

## DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 13, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. **Call meeting to Order**

- a. Roll Call

2. **Approval of Minutes**

- a. April 22, 2020 HPC Regular Meeting

3. **Voucher Approvals**

- a. HP Operating Vouchers
- b. HP Grant Vouchers
- c. Revolving Loan Vouchers

4. **HP Programs and Revolving Loan Program**

- a. Revolving Loan Program

Loan Extensions/Deferment Requests – **Exhibit A**

- i. Michael & Brett Runge – 37 Jackson – RLF Life Safety Loan Request
- ii. Bruce & Mary Ann Oberlander – 106 Charles – Windows & Siding Loan Request
- iii. Deadwood History Inc.—608/610 Main – Extension Request
- iv. Nugget Saloon LLC – 608/610 Main – Extension Request
- v. Marsha Morse – 20 Washington – Deferment Request

- b. Grant Requests – **Exhibit B**

- i. Jacqueline West – 79 Forest – Elderly Resident Program
- ii. Dale & Susan Berg – 874 Main – Wood Windows & Doors Program
- iii. Mary Larson – 3 Burlington – Elderly Resident Program
- iv. Bob & Bonita Goode – 3 Pearl – Wood Windows & Doors Program
- v. Keith & Carol Umenthum – 65 Lincoln – Elderly Resident Program
- vi. Doug & Beth Norton – 185 Cliff St. – Wood Windows & Doors Program
- vii. Dave Akrop – 98 Charles – Siding Program
- viii. Louis Van Roekel – 4 Washington – Wood Windows & Doors Program
- ix. Mike Trucano, NMD Venture, LLC – 685 Main – Historic Façade Easement Program

5. **Old or General Business**
  - a. Adopt Loan Application Process – **Exhibit C**
  - b. Adopt Forgivable Loan Compliance Agreement – **Exhibit D**
  - c. Satisfaction of Grant – Ralph Hoggatt – 866 Main – **Exhibit E**
  - d. Hire Sunset Regall to reproduce ghost mural “J. Hattenbach The Grocer” – **Exhibit F**
6. **New Matters before the Deadwood Historic District Commission**
  - a. COA 200070 – Michael Trucano – 685 Main – Install Windows/Entry/Brick Work – **Exhibit G**
7. **New Matters before the Deadwood Historic Preservation Commission**
  - a. PA 200067 – Chad & Chrissy Blair – 866 Main – Windows/Doors/Siding/Roof – **Exhibit H**
  - b. PA 200069 – Dustin & Laura Floyd – 21 Lincoln – Reconstruct Retaining Wall – **Exhibit I**
  - c. PA 200073 – David Akrop – 98 Charles – Siding – **Exhibit J**
  - d. PA 200077 – Doug & Beth Norton – 185 Cliff – Window Trim – **Exhibit K**
  - e. PA 200079 – Dale & Susan Berg – 874 Main – Windows – **Exhibit L**
  - f. PA 200081 – Anita Knipper – 422 Williams – Garage Roof/Siding – **Exhibit M**
  - g. PA 200082 – Bob & Bonita Goode – 3 Pearl – Siding/Storm Doors/Gutters – **Exhibit N**
  - h. PA 200083 – Louis & Desirae Van Roekel – 4 Washington – Storm Windows/Storm Doors – **Exhibit O**
  - i. PA 200084 – David & Teri Bruce – 35 Madison – Alteration of Existing Car Port – **Exhibit P**
  - j. PA 200085 – Mary Larson -- 3 Burlington –Window/Fix Sidewalk – **Exhibit Q**
8. **Items from Citizens not on Agenda**  
*(Items considered but no action will be taken at this time.)*
9. **Staff Report**  
*(Items considered but no action will be taken at this time.)*
10. **Committee Reports**  
*(Items will be considered but no action will be taken at this time.)*
11. **Other Business**
12. **Adjournment**

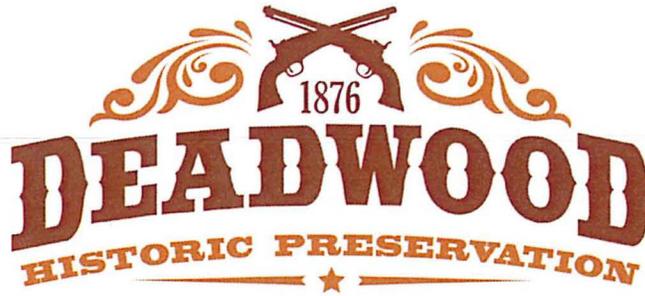
**Note:** All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.

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This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email [hpadmin@cityofdeadwood.com](mailto:hpadmin@cityofdeadwood.com) to receive instructions on how to attend the HPC web/online meeting.

Please practice the CDC's social distancing recommendations

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain



## DEADWOOD HISTORIC PRESERVATION COMMISSION

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- a. Roll Call

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- a. April 8, 2020 HPC Regular Meeting

3. **Voucher Approvals**

- a. HP Operating Vouchers  
b. HP Grant Vouchers  
c. Revolving Loan Vouchers

4. **HP Programs and Revolving Loan Program**

- a. Revolving Loan Program

Loan Extensions/Deferment Requests – **Exhibit A**

- i. Glen Fasnacht – 74 Van Buren– Extension Request  
ii. Jeffrey Munce – 36 Jackson – Extension Requests  
iii. Erica Bussiere – 45 Burnham – Extension Requests  
iv. Todd Weber – 562 Williams – Extension Requests  
v. Tracie Johnson – 41 Taylor – Extension Requests  
vi. Joette Johnson – 78 Williams – Extension Requests  
vii. Blake Haverberg – 1,3,5 Burnham – Deferment Request  
viii. Elise Kirkpatrick – 110 McGovern Hill – Deferment Request

- b. Grant Requests – **Exhibit B**

- i. Mel Dennis – 14 Lincoln Ave. – Wood Windows & Doors Program  
ii. Bruce & Mary Ann Oberlander – 102 Charles – Siding Program  
iii. Bruce & Mary Ann Oberlander – 106 Charles – Siding/Wood Windows & Doors Program

- c. Grant Extensions – **Exhibit C**

- i. Kurt & Dawn Bialas - 24 Raymond - Wood Windows & Doors  
ii. Meghan Clemens - 462 Williams - Siding/Wood Windows & Doors  
iii. Adrien Newkirk - 39 Lincoln - Foundation/Elderly/Windows & Doors  
iv. Lee Thompson - 47 Forest - Wood Windows & Doors

- v. Laura & Dustin Floyd - 21 Lincoln - Wood Windows & Doors
- vi. Teresa Hamilton/Peter Curry - 458 Williams - Siding/Wood Windows & Doors
- vii. Gene Hunter - 38 Van Buren - Wood Windows & Doors

5. **Old or General Business**

- a. 2020 Scholarship Approvals – **Exhibit D**
- b. Budget discussions resulting from Covid-19 Pandemic impacts
  - i. Moratorium on HPC Program applications for Forgivable Loans & Grants effective April 30, 2020 until further notice due to Covid-19 Pandemic budget impacts
  - ii. Cancellation of Round 2 of Outside of Deadwood Grant for 2020 due to Covid-19 Pandemic budget impacts

6. **New Matters before the Deadwood Historic District Commission**

7. **New Matters before the Deadwood Historic Preservation Commission**

- a. PA 200031 – Jeff Snedeker – 2 Fremont – Demolish House – Continued from 4/8/20 Meeting – **(To be continued until further notice by applicant)**
- b. PA 200048 – Mel Dennis – 14 Lincoln Ave. – News storms on Windows/Door – **Exhibit E**
- c. PA 200049 – Bruce & Mary Ann Oberlander – 102 Charles – Replace Siding & Pillars – **Exhibit F**
- d. PA 200050 – Bruce & Mary Ann Oberlander – 106 Charles – Replace Siding and Windows – **Exhibit G**
- e. PA 200051 – City of Deadwood – 31 Seventy Six Drive – Addition to Crow’s Nest – **Exhibit H**

