>®</sup> Color Preview<sup>®</sup> bases 1B, 2B, 3B & 4B

#### — Special Colors:

Contact your Benjamin Moore representative

#### Certification:

**VOC Compliant in all regulated areas except the South Coast and areas of California that follow the 2007 Suggested Control Measures.**

#### Technical Assistance

Available through your local authorized independent Benjamin Moore<sup>®</sup> retailer. For the location of the retailer nearest you, call 1-800-826-2623, see [www.benjaminmoore.com](http://www.benjaminmoore.com), or consult your local Yellow Pages.

#### Technical Data

#### Pastel Base

Vehicle Type 100% Acrylic Latex

Pigment Type Titanium Dioxide

Volume Solids 42%

Coverage per Gallon at Recommended Film Thickness 400 – 450 Sq. Ft.

Recommended Film Thickness – Wet 3.8 mils  
– Dry 1.6 mils

Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.

Dry Time @ 77°F – To Touch 3 Hours  
(25°C) @ 50% RH – To Recoat 4 Hours

High humidity and cool temperatures will result in longer dry, recoat and service times.

Dries By Evaporation, Coalescence

Viscosity 102 ± 2 KU

Flash Point None

Gloss / Sheen Soft Gloss

Surface Temperature – Min. 40°F  
at Application – Max. 90°F

Thin With Clean Water

Clean Up Thinner Clean Water

Weight Per Gallon 11.0 lbs

Storage Temperature – Min. 40°F  
– Max. 90°F

#### Volatile Organic Compounds (VOC)

144 Grams/Liter 1.20lbs./Gallon

◇ Reported values are for Pastel Base. Contact Benjamin Moore for values of other bases or colors.

**Moorglo® 100% Acrylic Soft Gloss House Paint N096****Surface Preparation**

Surfaces must be clean and free of grease, wax, and mildew. Remove excessive chalk and loose or scaling paint. If previously coated with cement-base water paints, clean by sandblasting. Glossy surfaces must be dulled. Un-weathered areas such as eaves, ceilings, and overhangs should be washed with a detergent solution and/or rinsed with a strong stream of water from a garden hose to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (318) prior to coating the surface. **Caution:** Refer to the (318) Clean technical data and material safety data sheets for instructions on its proper use and handling. For metal surfaces, remove rust. Wipe down with paint thinner to remove surface oils.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

**Primer/Finish Systems**

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

**Wood and engineered wood products:**

**Primer:** Fresh Start® Moorwhite® Exterior Wood Primer (100), High-Hiding All Purpose Primer (046), Multi-Purpose Latex Primer (N023) or Exterior Wood Primer (094)

**Finish:** 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

**Hardboard Siding, Bare or Factory Primed:**

**Primer:** Fresh Start® Exterior Wood Primer (094), High-Hiding All Purpose Primer (046) or Multi-Purpose Latex (N023)

**Finish:** 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

**Bleeding Type Woods, (Redwood and Cedar):**

**Primer:** Fresh Start® Exterior Wood Primer (094) or Multi-Purpose Oil Based Primer (N024)

**Finish:** 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

**Vinyl & Vinyl Composite Siding**

**Note:** Ensure that the surface is properly cleaned and in good condition. For colors that are safe for use on these substrates, use approved Vinyl Select colors. For more information, see <http://www.benjaminmoore.com/en-us/for-contractors/painting-vinyl-and-aluminum-siding>

**Primer:** Fresh Start® Multi-Purpose Latex Primer (N023).

**Finish:** 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

**Rough or Pitted Masonry:**

**Primer:** Super Spec® Latex Block Filler (160) or Super Spec® Masonry Interior/Exterior Hi-Build Block Filler (206)

**Finish:** 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

**Poured or Pre-cast Concrete and Fiber Cement Siding:**

**Primer:** Fresh Start® 100% High-Hiding All Purpose Primer (046),

Multi-Purpose Latex Primer (N023), Super Spec® Masonry Interior/Exterior 100% Acrylic Masonry Sealer (N066) or Super Spec® Masonry Interior/Exterior 100% Acrylic High Build Masonry Primer (N068) or Fresh Start® Exterior Latex Masonry Primer (064)

**Finish:** 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

**Ferrous Metal (Steel and Iron):**

**Primer:** Super Spec HP® Acrylic Metal Primer (P04) or Super Spec HP® Alkyl Metal Primer (P06)

**Finish:** 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

**Non-Ferrous Metal (Galvanized & Aluminum):** All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

**Primer:** No primer required.

**Finish:** 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

**Repaint, All Substrates:** Prime bare areas with the primer recommended for the substrate above.

**Application**

Stir thoroughly before and during use. Apply one or two coats. For best results, use a Benjamin Moore® custom-blended nylon/polyester brush, Benjamin Moore® roller, or a similar product. This product can also be sprayed.

**Spray, Airless:** Fluid Pressure — 1,500 to 2,500 PSI;  
Tip — .013 - .017 Orifice.

**Thinning/Cleanup**

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Brushes should be given an additional quick rinse with mineral spirits followed by a second wash in soapy water, then rinsed thoroughly. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

**Environmental, Health & Safety Information**

**Use only with adequate ventilation.** Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

**WARNING:** This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

**FIRST AID:** In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

**IN CASE OF SPILL —** Absorb with inert material and dispose of as specified under "Cleanup".

**KEEP OUT OF REACH OF CHILDREN  
PROTECT FROM FREEZING**

**Refer to Material Safety Data Sheet for  
additional health and safety information.**



# WEATHERPROOF ALUMINUM PAINT 164

## Features

- Possesses outstanding hiding and leafing properties
- Can be applied to large areas without brush or lap marks
- Excellent resistance to moisture, weather, and industrial fumes
- One coat covers most surfaces; two coats provide greater durability and longer wear
- Produces a beautiful, metallic finish of exceptional brilliance and great durability

## Recommended For

Residential or commercial applications where a premium quality finish is desired. For new and previously painted exterior or interior wood, metal, and cured masonry surfaces that are not subject to abrasion. Can withstand up to 600°F temperature over suitable substrates requiring no primer.

## General Description

Benjamin Moore® Weatherproof Aluminum Paint (164) produces a beautiful, metallic pigmented finish of exceptional brilliance and great durability. It has excellent hiding and spreads easily, while it protects metal and wood surfaces with a weatherproof film.

## Limitations

- Do not apply when air and surface temperatures are below 50°F (10°C)
- Aluminum pigment may rub off; should not be used on surfaces that are subject to frequent contact.

## Product Information

### Colors — Standard:

Aluminum

### — Tint Bases:

Not available

### — Special Colors:

Not Available

### Certification:

VOC compliant in all regulated areas

### Technical Assistance:

Available through your local authorized independent Benjamin Moore retailer. For the location of the retailer nearest you, call 1-800-826-2623, see [www.benjaminmoore.com](http://www.benjaminmoore.com), or consult your local Yellow Pages.

### Technical Data<sup>◇</sup>

### Brilliant Metallic

Vehicle Type Linseed Coumarone Indene

Pigment Type Aluminum

Volume Solids 43%

Coverage per Gallon at Recommended Film Thickness 650 – 700 Sq. Ft.

Recommended Film Thickness – Wet 2.4 mils  
– Dry 1.0 mils

Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.

Dry Time @ 77°F – To Touch 3 Hours  
(25°C) @ 50% RH – To Recoat Overnight

Painted surfaces can be washed after two weeks. High humidity and cool temperatures will result in longer dry, recoat and service times.

Dries By Oxidation

Viscosity < 50 KU

Flash Point Flammable

Gloss / Sheen Metallic

Surface Temperature – Min. 50°F  
at Application – Max. 90°F

Thin With Do Not Thin

Clean Up Thinner Mineral Spirits

Weight Per Gallon 7.79 lbs

Storage Temperature – Min. 40°F  
– Max. 90°F

### Volatile Organic Compounds (VOC)

436 Grams/Liter 3.64 Lbs./Gallon

<sup>◇</sup> Reported values are for Aluminum. Contact Benjamin for values of other bases or colors

## Weatherproof Aluminum Paint 164

### Surface Preparation

Surfaces to be painted should be clean, dry, and free from oil, grease, and dirt. Clean bare metal with mineral spirits or Benjamin Moore® Oil & Grease Emulsifier (P83) to remove contaminants. Remove all loose rust and scale from rusted metal with scraper and wire brush, or by sandblasting.

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

### Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

#### Wood:

**Finish:** 1 or 2 coats Benjamin Moore® Weatherproof Aluminum Paint (164)

#### Masonry, New and Unpainted (Including Unglazed Brick):

Poured and precast concrete must be allowed to cure for 30 days; block construction should be allowed to cure for 30 days. All surfaces must be thoroughly prepared by removing the laitance and all loose particles.

**Primer:** Super Spec® Masonry Interior/Exterior 100% Acrylic Masonry Sealer (N/066)

**Finish:** 1 or 2 coats Benjamin Moore® Weatherproof Aluminum Paint (164)

**Ferrous Metal (Steel and Iron):** All ferrous metal surfaces must be wiped with mineral spirits or cleaned with Benjamin Moore® Oil & Grease Emulsifier (P83) to remove contaminants. Solvent and rags should be changed frequently.

**Finish:** 1 or 2 coats Benjamin Moore® Weatherproof Aluminum Paint (164)

**Non-Ferrous Metal (Galvanized & Aluminum):** All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. Solvent and rags should be changed frequently. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion.

**Primer:** Super Spec HP® Acrylic Metal Primer (P04)

**Finish:** 1 or 2 coats Benjamin Moore® Weatherproof Aluminum Paint (164)

**Repaint, All Substrates:** Prime bare areas with the primer recommended for the substrate above.

### Application

Stir contents of can until mixture is smooth and uniform. Stir occasionally during use, enough to keep the metallic flakes in suspension. Apply one or two coats. For best results, use a Benjamin Moore® custom blended nylon/polyester or china bristle brush, Benjamin Moore® roller, or a similar product. This product can also be sprayed. A full, flowing coat produces the best results.

**Do not thin.** Do not paint when temperature of air is below 50°F (10°C), nor on damp or rainy days.

**Spray, Airless:** Fluid Pressure—1,500 to 2,000 PSI\*\*\*

Tip—.013. Orifice

\*\*\* The overspray from aluminum paints will drift for long distances. Use the lowest pressure that provides satisfactory atomization. Do not spray this coating in windy conditions.

### Thinning/Cleanup

#### Do not thin.

Clean brushes and equipment with mineral spirits.

USE COMPLETELY OR DISPOSE OF PROPERLY. This product contains organic solvents which may cause adverse effects to the environment if handled improperly. Save unused product for touch up purposes or a household hazardous waste collection program. Dry, empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state designated environmental agency on disposal options.**

**DANGER - RAGS, STEEL WOOL OR WASTE SOAKED WITH THIS PRODUCT MAY SPONTANEOUSLY CATCH FIRE IF IMPROPERLY DISCARDED. IMMEDIATELY AFTER USE. PLASE RAGS, STEEL WOOD OR WASTE IN A SEALED WATER-FILLED METAL CONTAINER.**

### Environmental, Health & Safety Information

#### DANGER!

#### FLAMMABLE LIQUID AND VAPOR. VAPOR HARMFUL

**Contains: Petroleum Distillates, Stoddard Solvent**

HARMFUL OR FATAL IF SWALLOWED. ASPIRATION HAZARD. CAUSES IRRITATION TO EYES, SKIN AND RESPIRATORY TRACT

**NOTICE:** Repeated or prolonged exposure to organic solvents may lead to permanent brain and nervous system damage. Intentional misuse by deliberately concentrating and inhaling vapors may be harmful or fatal.

Keep away from heat and flame. Use only with adequate ventilation. Vapors are heavier than air and may travel along ground or may be moved by ventilation and ignited by pilot lights, or other flames, sparks, heaters, or static discharge. Do not breathe vapors, spray mist or sanding dust. Avoid contact with eyes and prolonged or repeated contact with skin. To avoid breathing vapors or spray mist open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headache or dizziness or if air monitoring demonstrates vapor levels are above the applicable limits, wear an appropriate, properly fitted respirator (NIOSH approved) during and after application. Follow respirator manufacturer's directions for respirator use. Aspiration Hazard. Small amounts aspirated into the respiratory system may cause mild to severe pulmonary injury. Close container after each use.

