

PLANKINTON PRESERVATION SOCIETY, INC
PO BOX 367 • PLANKINTON, SD 57368

October 5, 2022

Dear Outside Deadwood Grant Committee Members:

First, we would like to thank you for all the good work you do for our State to continue the important mission of historic preservation.

We have been encouraged by the State Historical Society to apply for grant funding for the veranda porch roof of the Sweep Van Dyke Hotel, which is in need of immediate repairs.

Because the Hotel plays such an important role in our city, county and state's history and may be one of the only structures of its kind still standing today, we at the Plankinton Preservation Society strive to continue its preservation.

Please see attached our grant application and do not hesitate to contact us for more information.

Thank You for Your Consideration,

A handwritten signature in black ink, appearing to read 'Gayle', with a long horizontal flourish extending to the right.

Gayle A. Van Genderen
President,
Plankinton Preservation Society, Inc.
(605) 942-7770



FOR OFFICE USE ONLY

Application # _____
Date Received ____/____/____
Date of Hearing ____/____/____

Outside of Deadwood Grant Fund

DEADWOOD HISTORIC PRESERVATION COMMISSION GRANT FUND

Application

Applications must be received by January 18 and June 2 annually. In order to maintain funding eligibility, work **may not** commence on the project until **after** an award notification is received and grant agreement has been signed and returned.

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

1. PROPERTY INFORMATION

Historic Name of Property (if known): Sweep/VanDyke Hotel			
Property Address:	302 S. Main Street	Plankinton	SD 57368
	Street	City	State Zip

2. PROJECT CONTACT INFORMATION

Name:	Gayle A. Van Genderen	Telephone: (605)	942 - 7770
Email Address:	sdmail@siouxvalley.net		
Property Address:	116 N. Main St.	Plankinton	SD 57368-0367
	Street	City	State Zip

****NOTE: Owner of Property:**

Applicant must own/retain property;

OR

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

OR

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

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

3. OWNER OF PROPERTY

Name:	Plankinton Preservation Society, Inc. Telephone: (605) 942 - 7770		
Email Address:	sdmail@siouxvalley.net		
Mailing Address:	PO Box 367	Plankinton	SD 57368-0367
	Street	City	State Zip

4. DESCRIBE SCOPE OF WORK TO BE PERFORMED AS PART OF THIS PROJECT:

The purpose of this project is to prevent further deterioration and collapse of the roof of the Hotel's unique veranda. What is needed is first and foremost adding a slight pitch to allow water to run off the roof, and to provide a weatherized and protective covering which will extend its life and safety of the structure for years to come. Underneath the top layer of rotted and buckled wooden boards is an existing shielding, high quality synthetic felt. The street level ceiling of the veranda has begun to show some very concerning signs of separation and weakness. The rolled roofing or metal covering will not deter from the historical integrity. Given the situation, either a metal or synthetic rolled covering will remain flat and unobtrusive from the ground level and blending color-wise with either material is planned. Either of these treatments is reversible, so if at some point a change to another material (or even back to wood) was desired, it could be accomplished without impacting historical integrity. (Please attach additional documentation as may be necessary)

5. DESCRIBE RELATIONSHIP OF THIS PROJECT TO HISTORY OF DEADWOOD:

If a relationship does not exist, please describe the historical significance of this preservation project. *Project **WILL NOT** be considered for grant funding unless there is a demonstrated, tangible connection to Deadwood or some other historical significance related to this project.* (Use additional page as needed.)

The hotel is significant to the transportation history of the state. Very few railroad-related buildings remain in their original location. Of these, depots are the most common but cannot alone tell the railroad history of our state. Railroads were critical to the development of Deadwood. Rail lines in eastern Dakota Territory, Nebraska, and Wyoming Territory carried vital mining material to terminal points where it was then shipped overland by oxen and stage lines to Deadwood and the northern hills. Pioneers heading to the Black Hills utilized railroad hotels, warehouses, and depots to facilitate the rapid peopling of the region in the 1870s and 1880s. Without this valuable transportation infrastructure, the development of Deadwood may have been much different. Today, most of these structure are gone or relocated and repurposed to other uses. Deadwood's depot and the roundhouse in Lead can tell some of this story, but not all of it. The story of Deadwood's legendary transformation can also be told in the handful of other railroad-related structures preserved across the state, including the Sweep/Van Dyke Hotel.

6. DESCRIPTION OF PROJECT: Check one or more of the following categories best defining the proposed project. (Refer to Allowable Activities portion of application to make your determination.)

☐ PLANNING ☐ PRESERVATION ☐ REHABILITATION ☐ RESTORATION

7. PROJECT SCHEDULE:

Please attach any preservation reports and/or blueprints, if available. Provide a time schedule for the project showing whether or not project will be broken into phases. (Use additional page as needed.)

Due to the structural integrity of the veranda being endangered the project must be completed before winter to prevent snow weight load on its surface.

8. IMPACT ON HISTORIC CHARACTERISTICS:

Show impact on historic characteristics by completing the following questions: (Use additional page as needed.)

a. Will the project change the current/historic material? For example installing asphalt shingles instead of wood shingles. If so, explain why.

Rolled roofing or metal covering will replace wood, due to water collecting on the surface.

b. Will the project change the size of the current/historic material? For example, does the project involve changing window size? If so, explain why.

No it will not.

c. Will the current/historic material be removed? For example, removing plaster. If so, explain why.

If rolled roofing will be applied, the rotted wood will be removed.

d. How does the project meet the Secretary of the Interior Standards? (See the Resource Section.)

See attached sheet for explanation

9. PROPERTY USE:

Provide a description of the current and planned use for the property once the project is complete.