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

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

9. **Staff Report**

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

10. **Committee Reports**

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

11. **Other Business**

12. **Adjournment**

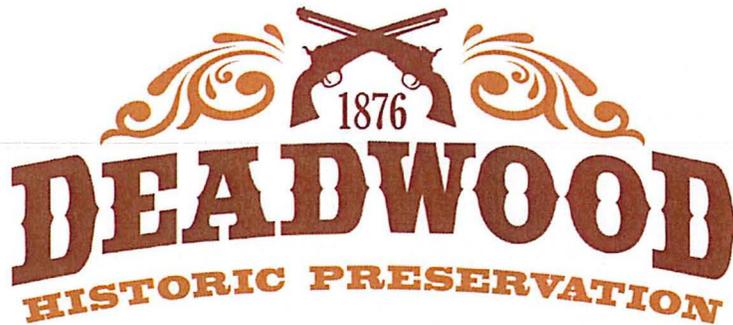
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## HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, April 22, 2020 – 5:00 p.m. – Public Zoom Meeting

**Present Historic Preservation Commission:** Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody, Tony Williams and Willie Steinlicht

**Absent:** Tom Blair

**Present City Commission:** Charlie Struble

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Ted Spencer, SHPO, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

*All motions passed unanimously unless otherwise stated.*

Due to the COVID-19 pandemic this public meeting was held on-line through Zoom and Teleconference methods. There was one request from the general public to participate prior to the meeting as posted.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 22, 2020 at 5:00 p.m.

### **APPROVAL OF HPC MINUTES:**

*It was moved by Ms. Posey and seconded by Mr. Steinlicht to approve the HPC minutes of Wednesday, April 8, 2020. Aye – All. Motion Carried.*

### **VOUCHER APPROVALS:**

HP Operating Vouchers: *It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$5,795.85. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Toews and seconded by Mr. Steinlicht to approve the HP Grant Vouchers in the amount of \$12,837.76. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Ms. Posey and seconded by Mr. Williams to approve the Revolving Loan Account in the amount of \$10,043.33. Aye – All. Motion carried.*

### **REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:**

Loan Requests – Exhibit A

- i. Glen Fasnacht – 74 Van Buren– Extension Request
- ii. Jeffrey Munce – 36 Jackson – Extension Requests
- iii. Erica Bussiere – 45 Burnham – Extension Requests
- iv. Todd Weber – 562 Williams – Extension Requests

- v. Tracie Johnson – 41 Taylor – Extension Requests
- vi. Joette Johnson – 78 Williams – Extension Requests
- vii. Blake Haverberg – 1,3,5 Burnham – Deferment Request
- viii. Elise Kirkpatrick – 110 McGovern Hill – Deferment Request

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the loan extensions and deferment requests. Aye – All. Motion carried.***

Grant Requests – Exhibit B

- i. Mel Dennis – 14 Lincoln Ave. – Wood Windows & Doors Program
- ii. Bruce & Mary Ann Oberlander – 102 Charles – Siding Program
- iii. Bruce & Mary Ann Oberlander – 106 Charles – Siding/Wood Windows & Doors Program

***It was moved by Ms. Posey and seconded by Mr. Toews to accept Mel Dennis, 14 Lincoln Ave., Wood Windows and Doors, Bruce and Mary Ann Oberlander, 102 Charles, Siding Program, Bruce and Mary Ann Oberlander, 106 Charles St., Siding and Wood Windows and Doors Programs. Aye – All. Motion carried.***

Grant Extensions – Exhibit C

- i. Kurt & Dawn Bialas - 24 Raymond - Wood Windows & Doors
- ii. Meghan Clemens - 462 Williams - Siding/Wood Windows & Doors
- iii. Adrien Newkirk - 39 Lincoln - Foundation/Elderly/Windows & Doors
- iv. Lee Thompson - 47 Forest - Wood Windows & Doors
- v. Laura & Dustin Floyd - 21 Lincoln - Wood Windows & Doors
- vi. Teresa Hamilton/Peter Curry - 458 Williams - Siding/Wood Windows & Doors
- vii. Gene Hunter - 38 Van Buren - Wood Windows & Doors

***It was moved by Ms. Posey and seconded by Mr. Toews to approve the grant extensions for Kurt & Dawn Bialas, 24 Raymond; Meghan Clemens, 462 Williams; Adrien Newkirk, 39 Lincoln; Lee Thompson, 47 Forest; Laura & Dustin Floyd, 21 Lincoln; Teresa Hamilton & Peter Curry, 458 Williams; Gene Hunter, 38 Van Buren. Aye – All. Motion carried.***

**OLD OR GENERAL BUSINESS:**

2020 Scholarship Approvals – Exhibit D

Mr. Kuchenbecker stated the Projects Committee met on April 15, 2020 and reviewed six applications by Lead-Deadwood High School seniors for the Historic Preservation Commission’s 2020 Scholarship program. The committee selected Rebecca Groegor and Hannah Campbell to receive a \$1,000 scholarship. The committee recommends approval of the two students for the 2020 Scholarship Award. ***It was moved by Mr. Toews and seconded by Ms. Posey to grant a \$1000 Scholarship for 2020 to Rebecca Groegor and Hannah Campbell. Aye – All. Motion carried.***

Budget discussions resulting from Covid-19 Pandemic impacts

- i. Moratorium on HPC Program applications for Forgivable Loans & Grants effective April 30, 2020 until further notice due to Covid-19 Pandemic budget impacts

Mr. Kuchenbecker stated the Covid 19 pandemic could cause upto a 3.4 million dollar hit to the budget. Discussions of changes was shared with the commission by staff. Recommendations are to place a moratorium on the HPC program applications for forgivable loans and grants

effective April 30, 2020, cancel round two of the Outside of Deadwood Grant, not fund the Historic Publication Fund, reduce the amount for the retaining wall program and the city retaining walls and not replenish the revolving loan fund. The budget cut is a projection based on possible loss of gaming revenues. Ms. Anfinson put together a report on a projected amount of what could be paid out on current grants. Ms. Posey asked if everything that has been approved is still a go. Mr. Kuchenbecker stated all current grants will be funded and any grants that come in before April 30 will be on the next meeting agenda. Mr. Walker stated he has two revolving loans that will be on the next agenda. Mr. Toews stated he agrees with Kevin's recommendation but wants to make sure we follow the rules and consider this at our next meeting. Mr. Kuchenbecker stated we would have to adopt a revised Covid-19 budget at a future meeting once we determine what levels gaming revenue will operate. Mr. Spencer stated when changes are made to the Preservation budget, by state law, does need to go before the SHPO Board for review. They will be meeting Thursday and I plan on informing the board of the possible major changes and cuts coming. Mr. Toews requested the formula used to determine how much money is given directly to the City of Deadwood should be followed as per state law. ***It was moved by Mr. Toews and seconded by Ms. Posey to issue a moratorium on Historic Preservation Commission Program applications for Forgivable Loans and Grants effective April 30, 2020 until further notice due to Covid-19 Pandemic budget impact. Aye – All. Motion carried.***

- ii. Cancellation of Round 2 of Outside of Deadwood Grant for 2020 due to Covid-19 Pandemic budget impacts

***It was moved by Mr. Toews and seconded by Ms. Posey to cancel Round 2 of the Outside of Deadwood Grant for 2020 due to Covid-19 Pandemic. Aye – All. Motion***

#### **NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION**

#### **NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION**

PA 200031, Jeff Snedecker – 2 Fremont – Demolish House Mr. Kuchenbecker stated the applicant has once again requested this application be continued as they have indicated they will be engaging an architect to develop conceptual designs. ***It was moved by Mr. Toews and seconded by Ms. Posey to table this request. Aye – All. Motion carried.***

PA 200048, Mel Dennis – 14 Lincoln Ave. – News storms on Windows/Door – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 14 Lincoln Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace storm windows and doors. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval for Mel Dennis, 14 Lincoln Ave. Aye – All. Motion carried.***