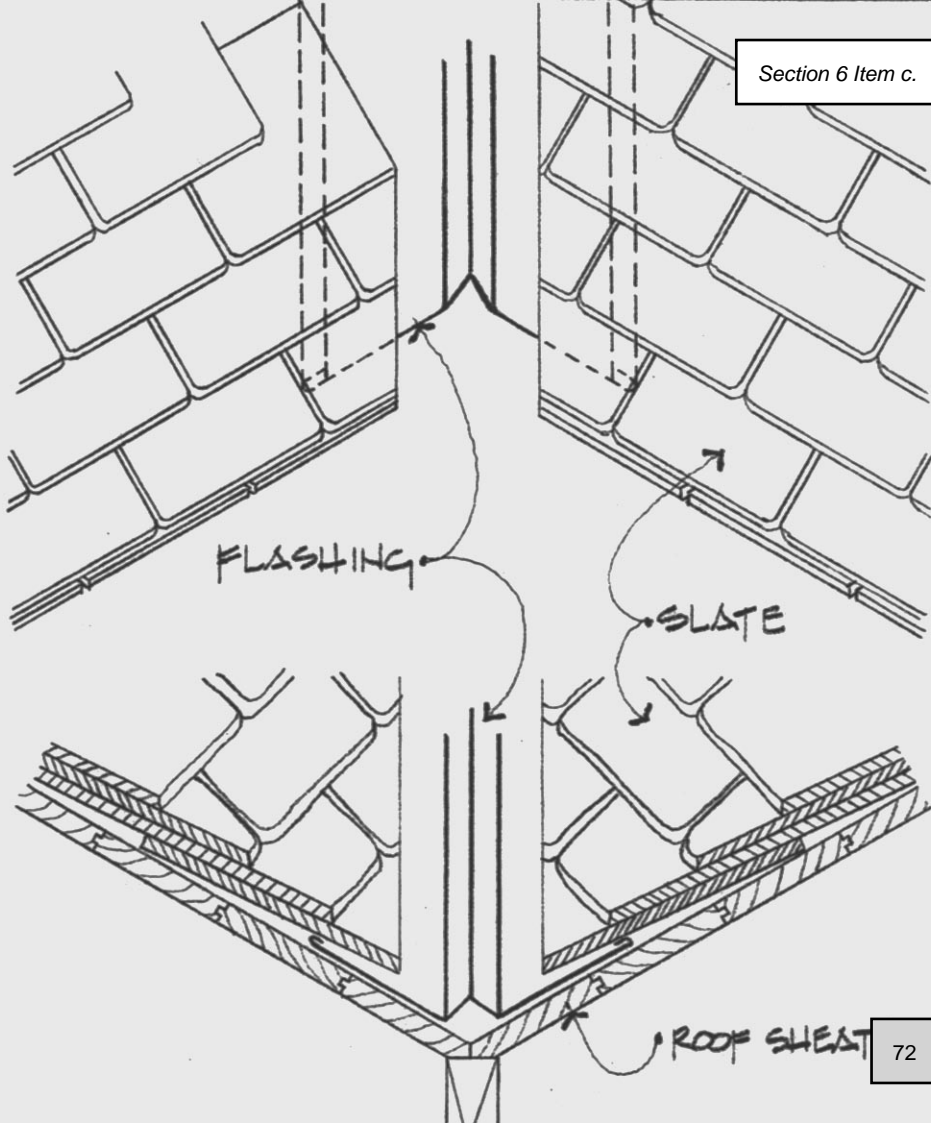
**WARNING:** This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

**FIRST AID:** If affected by inhalation of vapors or spray mist, remove to fresh air. In case of eye contact, immediately flush with plenty of water for at least 15 minutes and get medical attention immediately; for skin, wash thoroughly with soap and water. If swallowed, do not induce vomiting. Get medical attention immediately.

**IN CASE OF FIRE** – Use foam, CO<sub>2</sub>, dry chemical or water fog. **SPILL** – Absorb with inert material and dispose of as specified under “Thinning/CleanUp”.

**KEEP OUT OF REACH OF CHILDREN  
KEEP FROM FREEZING**

**Refer to Material Safety Data Sheet for  
additional health and safety information.**





Bid Date: 7 / 5/21

Customer: Ron Underhill  
 Address: 28 Taylor Ave Deadwood, SD  
 Phone Number: 605-641-1928 Email: \_\_\_\_\_  
 Insurance Company: \_\_\_\_\_ Claim #: \_\_\_\_\_

### Contract Terms

This proposal becomes a binding contract when signed by both parties. The homeowner further agrees that this property is security for this contract. TCC retains all rights in collecting on a fulfilled contract, including legal fees and liens. This contract constitutes the entire agreement between both parties. No other agreements, verbal or implied, are part of this contract. You may cancel this contract, without cause or expense within 3 business days of signing. You may not cancel this without expense following that date without a written consent from the Contractor. We do accept all major credit cards. Please know if you use this option, we will add an additional 2.7% (if we swipe the card) or 3.6% (if we must type in the card information) to the total invoice.

Replace step flashing as needed, wrap all penetrations with ice/water barrier, clean up and haul off all debris, roll for nail, 30-year workmanship warranty on steep slope, 2-year warranty on low slope, protect landscaping, pool and deck as necessary, paint all roof hardware to match. Any satellite dishes removed during installation will be put back; however, there is no guarantee it will be positioned correctly.

Take off cyanide roof /Re-install old cyanide roof  
Material & Labor \$12,975.00

Install Ice and Water  
Material & Labor \$1,500.00

Install 7/16 osb over 90% of house  
Material & Labor \$ 6,500.00

Take off rolled roofing on (2) porches and replace with 22 gauge corrugated metal  
Material & Labor \$1,990.00

Take down chimney below roof line and patch / install rolled roofing on flat roof  
Material & Labor \$595.00

Replace rotten wood: Mat & Labor \$400.00

Install new 5" gutter and downspouts around entire house  
Material & Labor \$1,990.00

TOTAL: \$25,950.00

Disposal included

Take \$1,000.00 off if we can start on 7/6/21

\*Plus, any additional supplements paid by the Insurance Company.

Accepted By (print): \_\_\_\_\_

Accepted By (sign): \_\_\_\_\_

Date accepted: \_\_\_\_\_

TCSRW Rep: \_\_\_\_\_

Additional Notes: \_\_\_\_\_

### Project Details

Manufacturer(s):

Style/Grade:

Color:

Underlayment: Ice & Wtr

Manufacturer Year Warranty:

Decking: OSB

Valley: 26 LF

Ridge: LF

Pipe Fittings:

Ventilation:

Metal Edging: All new

Starter: LF

Ice/Water Barrier: 2000SF

Additional Roof System:

Gutters:

☐ Downspout

Siding:

☐ Color

Extra Comments:

Special Instructions:

Date: 07/08/21

Case No. 210127

Address: 1906 Deadwood Mountain Drive

**Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 1906 Deadwood Mountain Drive, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: ZCW Inc.  
 Owner: ZCW Inc.  
 Constructed: 1906/1909

**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 last remaining mining processing building left in Deadwood, this facility operated until 1973. It takes its name from the crushed ore, suspended in water, left as a by-product of the gold removal process. This plant was built to further process that “slime” to extract the remaining gold. About 1,700 tons of slime were processed daily at this plant, using a system of filter presses developed by C.W. Merrill. Several similar buildings once stood at the norther entrance to Deadwood where the rodeo grounds are now located, but were abandoned and demolished or destroyed by fires shortly after this building was built. The left wing of this building was added in 1909. This resource has been adaptively reused as a gaming and event center.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to install a generator for life/safety use at hotel. Currently during power failure there is no access to run elevators for disabled guests and not access to the ground floor other than stairs. Generator would be the size of a small car and be placed on the outdoor patio near the wall where a current dumpster sits. We would request an HPC approved fence to be constructed around the generator for a pleasing aesthetic look. The generator will also supply emergency lighting and cooling to the server room.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

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

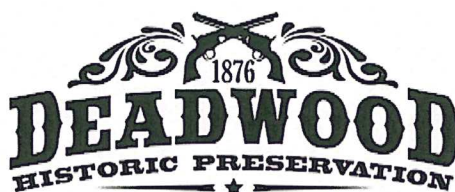
**Motions available for commission action:**

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

**OR**

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

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



## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_  
☐ Project Approval  
☐ Certificate of Appropriateness  
 Date Received \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Date of Hearing \_\_\_\_/\_\_\_\_/\_\_\_\_

## 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: 1906 Deadwood Mountain Drive, Deadwood SD 57732

Historic Name of Property (if known): Slime Plant

### APPLICANT INFORMATION

Applicant is: ☐ owner ☐ contractor ☐ architect ☐ consultant ☒ other General Manager

Owner's Name: Dale Morris - ZCN, LLC.  
 Address: 1906 Deadwood Mountain Drive  
 City: Deadwood State: SD Zip: 57732  
 Telephone: 605-559-0386 Fax: \_\_\_\_\_  
 E-mail: Skightlinger@dmgrand.com

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

Contractor's Name: Freeman's Electric  
 Address: 401 Maple Avenue  
 City: Rapid City State: SD Zip: 57701  
 Telephone: 605-342-4099 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

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

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>				
Project Start Date: <u>Upon Approval</u>		Project Completion Date (anticipated): <u>6 Months</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input checked="" type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> Front	<input checked="" 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"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<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 type="checkbox"/> Replacement		
	<input checked="" type="checkbox"/> Front	<input checked="" 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"/> PORCH/DECK	<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	
Note: Please provide detailed plans/drawings				
<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 in detail, 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. 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. Describe in detail below (add pages as necessary).

Install generator for life/safety use at hotel. Currently during power failure there is no access to run

elevators for disabled guests and no access to the ground floor other than stairs.

Generator would be the size of a small car and be placed on the outdoor patio

near the wall where a current dumpster sits. We would request an HPC approved fence to be

constructed around the generator for a pleasing aesthetic look. The generator will also supply

emergency lighting and cooling to the server room.

## FOR OFFICE USE ONLY

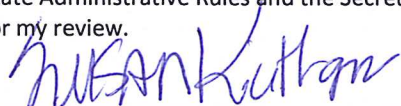
Case No. \_\_\_\_\_

## SIGNATURES

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

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

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

  
 SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

## APPLICATION DEADLINE

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

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

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



## Freeman's ELECTRIC SERVICE, INC.

401 MAPLE AVENUE ~ RAPID CITY, SD 57701 ~ Phone (605)342-4099  
 ~ Fax (605)341-6567  
 STURGIS, SD 57747 ~ Phone (605)-347-0110 ~ Fax (605)347-2953  
 CUSTER, SD 57730 ~ Phone (605)673-3701 ~ Fax (605)673-5570

June 2, 2021

Deadwood Mountain Brand  
 Deadwood, South Dakota

Re: 150kw Stand-By Generator schedule

Here are the answers to the question that Ben sent to me on May 25.

Job schedule:

The 150kw generator has a 4-5 months lead time after placing the order

The new switch gear and transformers have a 1.5 -2 month lead time after placing the order.

I am estimating that we have about 2 months of prep work installing conduit, and wire for the switch over to the generator systems.

Sign a contract and order the material needed for the project

2 months after signing the contract start to install the conduit and wire, if the switch gear is here it will be installed also.

4 months after signing the contract get the site prepped where the generator is to be set.

When the generator arrives we will complete the final connections to the generator, than after generator star-up is finished we will begin to move the building systems from normal power to the generator.

From the signing of the contract to the completion of the project could be 6 months.

Payment schedule:

We will not be asking for a pre-payment for any of the project.

When we start working on site we would have monthly billings for work performed and material bought.