The Sweep Van Dyke Hotel is a cultural center for young and old, and with its 16 upstairs rooms adopted by local families, it showcases historic aspects of life on the prairie. Planned events include, several open houses, tea parties, artist and author talks, "Whirl-a-Whip" Night, Christmas for the Children, and RR events.

10. MAINTENANCE:

Provide a statement of how the owner plans to maintain the property after the project is completed.

The veranda roof will be stabilized after this project is completed. Major maintenance will include paint and careful replacement of any figural elements.

11. ESTIMATES:

→ If requesting a grant that exceeds \$10,000, please provide and attach at least three (3) cost estimates from architects, contractors, or other professionals involved in the project.

→ If three (3) estimates are unattainable, attach statement documenting request for estimates.

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

12. PROJECT BUDGET – ITEMIZED AND SHOWING MATCH:

** Sample Budget **

Description	Applicant Matching Funds	Grant	Total Project Cost
Tuck-pointing	\$ 0	\$ 3,500	\$ 3,500
Volunteer Labor	\$ 566	\$ 0	\$ 566
Supplies/Materials	\$ 3,934	\$ 1,000	\$ 4,934
TOTAL:	\$ 4,500	\$ 4,500	\$ 9,000

Description (i.e. roof)	Applicant Match	Grant	Total
Veranda Roof	\$ 4,300	\$ 4,300	\$ 8,600
Stabilization	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
Total:	\$ 4,300	\$ 4,300	\$ 8,600

Project's Total Cost: \$ 8,600 Grant Amount: \$ 4,300

13. Non Guarantee

*Completion and submittal of this application and conformance with the terms of this application **does not guarantee** a grant award.*

14. SIGNATURES

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

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER
(IF DIFFERENT FROM APPLICANT)

DATE

15. OUTSIDE OF DEADWOOD GRANT APPLICATION CHECKLIST

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

Attachments:

- ☐ a. Floor plan(s) (when necessary).
- ☐ b. Site plan(s) (when necessary).
- ☐ c. Photographs.
- ☐ d. Copy of deed or notarized letter of authorization if property is not owned by the applicant.
- ☐ e. Verification of listing on or eligibility for listing on the National Register of Historic Places.
- ☐ f. Submission of specifications and contracts.
- ☐ g. Description of work (if additional space was necessary to explain the project).
- ☐ h. Description of the relationship of the project to Deadwood.
- ☐ i. Preservation Reports and blueprints (when necessary).
- ☐ j. Work Schedule.
- ☒ k. Answer to impact on Historic Characteristics questions.
- ☐ l. Answer to property use question.
- ☐ m. Answer to Maintenance question.
- ☒ n. Cost estimates.
- ☒ o. Proof of match on a least a 50/50 basis is enclosed.
- ☒ p. The applicant has signed and dated this application, as well as the owner of the property, if necessary.

16. APPLICATION SUBMITTAL/CONTACT INFORMATION

Applications may be mailed or hand delivered to:

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

For Questions Please Contact:
(605) 578-2082 or
hpadmin@cityofdeadwood.com
kevin@cityofdeadwood.com

8(d) According to the SHPO, the Standards are most concerned with identify, retaining, and preserving the character-defining features of the building. Flat roofs that are not visible to the general public at street level are generally not considered character-defining and it is acceptable to use a variety of materials to prevent the further deterioration of other character-defining features. Character-defining features of the hotel include: the ornate porch railing/columns, wood clapboard siding, decorative wood window and door surrounds, wood windows, and gable roof dormers. Using a replacement material on the porch roof will not impact the integrity of these character-defining features and directly help protect the ornate porch from collapse. Also, the propose replacement material is minimally invasive to attached and is reversible.

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David L. Van Buren 10-4-22
 SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE
 (IF DIFFERENT FROM APPLICANT)

Pres Plankinton Pres Society

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- ☐ f. Submission of specifications and contracts.
- ☐ g. Description of work (if additional space was necessary to explain the project).
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 hpadmin@cityofdeadwood.com
 kevin@cityofdeadwood.com

PLANKINTON LUMBER

108 E 1ST ST / PO Box 431

PLANKINTON, SD 57368

ESTIMATE

Date:

9/22/2022

Attn:

Gayle

Museum upper deck

8	2x6x16	19.56	\$	156.48
12	2x4x16	13.04	\$	156.48
8	2x6x8 green deck	14.99	\$	119.92
14	maintnance free decking		\$	678.86
4	1x4x16	8.99	\$	35.96
6	10' flashing	13.89	\$	83.34
2	100' bent 20" steel		\$	324.18
9	R-loc 80"		\$	484.19
11	R-loc 105"		\$	776.74
6	R-loc 96"		\$	387.36
2	ridge cap		\$	57.98
3	bags screws		\$	86.97
10#	3.5" BTX		\$	79.90
3	deck flashing		\$	28.14
5#	deck screws		\$	14.22
12	caulk		\$	107.88
40	closures		\$	63.60

\$ 3,642.20

Sales tax \$ 236.74

Labor \$ 3,200.00

Excise Tax \$ 144.48

Total Estimate **\$7,223.42**

PLANKINTON LUMBER

108 E 1ST ST / PO Box 431

PLANKINTON, SD 57368

ESTIMATE

Date:

9/22/2022

Attn:

Gayl- Museum

Rubber Roof on lower section

Materials:	\$	2,968.46	EPDM RUBBER ROOF 60 MIL
			EPDM RUBBER ROOF CAULKING
Sales Tax	\$	192.95	EPDM RUBBER ROOF CONTACT ADHESIVE
Labor	\$	5,300.00	
Excise Tax	\$	172.70	
	\$	8,634.11	