PA 200049, Bruce & Mary Ann Oberlander – 102 Charles – Replace Siding & Pillars – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 102 Charles Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the siding, fascia and soffits on front and rear of structure. Replace front gable with half round cement siding. The siding will be LP Smart siding and will be similar in color to existing siding. Trim will match existing siding color. Replace existing pillars with expanded pvc and look similar to current pillars. ***It was moved by Ms. Posey and seconded by Mr. Toews based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval for Bruce and Mary Ann Oberlander, 102 Charles Street. Aye – All. Motion carried.***

PA 200050, Bruce & Mary Ann Oberlander – 106 Charles – Replace Siding & Windows–Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 106 Charles Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace siding, soffits, fascia, windows and door trim. Replace front gable siding with half rounds similar to the rear roof gable. Replace four exterior windows with wood to replace windows that were installed in 1977. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval for Bruce and Mary Ann Oberlander, 106 Charles Street. Aye – All. Motion carried.***

PA 200051, City of Deadwood – 31 Seventy Six Drive – Addition to Crow’s Nest – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 31 Seventy Six Drive a contributing structure located in the Original Town Planning Unit in the City of Deadwood. The applicant is requesting permission to construct a deck above the chute area of the crow’s nest which will include additional seating and a handicap access area. ***It was moved by Mr. Steinlicht and seconded by Ms. Posey based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval for City of Deadwood, 31 Seventy Six Drive. Aye – All. Motion carried.***

**ITEMS FROM CITIZENS NOT ON AGENDA**

**STAFF REPORT** *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported city staff is all back working in the office. The building continues to be closed to the public. The Mayor has formed a committee to work on ordinance for re-opening Deadwood. The City Commission and staff is working on the budget. Staff has been working on website development. Mike Runge has been monitoring the Tin Lizzie site. Bonny and Cindy have been managing the office.

**COMMITTEE REPORTS**

Mr. Toews asked what was going on at the Mickelson Trail Head. There are stakes at corners.  
Mr. Kuchenbecker stated the City is working identify property lines.

Mr. Steinlicht thanked Kevin for getting his tablet working.

Ms. Posey stated there is a Main Street Initiative Meeting next Thursday.

**OTHER BUSINESS**

The Historic Preservation Commission Meeting adjourned at 5:42 p.m.

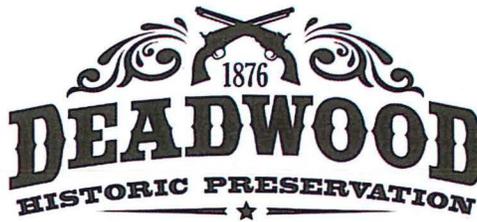
ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary*

# EXHIBIT B



## MEMORANDUM

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**Date:** May 8, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Applications

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The following Historic Preservation Program applications were received by this office. Staff's recommendation follows the program request. These applications were received prior to April 30, 2020 the deadline set forth by the Historic Preservation Commission for a moratorium to go into effect for grant and forgivable loan programs due to the Covid-19 pandemic.

- Jacqueline West – 79 Forest – Elderly Resident Program  
*Staff has determined the applicant and the project meets the criteria for the Elderly Resident Program. Staff will coordinate with the applicant during the proposed project.*
- Dale & Susan Berg – 874 Main – Wood Windows and Doors Program  
*The applicant is requesting to be entered into the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.*
- Mary Larson – 3 Burlington – Elderly Resident Program  
*Staff has determined the applicant and the project meets the criteria for the Elderly Resident Program. Staff will coordinate with the applicant during the proposed project.*
- Bob & Bonita Goode – 3 Pearl – Wood Windows and Doors and Siding Programs  
*The applicant is requesting to be entered into the Wood Windows and Doors and Siding Programs. Staff will coordinate with the applicant during the proposed project.*
- Keith & Carol Umenthum – 65 Lincoln – Elderly Resident Program  
*Staff has determined the applicant and the project meets the criteria for the Elderly Resident Program. Staff will coordinate with the applicant during the proposed project.*
- Doug & Beth Norton – 185 Cliff St. – Wood Windows and Doors Program  
*The applicant is requesting to be entered into the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.*
- David Akrop – 98 Charles St. – Siding Program  
*The applicant is requesting to be entered into the Siding Program. The applicant is already in the Elderly Resident Program and plans to use remaining funds to assist with the Siding Program. Staff will coordinate with the applicant during the proposed project.*
- Louis Van Roekel – 4 Washington St. – Wood Windows and Doors Program.  
*The applicant is requesting to be entered into the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.*
- Mike Trucano, NMD Venture, LLC – 685 Main – Historic Façade Easement Program  
*The applicant is requesting to be entered into the Façade Easement Program. Staff will coordinate with the applicant during the proposed project.*



# Elderly Residents Program Application

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

Address of Property:

79 Forest Ave

Applying for:  Grant or  Loan

Applicant/Owner name & mailing address:

Jacqueline West  
79 Forest Ave  
Deadwood, SD 57732

Requested Grant Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ 13,000

Telephone: (310) 913-2821

E-mail jacquelinewestcd@gmail.com

What year were you born? 1946

<b>For Office Use Only:</b>	
<input checked="" type="checkbox"/> Owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: <u>5/5/20</u>	Initials: <u>JA</u>
Assessed Valuation \$ _____	

Description of work to be done new roof. Roof leaking into the bathroom, kitchen & upstairs hallway.

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

### Certification

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

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

Applicant's signature: [Signature]

Date submitted: 4/27/2020

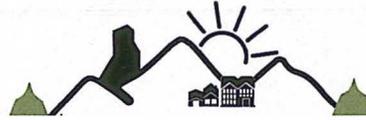
Owner's signature: [Signature]

Date submitted: 4/27/2020

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

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

Twin City Construction LLC  
518 Cliff St  
Deadwood, SD 57732  
(605) 920-8372  
[TwinCityRSW@gmail.com](mailto:TwinCityRSW@gmail.com)



Bid Date 4/20/20

Customer: Jackie West

Address: 79 Forest St Deadwood, SD

Phone Number: 310-913-2821 Email: jacquelinewestcd@gmail.com

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 his without expense following that date without a written consent from the Contractor.

### **Project Details**

Manufacturer(s): Certainteed  
Style/Grade: Arch  
Color: TBD  
Underlayment: Premium Synthetic  
Manufacturer Year Warranty: Limited  
Lifetime  
Decking: ?  
Valley: 35 LF  
Ridge: 55 LF  
Pipe Fittings: 1- 3" and 1-4"  
Ventilation: turtle  
Metal Edging: all new  
Starter: 100LF  
Ice/Water Barrier: 900SF  
Additional Roof System :  
Gutters:  
o Downspout  
Siding:  
o Color  
Extra Comments: Take down (2) chimneys  
Special Instructions:

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.

### **Project Structure**

**Tear-off 1-3 layers / Replace shingle**

**Mat & Lab \$ 13,500.00**

**Take down (2) chimneys below roof line and patch**

**Mat & Lab \$700.00**

OPTIONAL

Re-sheet spaced boards 7/16 OSB

Back side Mat & Lab \$1,200.00

Front side Mat & Lab \$1,500.00

TOTAL Without sheathing \$14,200.00

TOTAL With sheathing entire pitched house

\$ 16,900.00

Take \$500.00 off if we can start 4/21/20

Permit and disposal included

\*Plus any additional supplements paid by the Insurance Company

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

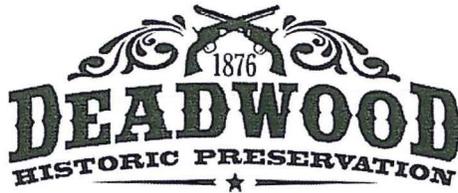
Accepted By (sign): \_\_\_\_\_

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

TCRSW Rep: \_\_\_\_\_

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

\_\_\_\_\_



# Wood Windows and Doors Application

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

1. Address of Property:

874 main

2. Applicant/Owner name & mailing address:

Dale + Susan Berg

650 main st

Deadwood SD. 57732

Telephone: (605) 381-1855

E-mail dale@bergjewelers.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 20,000.00