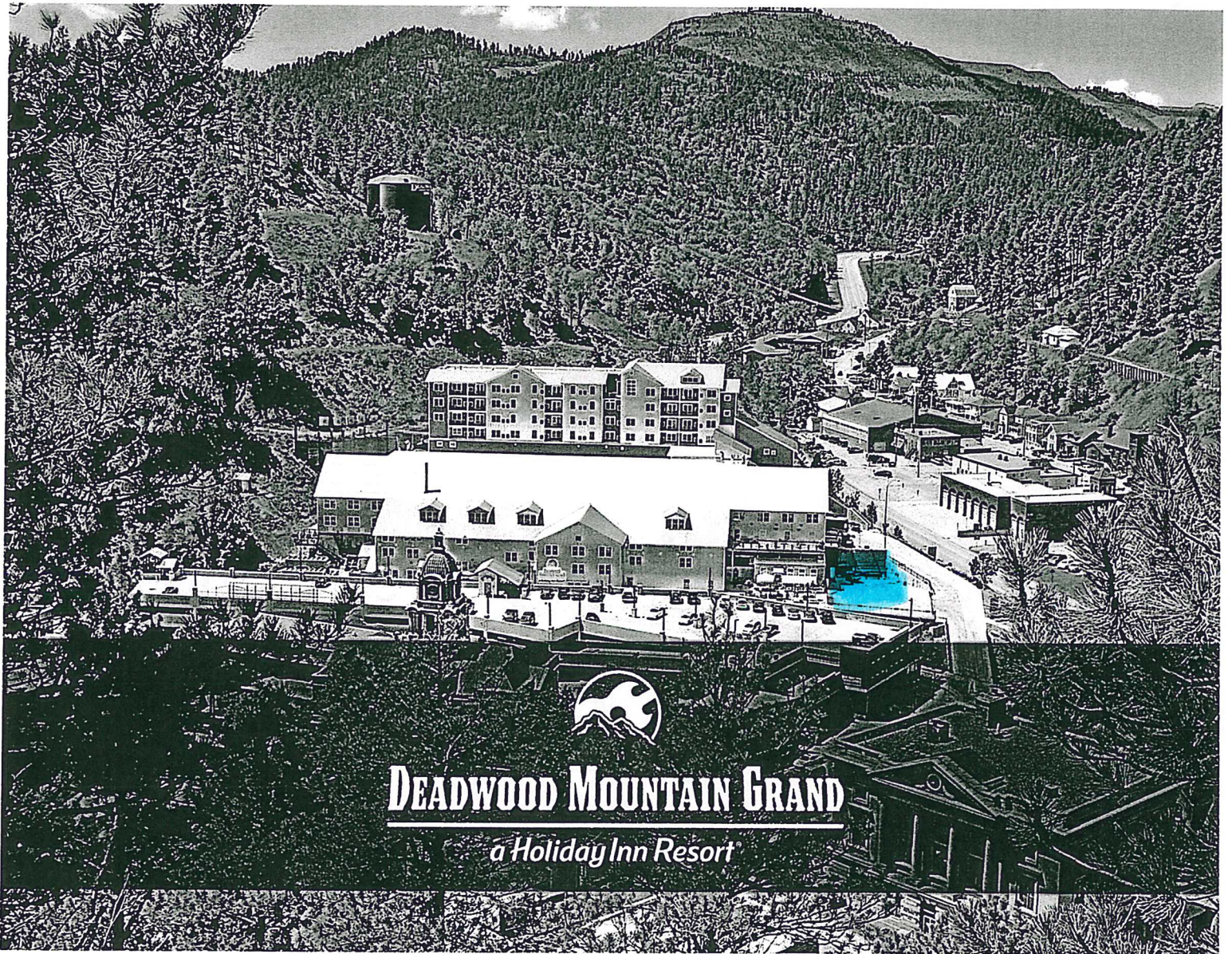
These are rough possible payment schedules

1 <sup>st</sup> billing	\$35,000.00
2 <sup>nd</sup> billing	\$40,000.00
3 <sup>rd</sup> billing	\$43,000.00
4 <sup>th</sup> billing	\$95,000.00

Thank you  
 Steve Struble







Date: July 9, 2021

Case No. H210128

Address: 61 SHERMAN ST

**Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 61 SHERMAN ST, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: Peter &amp; Linda Christeleit

Owner: Peter &amp; Linda Christeleit

Constructed: c 1920

**CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS**

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

**General Factors:**

**1. Historic significance of the resource:** This building was constructed as a garage between 1915 and 1923. It was used as a garage until it was converted into office space in 1978-79.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to change the front entry alcove from a 5' wide x 7' deep entry into a 5' wide x 1' to 3' deep entry depending on the header. Remove current door on the left and reconstruct the entry using wood or brick siding to match the structure. Install a new wood door with one side light on the left and transom. The door will be facing the street. The correction will create a better traffic flow, better natural light and air flow. Repair and restore the front window and paint the same color of red as the building next to this structure. The current is not original to the building as it was added when the structure was converted into office space.

**Attachments:** Yes**Plans:** Yes**Photos:** Yes

**Staff Opinion:** Staff conducted a site visit and confirmed a door was located in this location at one time in the original 7' deep set back area. However it did not have the side light or transom.

The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. The applicant is also requesting to be in the Façade Easement Program.

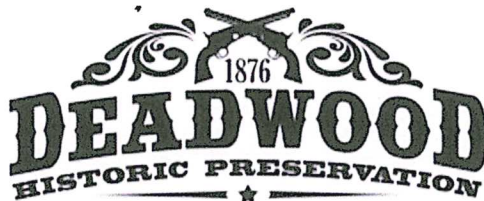
**Motions available for commission action:**

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

**OR**

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

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



FOR OFFICE

Section 7 Item b.

Case No. 210128  
☐ Project Approval  
☒ Certificate of Appropriateness  
Date Received 7/7/21  
Date of Hearing 7/14/21

## 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: 601 SHERMAN ST.

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: PETER + LINDA CHRISTEIT

Address: P.O. BOX 265

City: LINGLE State: WY Zip: 82223

(307) 532-0220

Telephone: 575-1114 Fax: \_\_\_\_\_

E-mail: llchristeiteit@gmail.com

Architect's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Contractor's Name: TERRONES CONSTRUCTION

Address: 30 BURNHAM AVE.

City: DEADWOOD State: SD Zip: 57732

(307)

Telephone: 338-0464 Fax: \_\_\_\_\_

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

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

☒ Other REPAIR + PAINT

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

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

### DESCRIPTION OF ACTIVITY

Describe in detail, 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. 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. Describe in detail below (add pages as necessary).

We would like to apply to do the following: ① Alter the front entry alcove from 5'x7'D to 5'Wx3'D. Remove door + install new door with 1 side light window + transom on east wall where window is now. To create better traffic flow and better natural light + air flow.

② Repair + paint front <sup>west</sup> side window and remove 2nd window behind historic window so it can be opened for air flow,

## Criteria Checklist for Project Approval OR Certificate of Appropriateness

### SUBMITTAL CRITERIA CHECKLIST

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

#### ALL WORK:

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

#### RENOVATIONS AND ADDITIONS:

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

#### MATERIAL CHANGES:

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

#### PAINTING, SIDING:

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

#### NEW CONSTRUCTION:

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

**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.

 7-6-21  
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.



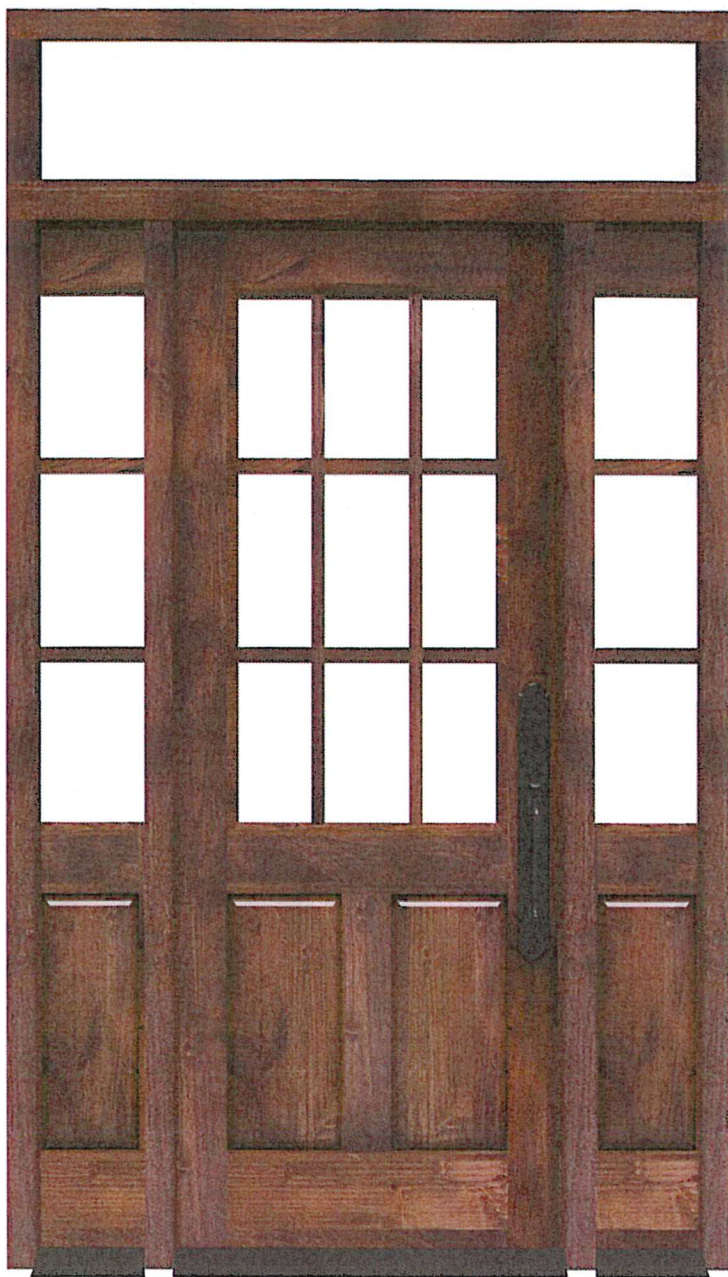
Window to be restored.



Restored window to be painted same color as window on left.



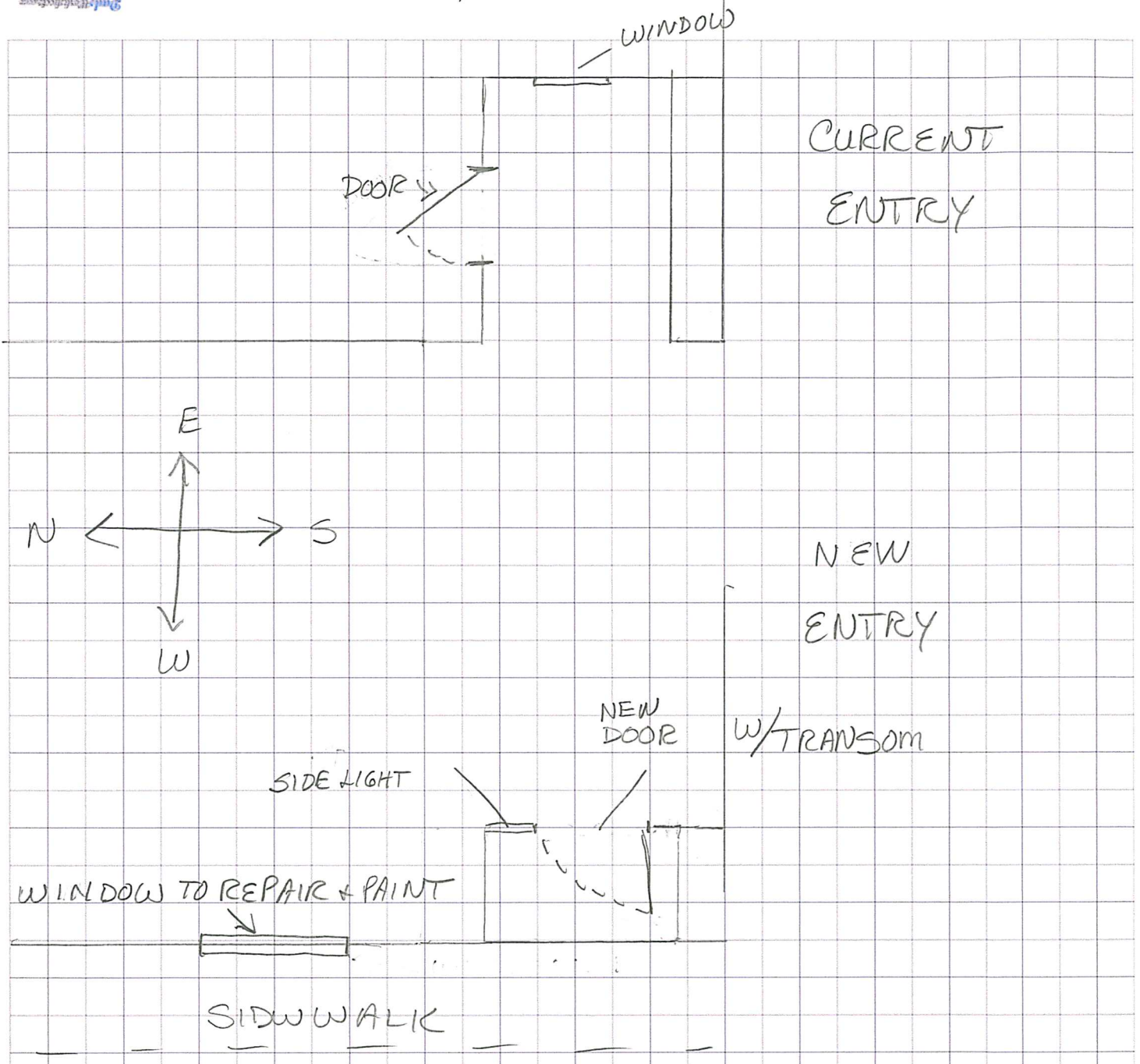
Current view of entry area.