Estimated Total Cost for Entire Project:

\$ 36,000.00

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 3/17/20

Initials: BA

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

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

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

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

Applicant's signature: Dale Berg

Date submitted: 02/28/2020

Owner's signature: Dale Berg

Date submitted: 02/28/2020

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

# Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	7					
Right Side View	4					
Left Side View	2					
Rear View	1					
Total Windows	14					
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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

# Dale Berg Combo Storms

Quote #: T46178E

A Proposal for Window and Door Products prepared for:

**Job Site:**

57783

**Shipping Address:**

DAKOTA LUMBER

18751 US HIGHWAY 85

BELLE FOURCHE, SD 57717-7901



BRETT BACHAND

DAKOTA LUMBER

PO BOX 936

BELLE FOURCHE, SD 57717-0936

Email: [brett@dakotalumberco.com](mailto:brett@dakotalumberco.com)

This report was generated on 5/8/2020 10:12:32 AM using the Marvin Order Management System, version 0002.30.01 (Old). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

**MARVIN** 

## Global Specs

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

OLD

## UNIT SUMMARY

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

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

NUMBER OF LINES: 18	TOTAL UNIT QTY: 22	EXT NET PRICE: USD 10,746.00
---------------------	--------------------	------------------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Bay	Ultimate Wood	Configured Part for: Double Hung Round Top Operator RO 30 1/2" X 81 11/16" Entered as FS 29 1/2" X 81 3/16"	897.00	3	2,691.00
2	Front Porch 1	Ultimate Wood	Configured Part for: Double Hung Entered as OM 28 7/16" X 79 7/16"	238.50	1	238.50
3	Front Porch 2	Ultimate Wood	Configured Part for: Double Hung Entered as OM 28 1/8" X 79 3/4"	238.50	1	238.50
4	Front Porch 3	Ultimate Wood	Configured Part for: Double Hung Entered as OM 28" X 80"	256.50	1	256.50
5	Dales 1	Ultimate Wood	Configured Part for: Double Hung Entered as OM 28 1/8" X 71 3/4"	228.75	1	228.75
6	Dales 2	Ultimate Wood	Configured Part for: Double Hung Entered as OM 28 1/4" X 72 1/8"	228.75	1	228.75
7	Susan 1	Ultimate Wood	Configured Part for: Double Hung Entered as OM 28 1/8" X 71 3/8"	228.75	1	228.75
8	Susan 2	Ultimate Wood	Configured Part for: Double Hung Entered as OM 28 1/4" X 71 3/8"	228.75	1	228.75
9	Susan 3	Ultimate Wood	Configured Part for: Double Hung Entered as OM 28 1/4" X 71 3/8"	228.75	1	228.75
10	Laundry	Ultimate Wood	Configured Part for: Double Hung	228.75	1	228.75

			Entered as OM 28 3/16" X 71 7/8"			
11	Hall	Ultimate Wood	Configured Part for: Double Hung	228.75	1	228.75
			Entered as OM 28 1/4" X 71 3/4"			
12	Spa	Ultimate Wood	Configured Part for: Double Hung	171.00	1	171.00
			Entered as OM 28" X 39 1/16"			
13	Porch Deck	Ultimate Wood	Double Hung RO 30 3/8" X 41 1/2" Entered as CN 2416	711.00	2	1,422.00
14	Side	Ultimate Wood	Double Hung RO 36 3/8" X 41 1/2" Entered as CN 3016	744.00	2	1,488.00
15	Drive	Ultimate Wood	Double Hung RO 30 3/8" X 57 1/2" Entered as CN 2424	801.00	1	801.00
16	Drive	Ultimate Wood	Double Hung RO 30 3/8" X 57 1/2" Entered as CN 2424	801.00	1	801.00
17	Bathroom	Ultimate Wood	Double Hung RO 36 3/8" X 41 1/2" Entered as CN 30	744.00	1	744.00
18	set up	Ultimate Wood	Set - Up	293.25	1	293.25

## LINE ITEM QUOTES

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

Line #1	Mark Unit: Bay	Net Price:		897.00
Qty: 3		Ext. Net Price:	USD	2,691.00



Entered As: FS  
 RO 30 1/2" X 81 11/16"  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung Round Top Operator - RT6  
 Frame Size 29 1/2" X 81 3/16"  
 Frame Size Springline from bottom: 77 7/16"  
 Rough Opening 30 1/2" X 81 11/16"  
 Rough Opening Springline from bottom: 77 47/64"  
 #CUSTOM COMBINATION PER DRAWING ..... 112.50  
 Equal 1-Lite DLO Heights  
 Combination ..... 784.50  
 OM 28" X 79 1/2"  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 # Non system generated Pricing  
 \*\*\*Note: Requires template or original Marvin Order Number.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Front Porch 1	Net Price:		238.50
Qty: 1		Ext. Net Price:	USD	238.50



Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 7/16" X 79 7/16"  
 Combination ..... 238.50  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change  
 \*\*\*Note: Errors approved by LISA BANNERT on Friday, March 20, 2020 @ 02:15:10 PM

Line #3	Mark Unit: Front Porch 2	Net Price:		238.50
Qty: 1		Ext. Net Price:	USD	238.50



Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 1/8" X 79 3/4"  
 Combination ..... 238.50  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change  
 \*\*\*Note: Errors approved by LISA BANNERT on Friday, March 20, 2020 @ 02:15:14 PM

Line #4	Mark Unit: Front Porch 3	Net Price:		256.50
Qty: 1		Ext. Net Price:	USD	256.50



Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28" X 80"  
 Combination ..... 256.50  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change  
 \*\*\*Note: Errors approved by LISA BANNERT on Friday, March 20, 2020 @ 02:15:17 PM

Line #5	Mark Unit: Dales 1	Net Price:		228.75
Qty: 1		Ext. Net Price:	USD	228.75



Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 1/8" X 71 3/4"  
 Combination ..... 228.75  
 Stone White Surround  
 Charcoal Fiberglass Mesh-  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Dales 2	Net Price:		228.75
Qty: 1		Ext. Net Price:	USD	228.75



Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 1/4" X 72 1/8"  
 Combination ..... 228.75  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Susan 1	Net Price:		228.75
Qty: 1		Ext. Net Price:	USD	228.75



Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 1/8" X 71 3/8"  
 Combination ..... 228.75  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: Susan 2	Net Price:		228.75
Qty: 1		Ext. Net Price:	USD	228.75



Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 1/4" X 71 3/8"  
 Combination ..... 228.75  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: Susan 3	Net Price:		228.75
Qty: 1		Ext. Net Price:	USD	228.75

**MARVIN**   
 Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 1/4" X 71 3/8"  
 Combination ..... 228.75  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: Laundry	Net Price:		228.75
Qty: 1		Ext. Net Price:	USD	228.75

**MARVIN**   
 Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 3/16" X 71 7/8"  
 Combination ..... 228.75  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: Hall	Net Price:		228.75
Qty: 1		Ext. Net Price:	USD	228.75

**MARVIN**   
 Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28 1/4" X 71 3/4"  
 Combination ..... 228.75  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #12	Mark Unit: Spa	Net Price:		171.00
Qty: 1		Ext. Net Price:	USD	171.00

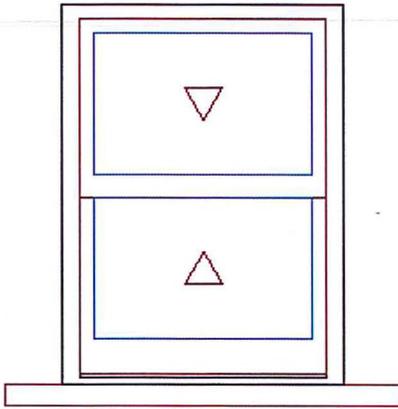
**MARVIN**   
 Entered As: OM  
 Egress Information  
 No Egress Information available.

Configured Part: Combination for:  
 Ultimate Wood Double Hung  
 Outside Measurement 28" X 39 1/16"  
 Combination ..... 171.00  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #13	Mark Unit: Porch Deck	Net Price:		711.00
Qty: 2		Ext. Net Price:	USD	1,422.00

**MARVIN** 

Primed Pine Exterior ..... 28.50  
 Bare Pine Interior  
 Ultimate Wood Double Hung ..... 436.50

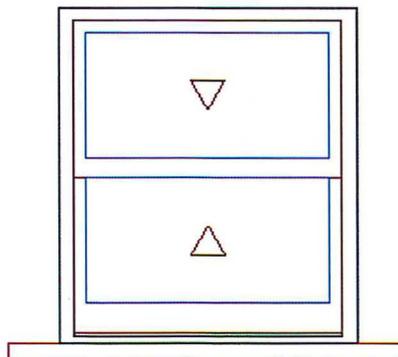


As Viewed From The Exterior

Entered As: CN  
 MO 29 7/8" X 42 7/16"  
 CN 2416  
 FS 29 3/8" X 41"  
 RO 30 3/8" X 41 1/2"  
**Egress Information**  
 Width: 25 13/16" Height: 14 1/4"  
 Net Clear Opening: 2.55 SqFt

CN 2416  
 Rough Opening w/ Subsill  
 30 3/8" X 41 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock ..... 51.75  
 Beige Jamb Hardware  
 Combination ..... 156.00  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 Exterior Casing - None..... 9.00  
 Primed Pine W8063 - Extended Thick Subsill ..... 9.75  
 Non Finger-Jointed Subsill..... 6.00  
 6" Long Sill Horns ..... 25.50  
 Non Finger-Jointed Sill ..... 6.00  
 No Installation Method  
 \*\*\*Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.  
 Field application may require special sizing.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #14	Mark Unit: Side	Net Price:		744.00
Qty: 2		Ext. Net Price:	USD	1,488.00



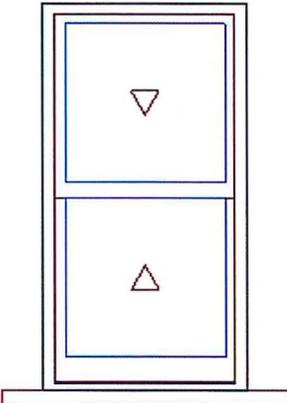
As Viewed From The Exterior

Entered As: CN  
 MO 35 7/8" X 42 7/16"  
 CN 3016  
 FS 35 3/8" X 41"  
 RO 36 3/8" X 41 1/2"  
**Egress Information**  
 Width: 31 13/16" Height: 14 1/4"  
 Net Clear Opening: 3.15 SqFt

Primed Pine Exterior ..... 28.50  
 Bare Pine Interior  
 Ultimate Wood Double Hung ..... 454.50  
 CN 3016  
 Rough Opening w/ Subsill  
 36 3/8" X 41 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock ..... 51.75  
 Beige Jamb Hardware  
 Combination ..... 166.50  
 Stone White Surround

Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 Exterior Casing - None.....-9.00  
 Primed Pine W8063 - Extended Thick Subsill ..... 11.25  
 Non Finger-Jointed Subsill..... 7.50  
 6" Long Sill Horns ..... 25.50  
 Non Finger-Jointed Sill ..... 7.50  
 No Installation Method  
 \*\*\*Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.  
 Field application may require special sizing.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #15	Mark Unit: Drive	Net Price:	801.00
Qty: 1		Ext. Net Price: USD	801.00



As Viewed From The Exterior

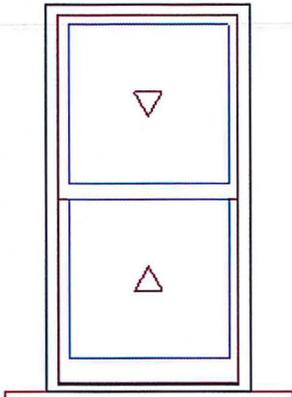
Entered As: CN  
 MO 29 7/8" X 58 7/16"  
 CN 2424  
 FS 29 3/8" X 57"  
 RO 30 3/8" X 57 1/2"  
**Egress Information**  
 Width: 25 13/16" Height: 22 1/4"  
 Net Clear Opening: 3.99 SqFt

Primed Pine Exterior ..... 28.50  
 Bare Pine Interior  
 Ultimate Wood Double Hung ..... 504.75  
 CN 2424  
 Rough Opening w/ Subsill  
 30 3/8" X 57 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock ..... 51.75  
 Beige Jamb Hardware  
 Combination ..... 180.00  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 Exterior Casing - None.....-11.25  
 Primed Pine W8063 - Extended Thick Subsill ..... 9.75  
 Non Finger-Jointed Subsill..... 6.00  
 6" Long Sill Horns ..... 25.50  
 Non Finger-Jointed Sill ..... 6.00  
 No Installation Method  
 \*\*\*Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.  
 Field application may require special sizing.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #16	Mark Unit: Drive	Net Price:	801.00
Qty: 1		Ext. Net Price: USD	801.00



Primed Pine Exterior ..... 28.50  
 Bare Pine Interior  
 Ultimate Wood Double Hung ..... 504.75

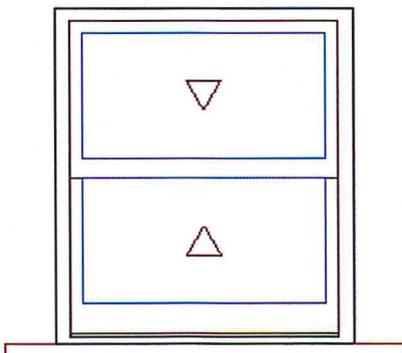


As Viewed From The Exterior

Entered As: CN  
 MO 29 7/8" X 58 7/16"  
 CN 2424  
 FS 29 3/8" X 57"  
 RO 30 3/8" X 57 1/2"  
 Egress Information  
 Width: 25 13/16" Height: 22 1/4"  
 Net Clear Opening: 3.99 SqFt

CN 2424  
 Rough Opening w/ Subsill  
 30 3/8" X 57 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock ..... 51.75  
 Beige Jamb Hardware  
 Combination ..... 180.00  
 Stone White Surround  
 Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jamb  
 Exterior Casing - None ..... -11.25  
 Primed Pine W8063 - Extended Thick Subsill ..... 9.75  
 Non Finger-Jointed Subsill ..... 6.00  
 6" Long Sill Horns ..... 25.50  
 Non Finger-Jointed Sill ..... 6.00  
 No Installation Method  
 \*\*\*Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.  
 Field application may require special sizing.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #17	Mark Unit: Bathroom	Net Price:		744.00
Qty: 1		Ext. Net Price:	USD	744.00



As Viewed From The Exterior

Entered As: CN  
 MO 35 7/8" X 42 7/16"  
 CN 3016  
 FS 35 3/8" X 41"  
 RO 36 3/8" X 41 1/2"  
 Egress Information  
 Width: 31 13/16" Height: 14 1/4"  
 Net Clear Opening: 3.15 SqFt

Primed Pine Exterior ..... 28.50  
 Bare Pine Interior  
 Ultimate Wood Double Hung ..... 454.50  
 CN 3016  
 Rough Opening w/ Subsill  
 36 3/8" X 41 1/2"  
 Top Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Bottom Sash  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ovolo Exterior Glazing Profile  
 Ovolo Interior Glazing Profile  
 Antique Brass Sash Lock ..... 51.75  
 Beige Jamb Hardware  
 Combination ..... 166.50  
 Stone White Surround

Charcoal Fiberglass Mesh  
 Primed Pine Finish  
 \*\*\*Screen/Combo Ship Loose  
 4 9/16" Jambs  
 Exterior Casing - None.....-9.00  
 Primed Pine W8063 - Extended Thick Subsill ..... 11.25  
     Non Finger-Jointed Subsill..... 7.50  
 6" Long Sill Horns ..... 25.50  
     Non Finger-Jointed Sill ..... 7.50  
 No Installation Method  
 \*\*\*Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.  
 Field application may require special sizing.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #18	Mark Unit: set up	Net Price:		293.25
Qty: 1		Ext. Net Price:	USD	293.25



Entered As:  
 Egress Information  
 No Egress Information available.