Example of proposed door. The plan is to have only ONE side light.

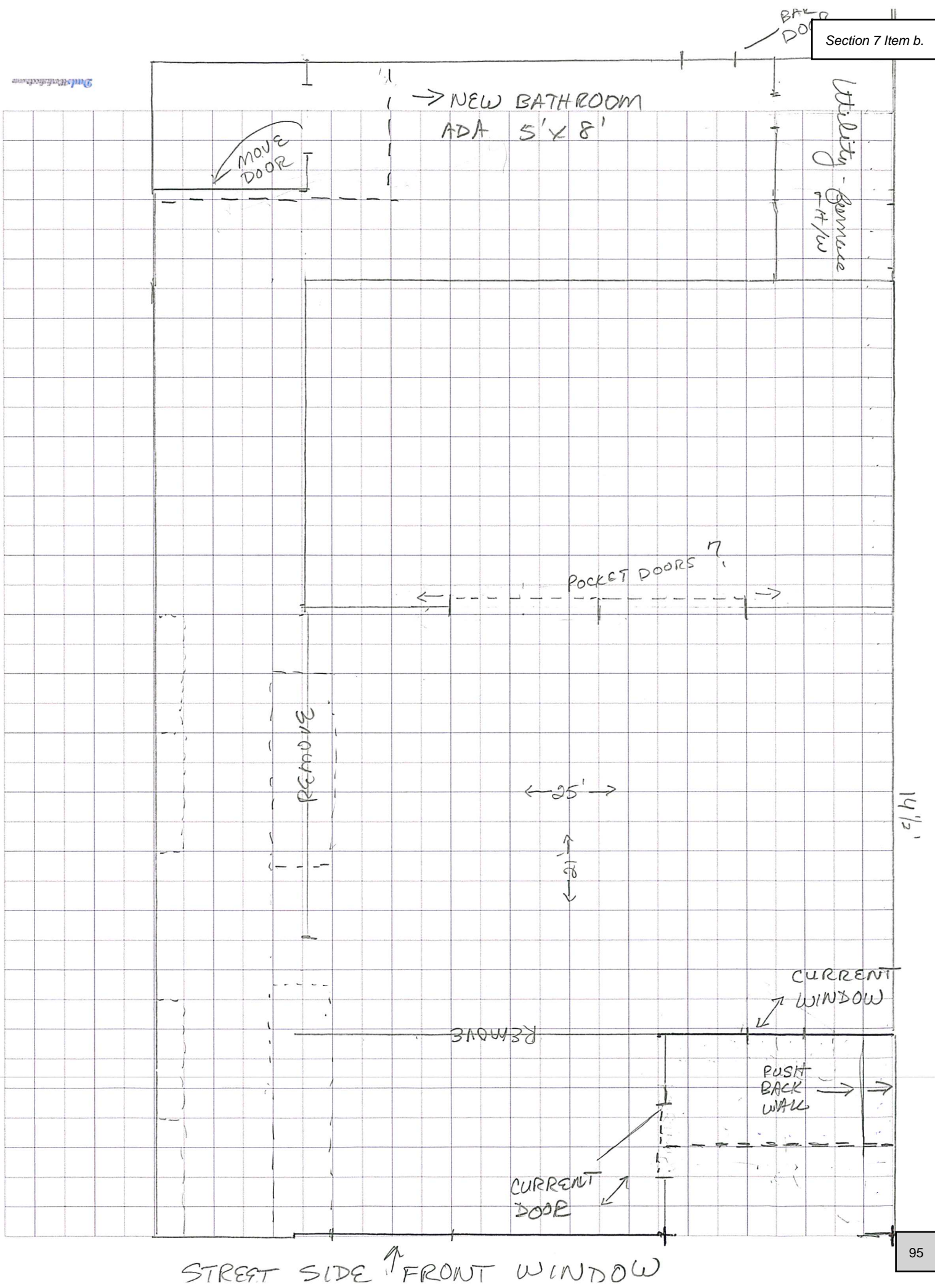
# 61 SHERMAN ST / CRISTELEIT

Shutterstock.com





AutoCAD




Date: July 08, 2021

Case No. 210129  
Address: 68 Lincoln Ave.

### Staff Report

The applicant has submitted an application for Project Approval for work at 68 Lincoln Ave., a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Daniel Schaaf  
Owner: SCHAAF, DANIEL  
Constructed: 2009

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This structure was constructed in 2009 and is not a contributing resource.

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

The applicant is requesting permission to extend the front deck above the garage and deck on side of the house adding a wider stair case and an upper level deck off of the master bedroom. Decking will be a brown composite, 10x10 and 8x8 posts will be Douglas Fir. All joints and beams will be thick douglas fir.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### Staff Opinion:

The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

**Motions available for commission action:****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.

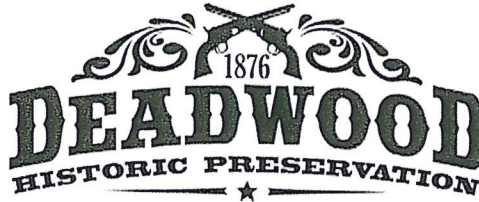
OR

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



Section 8 Item a.

FOR OFFICIAL USE ONLY

Case No. 210129  
☒ Project Approval  
☐ Certificate of Appropriateness  
Date Received 7/7/21  
Date of Hearing 7/14/21

## 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: 68 Lincoln

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Daniel Scheaf

Address: 68 Lincoln

City: Deadwood State: SD Zip: \_\_\_\_\_

Telephone: (417) 422-9072 Fax: \_\_\_\_\_

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

Architect's Name: Interstate Engineering

Address: 123 E Jackson Blvd

City: Spearfish State: SD Zip: 57783

Telephone: 605 642 4772 Fax: \_\_\_\_\_

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

Contractor's Name: Mike Obenauer

Address: 11673 SD HWY 34

City: St Onge State: SD Zip: 57779

Telephone: 402 490-3163 Fax: \_\_\_\_\_

E-mail: MichaelObenauer2016@gmail

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

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

## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

## ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: Aug 1stProject Completion Date (anticipated): End of September☐ ALTERATION ☒ Front ☒ Side(s) ☐ Rear☐ ADDITION ☐ Front ☐ Side(s) ☐ Rear☐ NEW CONSTRUCTION ☐ Residential ☐ Other \_\_\_\_\_☐ ROOF ☐ New ☐ Re-roofing ☐ Material  
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ 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 \_\_\_\_\_

☐ PORCH/DECK ☒ Restoration ☒ Replacement ☐ New  
☒ Front ☒ Side(s) ☐ Rear

Note: Please provide detailed plans/drawings

☐ SIGN/AWNING ☐ New ☐ Restoration ☐ Replacement

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

☐ OTHER – Describe in detail below or use attachments

## DESCRIPTION OF ACTIVITY

Describe in detail, 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. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

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Extending front Deck above Garage and Deck  
on side of the house. Adding a wider stair case  
and an upper level deck off of master bedroom.  
Decking will be a brown composit. 10x10  
and 8x8 posts will be nice doug fir.  
All Joists and beams will be thick doug fir.

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.

 7-7-21  
 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

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**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.

## Criteria Checklist for Project Approval OR Certificate of Appropriateness

### SUBMITTAL CRITERIA CHECKLIST

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

#### ALL WORK:

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

#### RENOVATIONS AND ADDITIONS:

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

#### MATERIAL CHANGES:

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

#### PAINTING, SIDING:

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

#### NEW CONSTRUCTION:

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





**I. ADDITIONAL SPECIFICATIONS WHICH APPLY**

The following specifications shall apply and supplement these Plans and Specifications:

- ACI 318-14
- International Building Code 2018
- ASCE 7-16, Minimum Design Loads for Buildings and Other Structures.
- AWC National Design Specification (NDS) for Wood Construction, 2018
- AHJ: City of Deadwood, SD

**II. REINFORCING STEEL**

- Minimum concrete cover over reinforcing steel
  - Concrete surface cast against earth 3 inches
  - All other exposures 2 inches
  - Column spirals or tie bars 2 inches
- All reinforcing steel shall be bent cold. Field bending shall not be performed unless shown on the drawings or permitted by the Engineer.
- Minimum lap splices (Grade 60 bars,  $f_c = 4000$  PSI)  
The following minimum lap splices pertain to bars in walls, beams or slabs with spacings no less than 3db (db = bar diameter) and clear cover with no less than 2db. For columns the lap splices listed below apply if ACI 318 section 7.10.5 for tie spacing/size requirements are adhered to. For beams these lap splices apply only if the requirements of ACI 318 sections 11.5.4 and 11.5.5.3 for stirrup spacing/size are adhered to. For all cases, the minimum cover requirements noted above shall apply. In the event concrete with a higher compressive stress is specified the lap splice shall remain as shown.

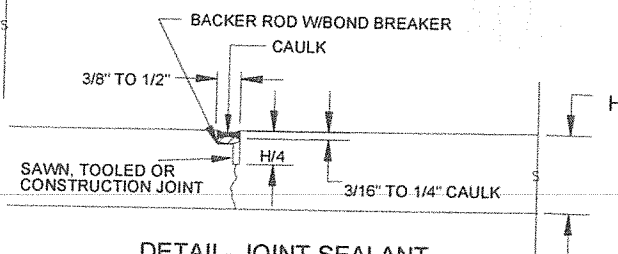
MINIMUM LAP SPLICES (INCHES)

Bar Size	Top Bars	Other
3	18	14
4	24	20
5	30	24
6	36	28
7	42	33
8	50	42
9	64	50
10	82	63
11	100	78

- Top bars are defined as horizontal bars with 12 inches or more of fresh concrete to be cast below the bar.
- For lap splices between bars of different sizes the splice length noted for the larger bar shall be used unless shown otherwise.

**III. JOINT SEALANT**

- Joint Sealant Detail shown below shall apply to all all joints in floors, walls and slabs that are exposed to view.
- The cost of furnishing and installing joint sealant shall be included in the price bid for the concrete being sealed.

**IV. CONCRETE CONSTRUCTION****A. FORM RELEASE AGENTS**

Form release agents which may remain on the surface of concrete within water containment structures shall be nontoxic and shall be odorless and colorless and shall be approved for use in potable water containments by the National Sanitation Foundation.

**B. CONSTRUCTION JOINTS**

- Construction joints shall be located as shown on the plans. Alternate location may be used as approved by the Engineer. Construction Joints shown on the plans are not optional unless noted otherwise.
- If the contractor wishes to propose alternate construction joint layouts, details of those layouts shall be submitted to the Engineer for review prior to submittal of shop drawings for the reinforcing steel.
- PVC water stops shall be furnished for all joints where a water stop is called for unless noted otherwise.
- Water stop shall be placed in all construction joints in sumps, pits or tanks and as shown on the drawings.
- In joints constructed where a water stop is called for PVC water stops may be substituted for bentonite rope water stops.
- Bentonite rope water stops shall not be substituted for PVC water stops unless approved by the Engineer.