\*\*\*\*\*  
 Charge Only  
 \*\*\*\*\*  
 Set - Up ..... 293.25  
 SET UP FOR CUSTOM TOP RAIL  
 \*\*\*Note: Charge Only items are invoiced only but no product is shipped

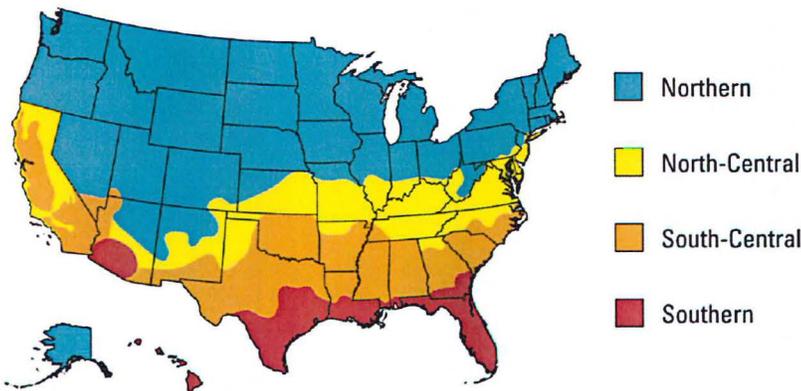
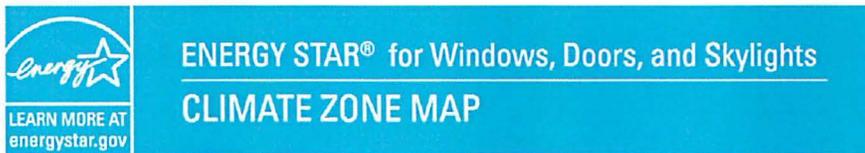
Project Subtotal Net Price: USD	10,746.00
6.500% Sales Tax: USD	698.49
Project Total Net Price: USD	11,444.49

## Product and Performance Information

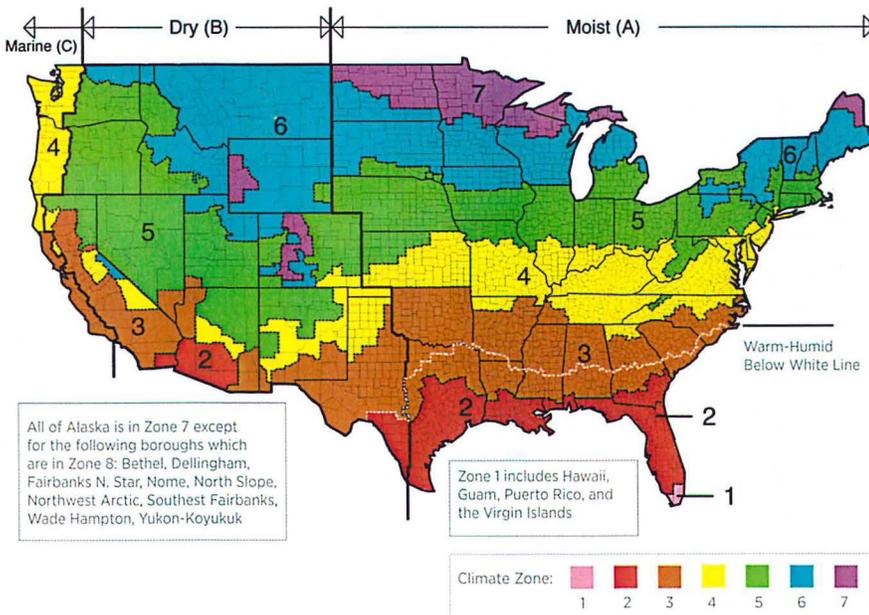
NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

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

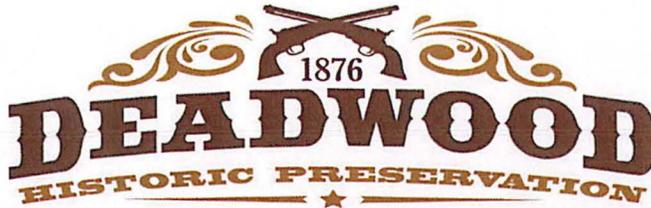
Review the map below to determine if your units meet ENERGY STAR for your location.



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



Back to Agenda



# Elderly Residents Program Application

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

Address of Property:

3 BURLINGTON ST

Applicant/Owner name & mailing address:

MARY LARSON  
3 Burlington St  
Deadwood SD 57732

Telephone: (605) 641-8244

E-mail larsmm0344@gmail.com

What year were you born? 1944

Applying for:  Grant or  Loan

Requested Grant Amount:

\$ 5000<sup>00</sup>

Estimated Total Cost for Entire Project:

\$ 5000<sup>00</sup>

For Office Use Only:

Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/5/20

Initials: BA

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

Description of work to be done Replace furnace, Replace window  
with no glass, fix sidewalk in front

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

## Certification

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

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

Applicant's signature: Mary Larson

Date submitted: 4/21/2020

Owner's signature: Mary Larson

Date submitted: 4/21/2020

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

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

Revised 6/7/18



ESTIMATE	#207-1
ESTIMATE DATE	Apr 22, 2020
TOTAL	<b>\$4,751.85</b>

## One Way Service Pros

Deadwood Dick's  
 55 Sherman St  
 Deadwood, SD 57732

### SERVICE ADDRESS

3 Burlington St  
 Deadwood, SD 57732

### CONTACT US

169 Charles St  
 Deadwood, SD 57732

☎ (605) 722-8101

✉ onewayservicepros@hotmail.com

## ESTIMATE

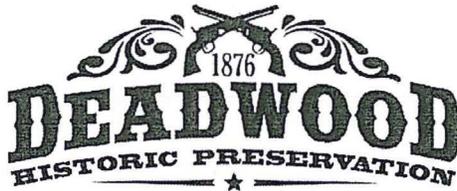
Services	qty	unit price	amount
Amana furnace 80,000 B.T.U. 92% single stage furnace Model# AMES920804C	1.0	\$4,656.80	\$4,656.80

Materials	qty	unit price	amount
> Plenum adapter > Vent pipe > Old furnace disposal > Drain piping > Gas piping materials Inclusions: Remove old furnace and install new furnace. Upon approval of bid 60% down payment is required.			

Subtotal	\$4,656.80
Tax (Excise Tax 2.041%)	\$95.05
<b>Total</b>	<b>\$4,751.85</b>

Thank you for your business!

Back to Agenda



# Siding Program Application

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

1. Address of Property:

3 Pearl Street

2. Applicant's name & mailing address:

Bob + Bonita Goodle

3 Pearl Street

Deadwood, S.D. 57732

Telephone: (605) 430-4542

E-mail Bob.RWS@gmail.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ 23,000

<b>For Office Use Only:</b>	
<input checked="" type="checkbox"/> Owner Occupied	
<input type="checkbox"/> Non-owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: <u>5/5/20</u>	Initials: <u>BK</u>
Assessed Valuation \$ _____	

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

5. Certification

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

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

Applicant's signature: Bob Goodle

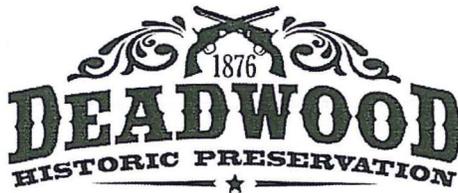
Date submitted: 4/20/20

Owner's signature: Bob Goodle

Date submitted: 4/20/20

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

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



# Wood Windows and Doors Application

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

1. Address of Property:

3 Pearl Street

2. Applicant/Owner name & mailing address:

Bob + Bonita Goode

3 Pearl Street

Deadwood, SD 57732

Telephone: (605) 430 4542

E-mail Bob.rws@gmail.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 1,800<sup>00</sup>

Estimated Total Cost for Entire Project:

\$ 23,000

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/5/20

Initials: BT

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

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

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

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Applicant's signature: Bob Goode

Date submitted: 4/20/20

Owner's signature: Bob Goode

Date submitted: 4/20/20

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

# Wood Windows and Doors Worksheet

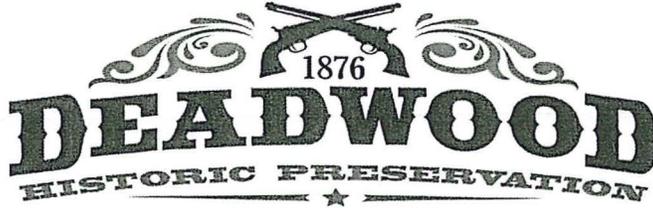
Please fill out below using numbers of windows, storm windows and doors.