**C. PLACEMENT OF REINFORCING STEEL**

- Reinforcing steel which is placed adjacent to a concrete surface which shall be cast against earth shall be supported away from the earth surface with CMU blocks of the appropriate thickness. The CMU blocks shall be wired to the reinforcing bars they support.
- Reinforcing steel which is placed adjacent to a concrete surface which shall be cast against wood, metal or other removable form work shall be supported away from the form work with chairs or bolsters. All components of the chairs or bolsters which are in contact with the form shall be noncorroding. Components of the chairs or bolsters which are subject to corrosion shall not be placed within one inch of the formed surface.
- Bolsters shall be provided between the layers of reinforcing steel within walls and slabs.
- The spacing of bolsters, chairs and other reinforcing steel supports shall be limited so as to prevent displacement of the reinforcing due to placement of the concrete. In the case of slabs all layers of reinforcing steel shall be supported so as to be capable of carrying the loads of the workers placing the steel and concrete.

**D. EMBEDMENT**

- All aluminum surfaces to be placed in contact with concrete shall be coated with bitumastic paint.
- A minimum of two (2) inches of clear cover shall be provided between all embedments and reinforcing steel and water stops.

**V. STEEL CONSTRUCTION**

- Detail, fabricate & erect structural steel according to AISC "Manual of Steel Construction" & AISC "Code of Standard Practice" (Latest Editions).
- Weld Electrodes: E70XX.
- Welding: Minimum 3/16" fillet by AWS-CERTIFIED WELDERS.
- Finish: Two coats primer, two coats paint, color to be selected by OWNER.

**VI. WOOD CONSTRUCTION**

- Framing anchors shown on the drawings are the products of either Simpson or USP and are designated by their standard product numbers. Follow all manufacturer's recommendations for installation and use.
- IBC Section 2308 is the framing standard.
- Requirements for conditions not specifically detailed or noted:
  - Use preservative-treated lumber where in contact with concrete.
  - Anchor plates to concrete w/ 5/8" dia. x 8" Simpson Titen HD @ 48", unless otherwise noted.
  - If nailing is not indicated, follow IBC nailing schedule or IRC Section R507, whichever is more conservative.
  - Deck ledger connections and lateral bracing shall be in accordance with IRC Section R507.

**VII. MATERIALS SCHEDULE**

## CONCRETE SCHEDULE: ASTM C150 TYPE I-II CEMENT

ITEM	28-DAY COMPRESSIVE STRENGTH		REMARKS
	3500 PSI W/C .48 MAX	4000 PSI W/C .48 MAX	
ALL CONCRETE UNO			
FOOTINGS AND FOUNDATION WALLS			5%-7% Entrained Air
SLAB ON GRADE			3% Max Entrained Air
REINFORCING			ASTM A615 Grade 60

## ENGINEERED LUMBER

ITEM	SPECIES AND/OR GRADE	REMARKS
GLUE LAMINATED TIMBER (GLULAM)	1.8E 2400F	ASTM D3737 & D2559
BOLTS	ASTM A307, ZINC-PLATED	

## DIMENSIONAL FRAMING LUMBER

ITEM	SPECIES AND GRADE	REMARKS
ALL FRAMING	DFL-No. 2 OR BETTER	

**VIII. BUILDING LOADS**

In addition to self weight of structural members and equipment loads, the following live loads shall be supported by various structural components. Contractors shall base their bids on component sizes required to support the actual dead and live loads plus impact applied to the structure. Head room and parapets shall be maintained.

## Live Loads

Roof Load	20 psf
Deck Floor Load	40 psf

## Snow Loads

Ground Snow Load, Pg	56 psf
Flat-Roof Snow Load, Pf	47 psf
Snow Exposure Factor, Ce	1.0
Snow Load Importance Factor, I	1.0
Thermal Factor, Ct	1.2

## Wind Loads

Basic Wind Speed (3-second Gust)	90 mph
Wind Importance Factor, I	1.0
Surface Roughness	C
Wind Exposure	Terrain Cat. C
Internal Exposure Coefficient, GCpi	± 0.00

## Seismic Loads

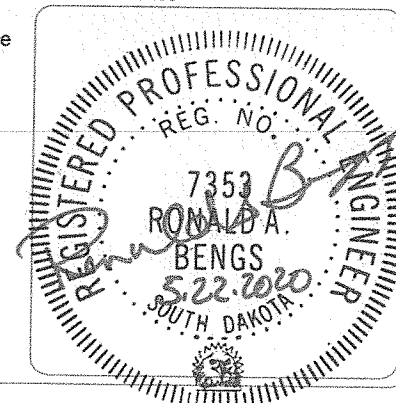
Seismic Importance Factor, I	1.0
Risk Category	II
Mapped Spectral Response Accelerations	
$S_s$	0.129g
$S_1$	0.041g
Site Class	D
Spectral Response Coefficients	
$S_{DS}$	0.138g
$S_{D1}$	0.065g
Seismic Design Category	A

## Geotechnical Information

Allowable Soil Bearing	1500 psf (presumptive)
Frost Depth	48 inches

Additional load deflections shall be in accordance with ASCE 7-16 Minimum Design Loads for Building and Other Structures.

Construction Type V-B



G-1

1 OF 4



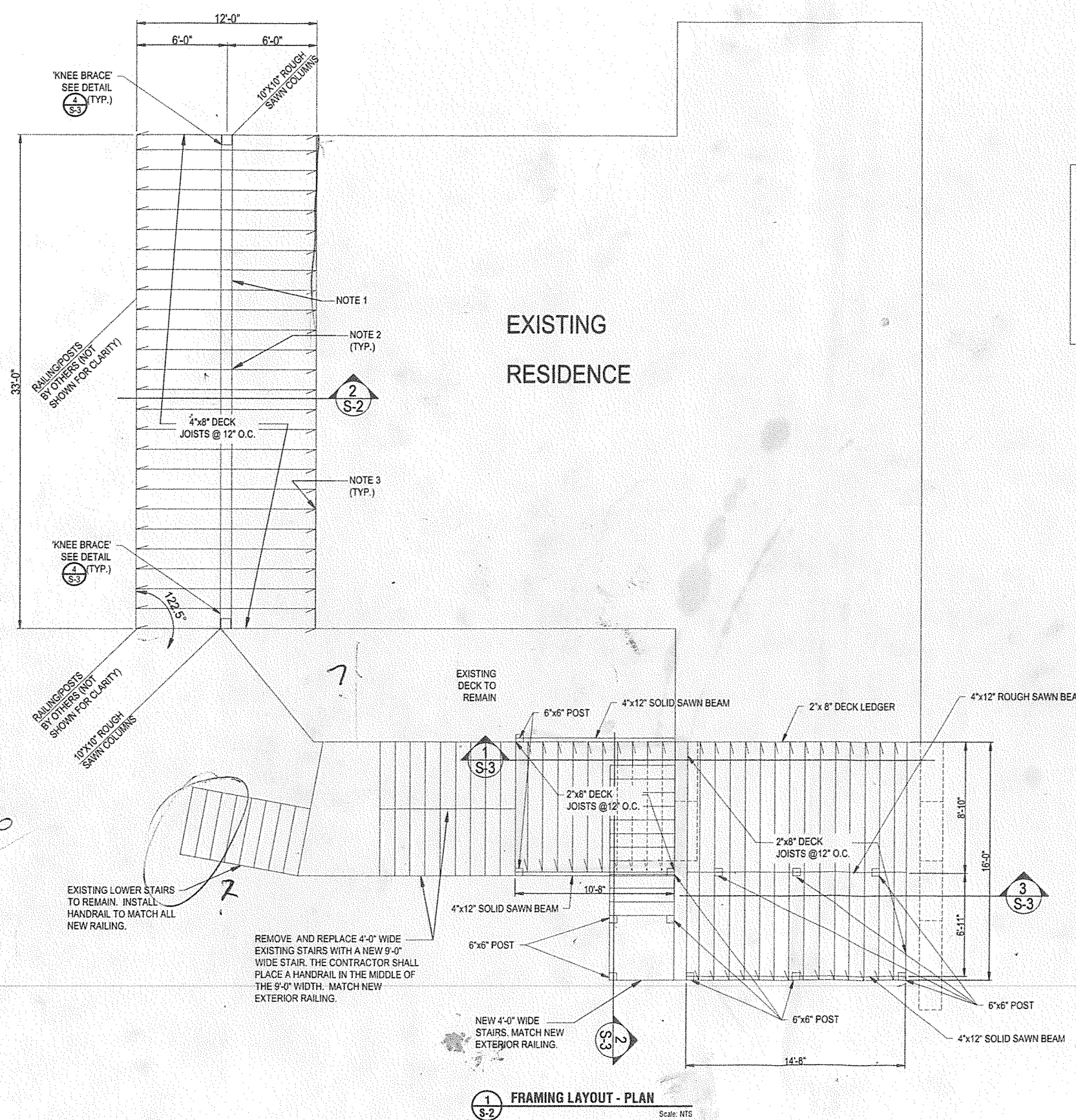
Rev	No	Date	By	Description

SCHAFF DECK ALTERATIONS & ADDITION	
DANIEL SCHAFF	
DEADWOOD, SOUTH DAKOTA	
FRAMING PLAN	
Drawn By: THK	Checked By: RAB
Surveyed By: XXX	Designed By: THK
Project No: L19-04-110	Date: 05/20/2020

Interstate Engineering, Inc.  
P.O. Box 226  
123 East Jackson Blvd, Suite 1  
Spearfish, SD 57783-0226  
Ph (605) 642-4772  
Fax (605) 642-4773  
www.interstateeng.com  
Other offices in Minnesota, Montana and North Dakota



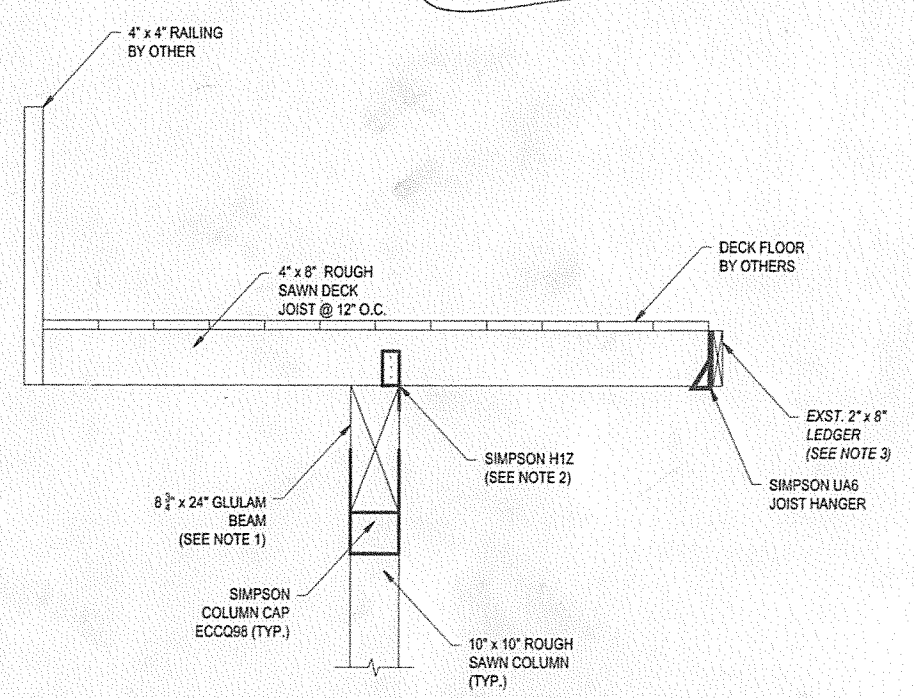
3 OF



50

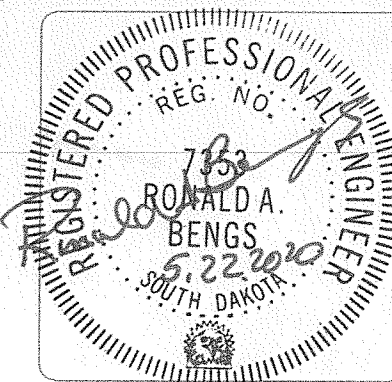
19' 8" x 16

10' 8" x 9

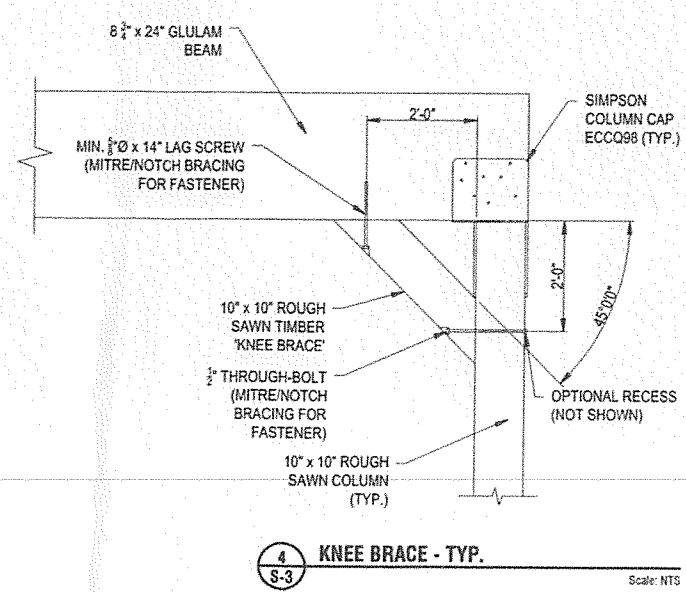
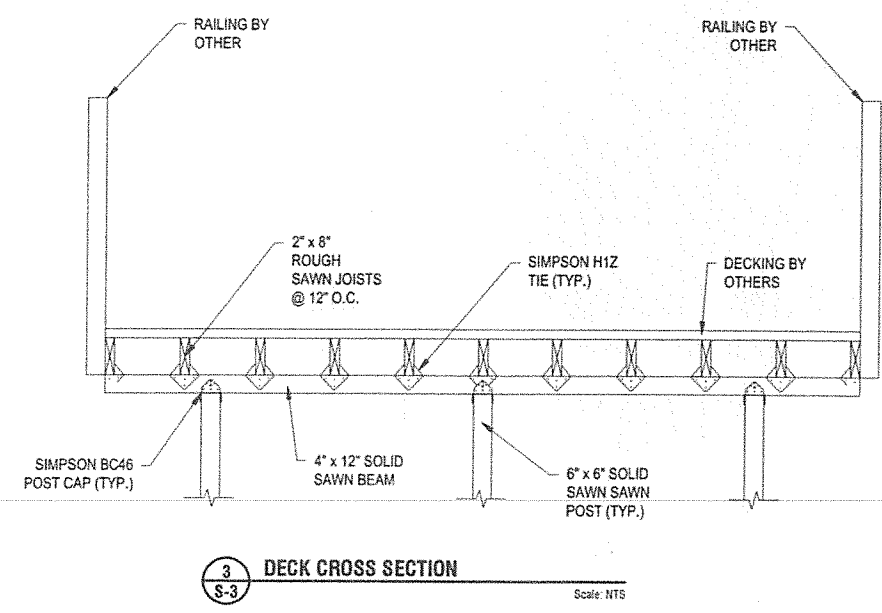
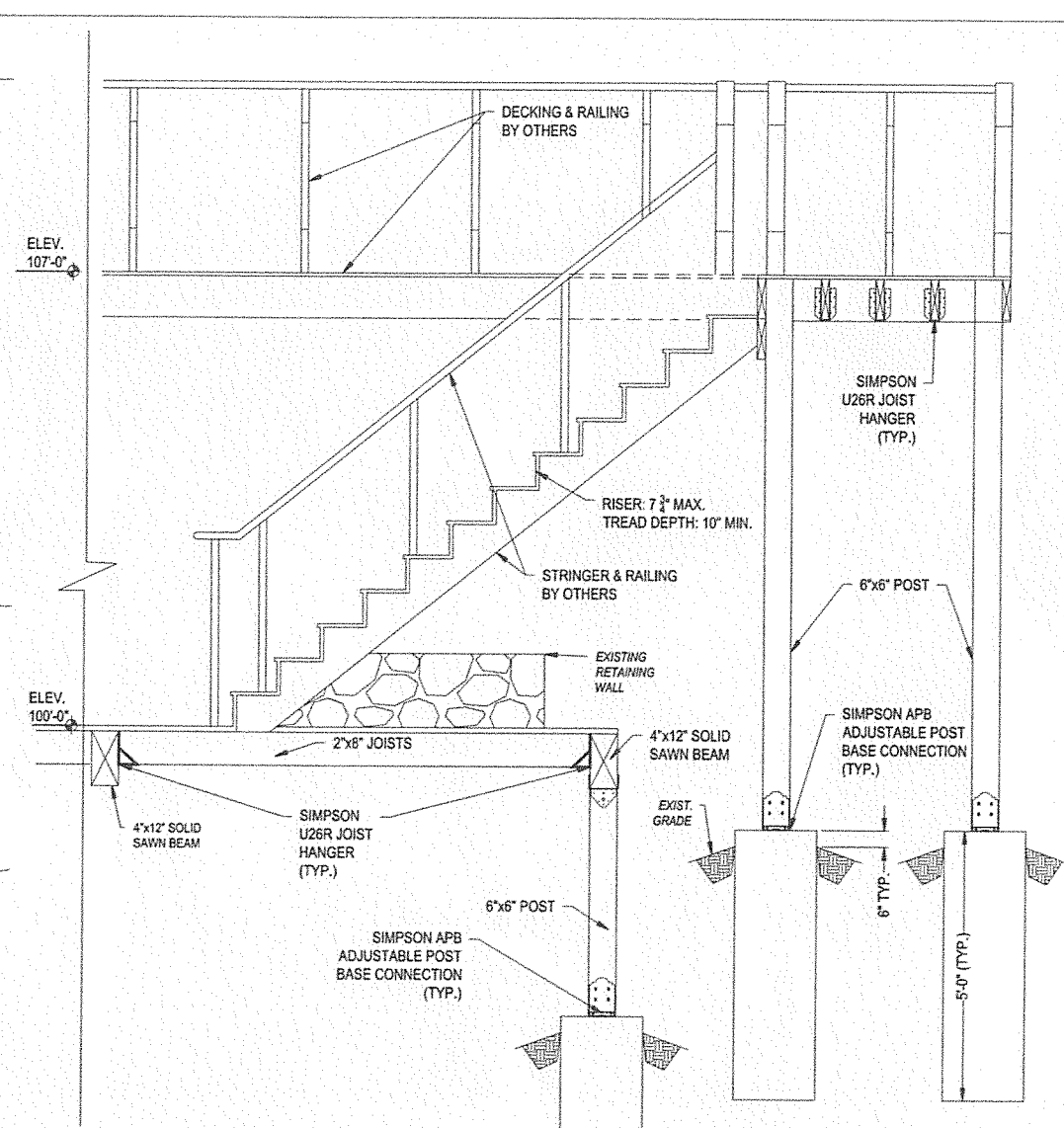
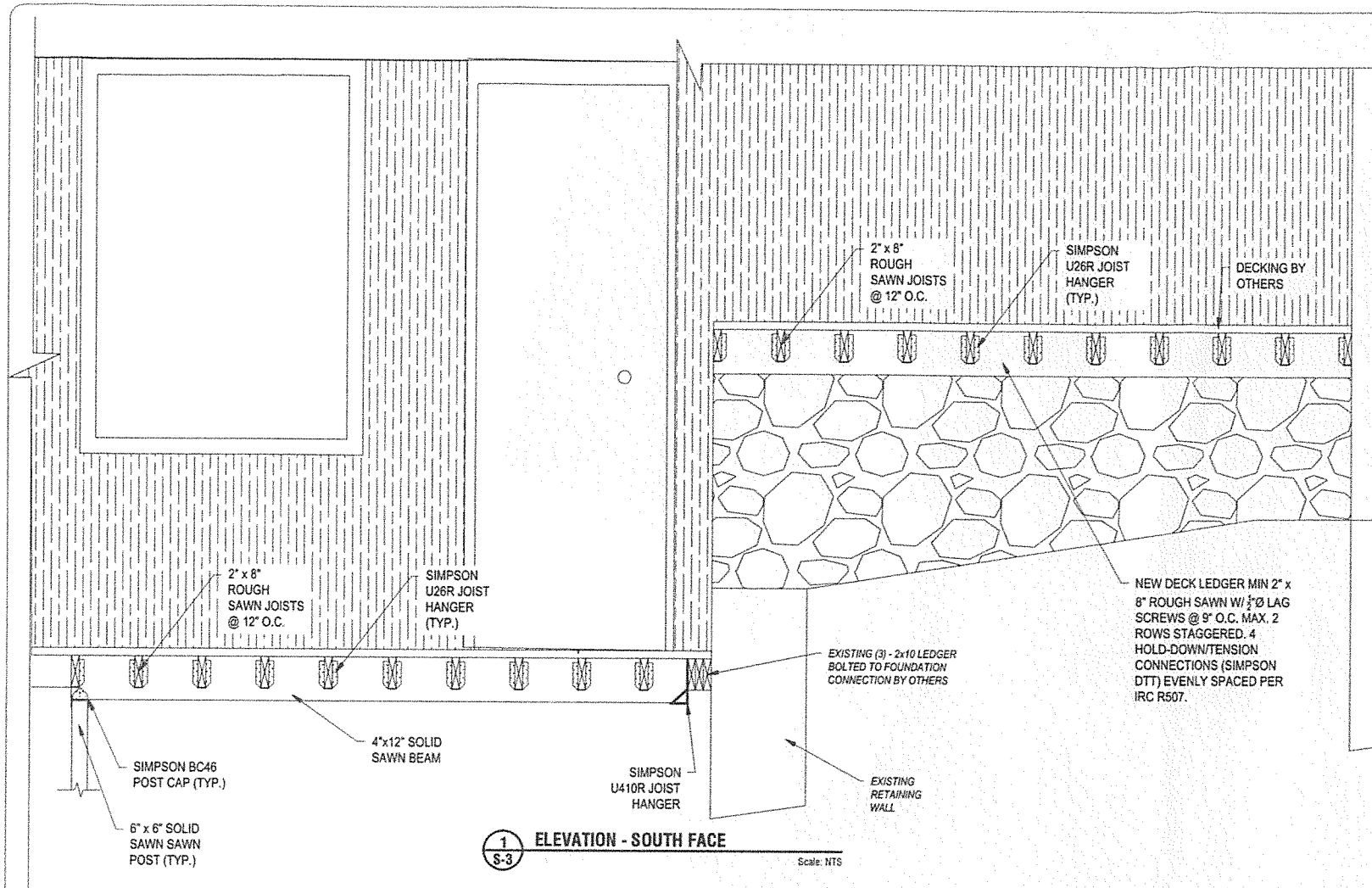


2 DECK CROSS SECTION Scale: NTS

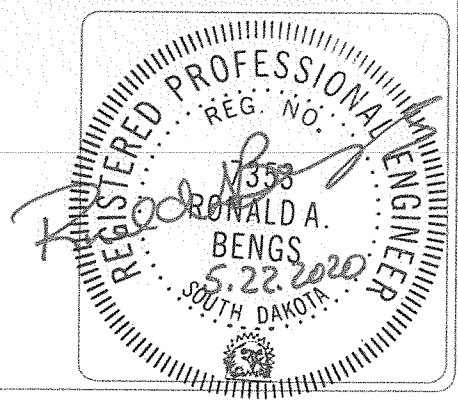
- GENERAL NOTES:
1. NEW 8 3/4" x 24" 24F-V6 DF/DF SUPPORT BEAM (ALTERNATIVE SIZES: 6 3/4" x 27" 24F-V8 DF/DF, 10 1/2" x 20 5/8" 24F-V3 SP/SP)
  2. SIMPSON H12 JOIST CONNECTION OR EQUAL, PROVIDE 2x8 BLOCKING BETWEEN EACH JOIST
  3. EXISTING 2x8 DECK LEDGER TO REMAIN
  4. ALL NEW 2x MEMBERS SHALL BE DFL NO. 2 GRADE QUALITY OR BETTER UNLESS NOTED OTHERWISE
  5. ALL CONNECTORS SHOWN MANUFACTURER BY SIMPSON STRONG-TIE MAY BE SUBSTITUTED WITH OWNER/ENGINEER APPROVED EQUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMONSTRATING EQUIVALENT PERFORMANCE AS INTENDED WITH THE SHOWN DESIGN.