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

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

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

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



# Elderly Residents Program Application

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

Address of Property:

65 Lincoln Avenue  
Deadwood, SD 57732

Applicant/Owner name & mailing address:

Keith Umenthum

PO Box 231

Deadwood, SD 57732-0231

Telephone: (605) 920-1282

E-mail carolumenthum@gmail.com

What year were you born? 1947

Applying for:  Grant or  Loan

Requested Grant Amount:

\$ 6700.00

Estimated Total Cost for Entire Project:

\$ 6700.00

**For Office Use Only:**

Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/5/20

Initials: KA

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

Description of work to be done Replace existing natural gas forced-air furnace and install central air conditioning.

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

### Certification

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

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

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

Owner's signature: Keith Umenthum

Date submitted: 4/24/2020

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

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



# WOLFF'S PLUMBING & HEATING

PO BOX 97  
SPEARFISH SD 57783  
www.wolffph.com

(605) 642-5755

### BILL TO

Keith Umenthum  
65 Lincoln Avenue  
Deadwood, SD 57732 USA

ESTIMATE	ESTIMATE DATE Mar 06, 2020
----------	-------------------------------

### JOB ADDRESS

Keith Umenthum  
65 Lincoln Avenue  
Deadwood, SD 57732 USA

Job:

### ESTIMATE DETAILS

Install New furnace and A/C

TASK	DESCRIPTION	QTY	PRICE	TOTAL
T100001	FURNACE AND AC INSTALL: FURNACE AND AC INSTALL PER QUOTE Airease 70,000 btu 95% single stage furnace with new honeywell T6 thermostat. Airease 2 ton Indoor coil, line set, Outdoor a/c unit with pad.	1.00	\$6,700.00	\$6,700.00

SUB-TOTAL	\$6,700.00
TAX	\$0.00
TOTAL	\$6,700.00

Thank you for choosing Wolff's Plumbing & Heating, Inc.

### CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary [above] is furnished by Wolff's Plumbing & Heating, Inc. as a good faith estimate of work to be performed at [the location described above] and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree to the estimate and authorize [the contractor] to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed.



# Wood Windows and Doors Application

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

1. Address of Property:

185 CLIFF ST.

2. Applicant/Owner name & mailing address:

DOUGLAS + BETH NORTON

185 CLIFF ST.

DEADWOOD, S. DAK. 57732

Telephone: (307) 680-1721

E-mail norton@vcn.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

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

Estimated Total Cost for Entire Project:

\$ 9,889.00

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/5/20

Initials: BA

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

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

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

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Applicant's signature: Douglas Norton

Date submitted: 04/23/2020

Owner's signature: Douglas Norton

Date submitted: 04/23/2020

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

# Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	5 TRIM				1 TRIM	
Right Side View	5					
Left Side View	3				1	
Rear View	4				1	
Total Windows	17				3	
	13600 TRIM Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows OR qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 OR for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door OR for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door. (TRIM) (TRIM) 1200	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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

# NORTON CONSTRUCTION, INC.

PO Box 1143

Gillette, WY 82717

Cell: (307) 680-1721 • Fax: (307) 687-7273 • Email: norton@vcn.com

Visit our website at: [www.nortonconst.com](http://www.nortonconst.com)

---

23 April 2020

Doug & Beth Norton  
185 Cliff St.  
Deadwood, S. Dak. 57732

Ref: Remodeling Project

Project #1 Exterior Wood Trim Replacement

1. Remove Exterior black trim 2 hr x (20) windows/doors @  
\$ 55.00 per hour = \$ 2,200.00
2. Install Trim on outside of (20) windows/doors x 2 hrs each  
because We will have to clean up around stucco or cut  
stucco a little @ \$ 55.00 = \$ 2,200.00
3. Caulking around (20) windows/doors and cleaning up site  
X 1 hr per window @ \$ 55.00 = \$ 1,100.00
4. Putty & Paint the exterior wood trim (black) (20) x  
2 hrs each @ \$ 55.00 = \$ 2,200.00
5. Cost of Cement Board Trim 1 x 6 20' per window/door  
X (20) = 400' of trim @ \$ 1.60 per foot = \$ 640.00
6. Metal Drip Cap (20) x 4' = \$ 50.00
7. Building Permit \$ 150.00
8. Travel Expense \$ 450.00

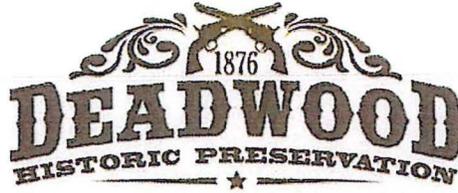
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Total Amount to Remove and Replace the Exterior Trim on (20) Windows and Doors	\$ 8,990.00
Norton Const Overhead & Profit 10%	\$ 899.00
	-----
Total Amount:	\$ 9,889.00

Thank You



Eric Norton, Vice Pres.  
Norton Construction Inc.  
680-1721 or 299-9880 (Eric)



# Siding Program Application

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

1. Address of Property:  
98 Charles St,  
LOT B BIK 75 Original Town Deadwood

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

2. Applicant's name & mailing address:  
DAVID D. AKROP  
98 CHARLES ST,  
DEADWOOD, S.D. 57732

\$ 10 000.00

Estimated Total Cost for Entire Project:

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

Telephone: (605) 578 - 1795

E-mail dakrop@spe.midco.net

For Office Use Only:	
<input checked="" type="checkbox"/>	Owner Occupied
<input type="checkbox"/>	Non-owner Occupied
Verified through the Lawrence County Office of Equalization	
Date: <u>5/5/20</u>	Initials: <u>DA</u>
Assessed Valuation \$ _____	

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

### 5. Certification

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

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Applicant's signature: David D. Akrop

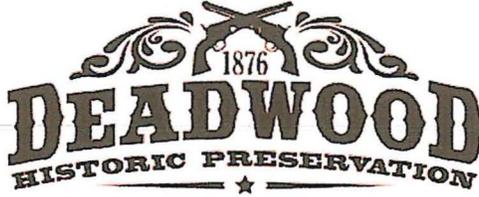
Date submitted: 4/29/20

Owner's signature: David D. Akrop

Date submitted: 4/29/20

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

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



# Wood Windows and Doors Application

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

1. Address of Property:

4 WASHINGTON ST

2. Applicant/Owner name & mailing address:

LOUIS J. VAN ROOY  
4 WASHINGTON ST  
DEADWOOD, SD 57732

Telephone: (605) 222-1351

E-mail DESUR.MNCOMM.COM

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

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

Estimated Total Cost for Entire Project:

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

<b>For Office Use Only:</b>	
<input checked="" type="checkbox"/> Owner Occupied	
<input type="checkbox"/> Non-owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: <u>4/5/20</u>	Initials: <u>JK</u>
Assessed Valuation \$ _____	

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

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

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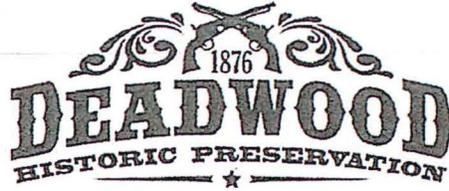
Applicant's signature: *Louis J. Van Rooy*