1 FRAMING LAYOUT - PLAN Scale: NTS



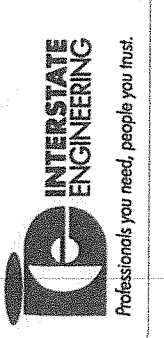
- GENERAL NOTES:
1. RAILING, GUARDS, DECKING, STAIR RISER AND TREAD ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. EACH ITEM SHALL BE MEET THE REQUIREMENTS OF THE 2018 IRC.
  2. STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 36", MAX RISER HEIGHT OF 7 1/2", MIN TREAD DEPTH OF 10".
  3. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF ALL STAIRWAYS, LOCATED BETWEEN 34"-38" ABOVE FINISHED SURFACE.
  4. GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2018 IRC SECTION R312. MIN HEIGHT NOT LESS THAN 36" FROM FINISHED SURFACE, MAX OPENING NOT GREATER THAN 4" DIA.



Rev No	Date	By	Description

SCHAAF DECK ALTERATIONS & ADDITION	
DANIEL SCHAAF	
DEADWOOD, SOUTH DAKOTA	
DETAILS-ELEVATIONS	
Drawn By: THK	Surveyed By: XXX
Checked By: RAB	Designed By: TMK
Project No: L19-04-110	Date: 05/20/20

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123 East Jackson Blvd, Suite 1  
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Ph (605) 642-4772  
Fax (605) 642-4773  
www.interstateeng.com  
Other offices in Minnesota, Montana and North Dakota



Date: July 09, 2021

Case No. 210131  
Address: 152 Charles St

**Staff Report**

The applicant has submitted an application for Project Approval for work at 152 Charles St, a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Carey Potter

Owner: SABO, DENNIS L & BRENDA G

Constructed: circa 1890

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic 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 permission to add small gable over front porch to direct eye to door and create three gables, balancing home aesthetically. This is an addendum to PA 210086.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

Staff Opinion:

The proposed change although not fully documented to the resource appears to be appropriate to the structure. In researching the Sanborn Fire Insurance maps, it appears the porch configuration changed between 1903 and 1909 and was altered to its current configuration after 1948. 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.

**Motions available for commission action:**

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

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

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



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

# DEADWOOD

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

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

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

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

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

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

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

### PROPERTY INFORMATION

Property Address: **152 Charles Street, Deadwood**

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: **Carey Potter**

Address: **211 Milliken**

City: **Lead** State: **SD** Zip: **57754**

Telephone: **4027300276** Fax: \_\_\_\_\_

E-mail: **cpotsgo@msn.com**

Architect's Name: **Plans In Action**

Address: \_\_\_\_\_

City: **Spearfish** State: **SD** Zip: \_\_\_\_\_

Telephone: **605-645-7981** Fax: \_\_\_\_\_

E-mail: **plansinaction@hotmail.com**

Contractor's Name: **Dan VonMoos**

Address: **618 1/2 Miners Avenue**

City: **Lead** State: **SD** Zip: **57754**

Telephone: **608-474-0121** Fax: \_\_\_\_\_

E-mail: **hondadan50@gmail.com**

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other \_\_\_\_\_

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

Other \_\_\_\_\_

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

Estimated Cost of Work: \$ **additional \$300**

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# DEADWOOD

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>8/1/2021</u>		Project Completion Date (anticipated): <u>tbd</u>	
<input type="checkbox"/> <b>ALTERATION</b>	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Other _____
<input type="checkbox"/> <b>ROOF</b>	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>GARAGE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>FENCE/GATE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOWS</b>	<input type="checkbox"/> <b>DOORS</b>	<input type="checkbox"/> <b>STORM DOORS</b>
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments <u>see below and attached</u>			

## DESCRIPTION OF ACTIVITY

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

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

Proposing to alter plan (case 210086) to add small gable over front porch to direct eye to door and create 3 gables, balancing home aesthetically.

please refer to additional description

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
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# DEADWOOD

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## SUBMITTAL CRITERIA CHECKLIST

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

### ALL WORK:

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

### RENOVATIONS AND ADDITIONS:

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

### MATERIAL CHANGES:

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

### PAINTING, SIDING:

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

### NEW CONSTRUCTION:

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

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Deadwood, South Dakota 57732

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## SIGNATURES

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

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

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

  
SIGNATURE OF OWNER(S)

  
DATE

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

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

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DATE

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

## APPLICATION DEADLINE

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

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

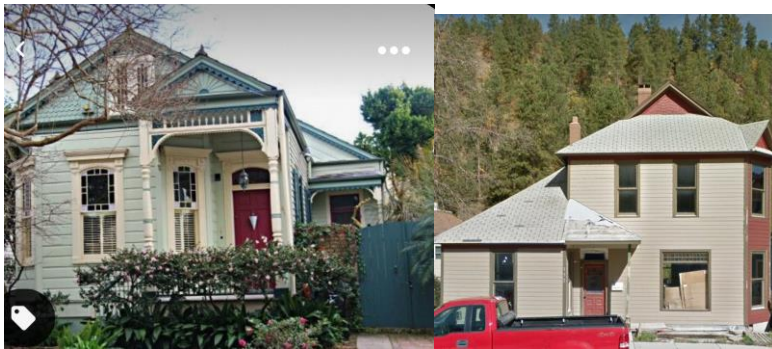
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

Carey Potter

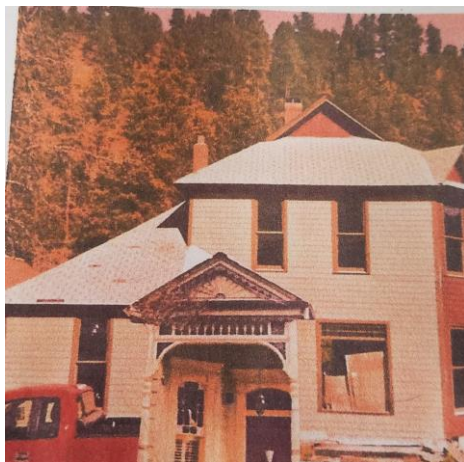
Case No. 210086 - 152 Charles Street

June 30, 2021 I successfully closed on the home. In discussing its appearance with my contractor, draftsman and a preservation advocate from Nebraska, we agree that the porch roof is not attractive. The South Dakota Historic Site inventory document provided to me indicates that Sanborn maps show a full-length front porch was added to the home between 1915 - 1923. At some point the porch was removed and a small, disproportional roofline porch remains.

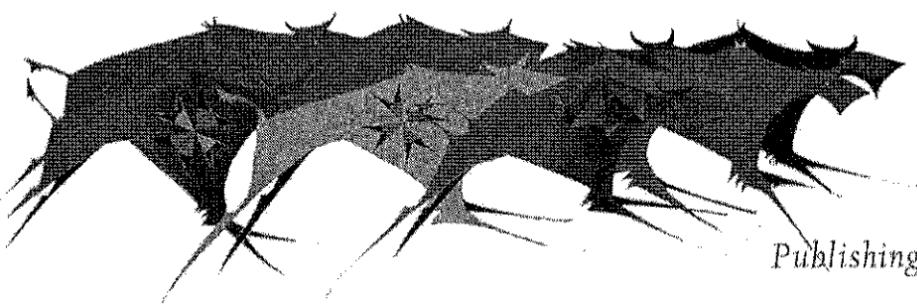
I propose for your approval to add a small gable over the front porch, similar to the one found here. Adding a 3rd gable to the home will draw the eye to the front door (as opposed to looking under the roof) and will aesthetically balance the rooflines of the home.



and slightly more extended porch. R) the facade as it exists



Proposed addition of gable porch to the home, creating 3 gables to draw the eye to door and upward. The extension would align with the cement that has been poured beneath the leaded window. The window will be trimmed with the already-approved decorative trim, which will match the porch trim.



SOUTH DAKOTA  
HISTORICAL  
SOCIETY PRESS

*Publishing South Dakota's Rich Heritage*

2 July 2021

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

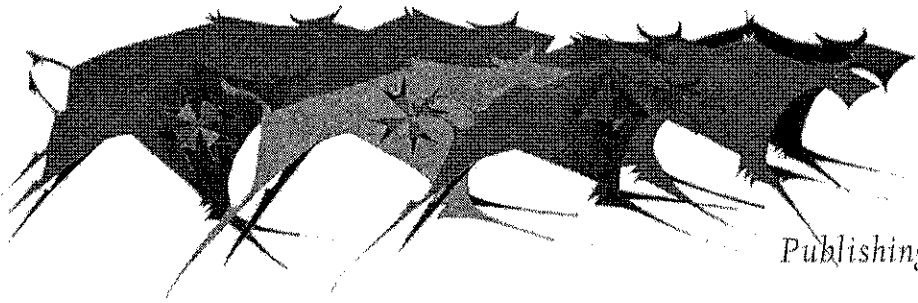
Dear Kevin:

It is my pleasure to send you the FY2021 Deadwood Publications Fund report, along with a budget sheet and summary for the upcoming publication (April 2022) of the children's illustrated book *A Place for Harvest: The Story of Kenny Higashi*, by Lauren R. Harris, with illustrations by Felicia Hoshino. This book sheds light on the integrity that characterizes Black Hills residents, who refused to allow the U.S. government to intern the Higashi family during World War II. The South Dakota Historical Society Press is thrilled to publish this important story that highlights both community concerns and individual bravery. It will be a centerpiece of the SDSHS 2022 History Conference, the theme of which is "Fighting the Good War: South Dakotans in World War Two," with both author and illustrator as speakers.

We also recently published two Deadwood Fund books. David Wolff's *The Savior of Deadwood: James K.P. Miller on the Gold Frontier* was released on May 25 and Sandy Barnard's *George Armstrong Custer: A Military Life* was released on June 8. Both books have garnered well-deserved attention in the past month. Earlier Deadwood Fund books also continue to sell well, necessitating reprints. We recently ordered reprints of James McLaird's *Wild Bill Hickok and Calamity Jane* and are about to order reprints of McLaird's *Hugh Glass: Grizzly Survivor*.

Just a quick word of introduction: following Nancy Koupal's retirement last summer, I was hired in late October as the new Editor-in-Chief and Director of the SDHS Press. Jeanne Ode also retired, and Mike Burns will be leaving us next week for the Marine Corps University Press. Jennifer McIntyre continues as our marketing director, and Cody Ewert has taken on the position of Managing Editor. We are joined by new associate editor Mary Andino and new accounting assistant Sarah Dozier. My background is in the history of the America West, which I have been researching, writing, and teaching for over two decades.

Among the many wonderful surprises awaiting me when I took this position at the SDHS Press was the Deadwood Fund. The entire Press staff is extremely grateful to the City of Deadwood for the ongoing opportunity to provide our growing readership with excellent books about the Black



SOUTH DAKOTA  
HISTORICAL  
SOCIETY PRESS

Section 10 Item a.

*Publishing South Dakota's Rich Heritage*

Hills and the West River region. We greatly value our partnership with you and look forward to our continued collaboration.

All the best,

Dedra McDonald Birzer  
Director

# Deadwood Publications Fund Report – 2020

Established Oct. 2000

<b>Endowment (\$100,000)</b>	31 Dec. 2017	31 Dec. 2018	31 Dec. 2019	31 Dec. 2020
Balance	\$170,258.00	\$162,388.00	\$187,359.00	\$191,859.34
<b>Revolving (\$150,000)</b>	31 Dec. 2017	31 Dec. 2018	31 Dec. 2019	31 Dec. 2020
Balance	\$90,979.00	\$94,352.00	\$102,965.00	\$112,727.87

## Deadwood Revolving Itemization

Beginning Balance	\$102,965.00
-------------------	--------------

### **Expenses** 1 Jan. 2020-31 Dec. 2020

Forthcoming books:

*Savior of Deadwood* = \$248.00 for images (under Printing/Publication Expense below)

*George Armstrong Custer*

*A Place for Harvest*

No Reprints

Administration Expense	\$ 857.04
Meeting/Conference/Event Expense	\$ 270.00
Printing and Publication Expense	\$ 248.00
Royalty Expense	<u>\$ 156.78</u>
<b>TOTAL EXPENSES</b>	<u><b>\$1,531.82</b></u>
Beginning Balance Less Expenses	\$101,433.18

### **Income** 1 Jan. 2020-31 Dec. 2020

Interest and Endowment Distribution	\$1,485.22
Sales of Deadwood Publications Fund titles	\$6,775.72
Market Valuation Adjustments	<u>\$3,033.97</u>
<b>TOTAL INCOME</b>	<u><b>\$11,294.91</b></u>

<b>Revolving Account Balance, 31 Dec. 2020</b>	<b>\$112,727.87</b>
--	---------------------

10:17 AM

02/04/21

Accrual Basis

**SD Historical Society Foundation**  
**Deadwood Revolving - Income & Expense**  
 January through December 2020

	Jan - Dec 20	Jan - Dec 20
Ordinary Income/Expense		
Income		
4560 • Book Sales	6,775.72	6,775.72
4601 • Interest Income	1,485.22	1,485.22
4700 • Market valuation adjustments	3,033.97	3,033.97
Total Income	11,294.91	11,294.91
Gross Profit	11,294.91	11,294.91
Expense		
6100 • Administration Expense	857.04	857.04
7000 • Meeting/Conference/Event Exp.	270.00	270.00
7250 • Printing & Publication Expense	248.00	248.00
7450 • Royalty Expense	156.78	156.78
Total Expense	1,531.82	1,531.82
Net Ordinary Income	9,763.09	9,763.09
Other Income/Expense		
Other Income		
4999 • Beginning Fund Balance	102,964.78	102,964.78
Total Other Income	102,964.78	102,964.78
Net Other Income	102,964.78	102,964.78
Net Income	112,727.87	112,727.87

10:19 AM

02/04/21

Accrual Basis

# SD Historical Society Foundation

## Deadwood Revolving - Transaction Detail By Account

### January through December 2020

Date	Num	Name	Memo	Class	Amount
<b>4560 · Book Sales</b>					
01/28/20	07-11740	Press Customers	Press Check Sales through 1/27/20	Deadwood Revo...	60.32
01/31/20	07-11784	Press Customers	Press CC Sales January 2020	Deadwood Revo...	193.41
02/24/20	07-11824	Press Customers	Press Ck Sales through 2/24/20	Deadwood Revo...	1,077.56
02/28/20	07-11839	Press Customers	Press CC Sales February 2020	Deadwood Revo...	14.95
03/30/20	07-11884	Press Customers	Press Check Sales through 3/26/20	Deadwood Revo...	1,166.09
03/31/20	07-11896	Press Customers	Press CC Sales March	Deadwood Revo...	456.31
04/27/20	07-11931	Press Customers	Press Check Sales through 4/22/20	Deadwood Revo...	35.88
04/30/20	07-11954	Press Customers	Press April CC Sales	Deadwood Revo...	184.95
05/27/20	07-11994	Press Customers	Press Ck sales through 5/19/20	Deadwood Revo...	8.98
05/31/20	07-12046	Press Customers	Press CC Sales May 2020	Deadwood Revo...	49.65
06/24/20	07-12080	Press Customers	Press Check Sales through 6/24/20	Deadwood Revo...	184.70
06/30/20	07-12107	Press Customers	Press CC Sales June 2020	Deadwood Revo...	375.91
07/28/20	07-12157	Press Customers	Press Ck Sales through 7/27/20	Deadwood Revo...	82.58
07/31/20	07-12170	Press Customers	Press CC Sales July 2020	Deadwood Revo...	311.17
08/31/20	07-12268	Press Customers	Press CC Sales August	Deadwood Revo...	470.04
09/24/20	07-12325	Press Customers	Press Ck Sales through 9/24/20	Deadwood Revo...	467.30
09/30/20	07-12348	Press Customers	Press CC Sales September 2020	Deadwood Revo...	249.41
10/29/20	07-12406	Press Customers	Press Book Sales through 10/26/20	Deadwood Revo...	402.61
10/31/20	07-12435	Press Customers	Press CC Sales October 2020	Deadwood Revo...	218.20
11/23/20	07-12466	Press Customers	Press Check Sales through 11/20/20	Deadwood Revo...	183.16
11/30/20	07-12525	Press Customers	Press CC Sales November 2020	Deadwood Revo...	187.48
12/23/20	07-12559	Press Customers	Press Check Sales through 12/23/20	Deadwood Revo...	180.03
12/31/20	07-12620	Press Customers	Press CC Sales	Deadwood Revo...	215.05
Total 4560 · Book Sales					6,775.72
<b>4601 · Interest Income</b>					
01/31/20	JE20-40		Monthly Investment Interest Income	Deadwood Revo...	14.92
02/28/20	JE20-62		Monthly Investment Interest Income	Deadwood Revo...	163.17
03/31/20	JE20-86		Monthly Investment Interest Income	Deadwood Revo...	153.32
04/30/20	JE20-106		Monthly Investment Interest Income	Deadwood Revo...	14.58
05/31/20	JE20-116		Monthly Investment Interest Income	Deadwood Revo...	106.48
06/30/20	JE20-121		Monthly Investment Interest Income	Deadwood Revo...	260.59
07/31/20	JE20-147		Monthly Investment Interest Income	Deadwood Revo...	14.99
08/31/20	JE20-161		Monthly Investment Interest Income	Deadwood Revo...	163.73
09/30/20	JE20-171		Monthly Investment Interest Income	Deadwood Revo...	197.20
10/31/20	JE20-196		Monthly Investment Interest Income	Deadwood Revo...	14.40
11/30/20	JE20-216		Monthly Investment Interest Income	Deadwood Revo...	202.60
12/31/20	JE21-17		Monthly Investment Interest Income	Deadwood Revo...	179.24
Total 4601 · Interest Income					1,485.22
<b>4700 · Market valuation adjustments</b>					
01/31/20	JE20-40		Monthly Investment Market Value Adjustment	Deadwood Revo...	-129.04
02/28/20	JE20-62		Monthly Investment Market Value Adjustment	Deadwood Revo...	-2,136.63
03/31/20	JE20-86		Monthly Investment Market Value Adjustment	Deadwood Revo...	-3,244.30
04/30/20	JE20-106		Monthly Investment Market Value Adjustment	Deadwood Revo...	2,637.80
05/31/20	JE20-116		Monthly Investment Market Value Adjustment	Deadwood Revo...	964.73
06/30/20	JE20-121		Monthly Investment Market Value Adjustment	Deadwood Revo...	-31.09
07/31/20	JE20-147		Monthly Investment Market Value Adjustment	Deadwood Revo...	1,310.01
08/31/20	JE20-161		Monthly Investment Market Value Adjustment	Deadwood Revo...	1,409.98
09/30/20	JE20-171		Monthly Investment Market Value Adjustment	Deadwood Revo...	-1,058.52
10/31/20	JE20-196		Monthly Investment Market Value Adjustment	Deadwood Revo...	-151.17
11/30/20	JE20-216		Monthly Investment Market Value Adjustment	Deadwood Revo...	2,701.59
12/31/20	JE21-17		Monthly Investment Market Value Adjustment	Deadwood Revo...	760.61
Total 4700 · Market valuation adjustments					3,033.97
<b>6100 · Administration Expense</b>					
01/31/20	JE20-41		Record Investment mgt fee period ending 12/3...	Deadwood Revo...	-148.97
04/30/20	JE20-107		Record Investment mgt fee period ending 3/31/...	Deadwood Revo...	-135.65
07/31/20	JE20-149		Record Investment mgt fee period ending 6/30/...	Deadwood Revo...	-85.38
08/31/20	JE18-162		Record Investment mgt fee period ending 8/31/...	Deadwood Revo...	-79.86
10/31/20	JE18-197		Record Investment mgt fee period ending 10/3...	Deadwood Revo...	-149.93
12/18/20	JE20-219		2020 Annual Admin Fees	Deadwood Revo...	-277.25
Total 6100 · Administration Expense					-857.04
<b>7000 · Meeting/Conference/Event Exp.</b>					
03/26/20	March 20 ...	BankWest Credit Card	Western History Assn, registration for 2020 W...	Deadwood Revo...	-270.00
Total 7000 · Meeting/Conference/Event Exp.					-270.00
<b>7250 · Printing &amp; Publication Expense</b>					
12/26/20	Dec 20 Pre...	BankWest Credit Card	Deadwood History, Savior of Deadwood images	Deadwood Revo...	-120.00
12/26/20	Dec 20 Pre...	BankWest Credit Card	Museum of City of NY, Savior of Deadwood Im...	Deadwood Revo...	-100.00
12/26/20	Dec 20 Pre...	BankWest Credit Card	History Society MT, Savior of Deadwood images	Deadwood Revo...	-20.00
12/26/20	Dec 20 Pre...	BankWest Credit Card	Univ of Mansfield, Savior of Deadwood images	Deadwood Revo...	-8.00

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Accrual Basis

**SD Historical Society Foundation**  
**Deadwood Revolving - Transaction Detail By Account**  
 January through December 2020

Date	Num	Name	Memo	Class	Amount
Total 7250 · Printing & Publication Expense					-248.00
7450 · Royalty Expense					
07/09/20	07092020-cd	Draine, Cathie	Cowboy Life royalty 7/1/19-6/30/20	Deadwood Revo...	-27.39
07/09/20	07092020-...	Casler, Michael	Fort Tecumseh royalties 7/1/19-6/30/20	Deadwood Revo...	-32.57
07/09/20	07092020-...	Wood, W. Raymond	Fort Tecumseh royalties 7/1/19-6/30/20	Deadwood Revo...	-32.57
07/09/20	07092020-rc	Cerasani, Richard	Love Letters royalties 7/1/19-6/30/20	Deadwood Revo...	-64.25
Total 7450 · Royalty Expense					-156.78
4999 · Beginning Fund Balance					
01/01/20	JE20-61		4999 - Beginning Fund Balance - 2020	Deadwood Revo...	102,964.78
Total 4999 · Beginning Fund Balance					102,964.78
<b>TOTAL</b>					<b>112,727.87</b>

## Deadwood Publications Fund Project

*A Place for Harvest: The Story of Kenny Higashi.* By Lauren R. Harris. Illustrations by Felicia Hoshino. Approximately 33 pages, hard cover.

Kenneth Ray Higashi, a first generation Japanese American, was born on December 23, 1921, in Belle Fourche, South Dakota, just north of Spearfish. His family operated a thriving farm in Spearfish that was threatened by FDR's executive order to intern all Japanese Americans. The Higashi's Spearfish neighbors refused to allow the Higashi family to be interned by the U.S. government. The support of the townspeople protected the family, but the U.S. government dictated that only one son could remain on the family farm. The other son would have to join the war effort. Kenny took on that responsibility, leaving his brother to keep the farm going. Kenny joined the 100<sup>th</sup> Infantry Battalion during World War Two. His battalion was made up of Nisei, Japanese American descendants. Their motto was "Go For Broke," which mirrored their tenacity in battle. This children's picture book illustrates the experience of Japanese Americans and the support of the Spearfish community for the Higashi family.

Lauren R. Harris is a former 5<sup>th</sup> grade teacher, a contributor to *Scholastic's 25 Human Body Plays for Kids*, *Black Hills Living Well Magazine*, and the *Black Hills Pioneer* newspaper. She is also a regular correspondent for the *Rapid City Journal* and wrote a front-page article about Kenny Higashi in 2016, for which she conducted extensive interviews with Higashi and dozens of longtime Spearfish residents.

Illustrator Felicia Hoshino is a native of San Francisco and a graduate of the California College of the Arts, with a B.A. in Illustration. Among the many children's books and magazines she has illustrated is the prize-winning book, "A Place where Sunflowers Grow," recipient of the Jane Addams Peace Award and The Society of Illustrators Award for "The Original Art." Hoshino's illustrations frequently combine pen & ink, watercolors, acrylics, and collaged tissue paper on cold press watercolor paper.

**Projected Publication Date:** April 2022

### Estimated Project Budget:

Administrative	\$6580
Editorial/Production Management	\$2800
Illustrations/Photographs	\$10,000
Design and Layout	\$5000
Printing	\$7050
Marketing	\$6200
Royalties	<u>\$2115</u>
Projected Total:	\$39,745