Date submitted: 4/20/20

Owner's signature: *Louis J. Van Rooy*

Date submitted: 4/20/20

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



# Historic Facade Easement Program Application

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

1. Address of Property:

685 MAIN ST.

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

NMD VENTURE, LLC

2. Applicant's name & mailing address:

NMD VENTURE, LLC

685 MAIN ST.

685 MAIN ST.

DEADWOOD, SD

DEADWOOD, SD

Telephone: (605) 641-5111

E-mail mtrucano@centurylink.com

Telephone: (605) 641-5111

E-mail mtrucano@centurylink.com

4. Project Costs:	Total cost of the façade restoration project:	\$ <u>228,674</u>
	Amount requested for the façade project (Keep in mind eligible expenses and program maximums)	\$ <u>182,939</u>
	Total cost of building rehabilitation project (Include additional interior work planned)	\$ <u>378,674</u>
	Anticipated appraisal value at conclusion of project	\$ <u>2,922,514</u>

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
  - Provide detailed description of exterior changes including materials, colors and dimensions
  - Proposed rehabilitation renderings and elevations
  - Current and historic photos of the building
  - Project budget including the entire project and façade project
  - Project timeline
  - General information on project financing or other such information showing feasibility of project
  - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

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

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Applicant's signature: M. J. [Signature]

Date submitted: 4/29/20

Owner's signature: M. J. [Signature]

Date submitted: 4/29/20

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

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

# EXHIBIT C



## DAKOTA HOME RESOURCES

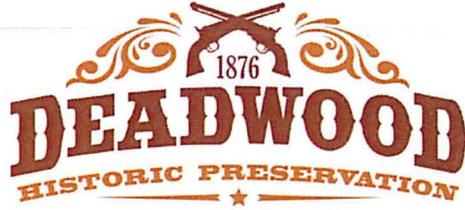
### Loan Application Process

- 1) Applicant fills out a **loan application** either online or a paper application and submits the completed application to NeighborWorks with supporting documents
- 2) NeighborWorks **processes the application** including but not limited to pulling a credit report, verifying title & liens, verifying income and liabilities, verifying owner occupancy and tax assessed value etc.
- 3) NeighborWorks issues a **Loan Estimate** to the applicant (for each individual loan) listing loan terms, conditions and fees (For Example: 1% loan origination Fee, \$99 settlement fee, credit report fee of \$40- \$60, O & E Title Report fee \$120 to \$150, Recording fees of \$60 to \$120) and collects the applicant's signatures
- 4) NeighborWorks presents the **Loan Request to the Loan Committee** for review
- 5) NeighborWorks presents the **Loan Request to the Historic Preservation Commission** (with the Loan Committee's recommendations).
- 6) If the loan request is approved, NeighborWorks issue a **Closing Disclosure** to the applicant and schedules a closing date. If the loan request is denied, NeighborWorks will issue a Denial letter stating the reason that the application has been denied.
- 7) NeighborWorks meets with the applicant to **sign closing documents** (Note, Mortgage etc.) and then has the Mortgage recorded at Lawrence County
- 8) NeighborWorks will present **draw requests** to the HP Commission for approval during the construction period
- 9) Once the loan matures or the project is complete, NeighborWorks will prepare the **Permanent Note** and have it signed by the borrower. They will also modify the Mortgage if needed to accurately list the actual loan amount used during the construction phase.

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER



# EXHIBIT D



## Forgivable Loan Compliance Agreement

Please read and complete this Compliance Agreement, then sign and date the agreement below.

Borrowers Name(s): \_\_\_\_\_ Loan Program(s): \_\_\_\_\_

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

Owners of Qualified Non-Owner-Occupied Properties may qualify for Forgivable Loans for the following Deadwood Historic Preservation Programs: Windows, Siding, Foundation and Retaining Wall.

In order to request that the loan balance be forgiven and the lien released, a property maintenance inspection shall be completed by the City Building Inspector. This inspection will be completed in accordance with the City of Deadwood's Minimum Maintenance Standards and should be completed in the months prior to the loan's maturity date, to allow time to complete any required repairs.

A copy of this inspection will be provided to the property owner. The owner must complete any and all necessary repairs related to the maintenance items listed in the inspection report, in order to bring the property in compliance with the City of Deadwood's Minimum Maintenance Standards. Furthermore, the owner must satisfy all loan conditions before loan can be forgiven.

Failure to complete the work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be due and payable in full at that time and not forgiven.

Additional forgivable loan considerations: If the owner desires to sell the property prior to the end of the loan term, the following conditions apply:

- The loan balance may be prorated as follows:  
10% of the loan amount may be forgiven at the end of each full calendar year, beginning when the loan is rolled from a construction loan to a permanent loan
- The remaining unforgiven loan balance will be due and payable in full
- The owner must have addressed any additional preservation issues beyond the original work
- The property must meet the City of Deadwood's Minimum Maintenance Standards
- And the owner must satisfy all loan conditions before loan can be forgiven

The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan or to change or modify this program for any reason.

By signing this Compliance Agreement, I certify that I have read, understand and agree to the Forgivable Loan terms and conditions as described in this compliance agreement.

Borrower's signature: \_\_\_\_\_ Date Signed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Co-borrower's signature: \_\_\_\_\_ Date Signed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Revised 3/2/2020

# EXHIBIT E

*Prepared by:  
City of Deadwood  
Historic Preservation Office  
108 Sherman St.  
Deadwood, SD 57732  
605-578-2082*

## **SATISFACTION OF GRANT – STATE FORM**

Deadwood Historic Preservation Commission of Deadwood, State of South Dakota, HEREBY CERTIFIES, that a certain GRANT, bearing date of the 4<sup>th</sup>, day of August, 2016, executed by Ralph Hoggatt to Deadwood Historic Preservation Commission of Deadwood upon the following real property situated in the County of LAWRENCE in the State of South Dakota, to-wit:

**The Northeasterly 25 feet of the Southwesterly 50 feet of that part of Seven (7) of the P.N. Hansen Subdivision of M.S. Number 109 which is Northwest of Main Street in the City of Deadwood as shown in Plat Book Two (2) of records of the Register of Deeds for said county and state, being a strip of ground fronting 25 feet of the parcel of ground deeded from P.H. Hansen and Louisa L. Hanson to Laura Newell on May 3, 1946, which Deed was recorded in Book 289, at page 401, of the records of the Register of Deeds Office for said country and state, and**

**all our rights, title and interest in and to that part of Lot 7 of Mineral Survey No. 109 in the City of Deadwood, described as follows: commencing at the Northeast Corner of Lot Seven (7) being the patent corner to M.S. number 109 and number 1106, running these Westerly 86 feet, thence at right angles Southeasterly 200 feet of the place of beginning, according to the plat recorded in Book 2 of plats, at page 66, of the Register of Deeds Office for said county and state, together with all improvements thereon and appurtenances thereunto belonging; subject to all reservations, restrictions, and easements of record or apparent upon the ground.**

And recorded in the office of the Register of Deeds of said Lawrence County, South Dakota, Doc No. 2016-03692 on the 13<sup>th</sup> day of June, 2016 at 10 o'clock 43 minutes A. M. is, with the indebtedness thereby secured, fully paid, satisfied and discharged.

Dated this \_\_\_\_\_ day of May, 2020.

Deadwood Historic Preservation Commission

\_\_\_\_\_  
Dale Berg-Deadwood Historic Preservation Chairman

State of South Dakota)  
County of Lawrence ) ss.

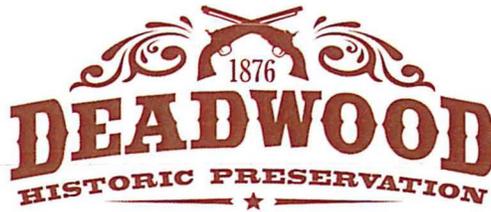
On this the \_\_\_\_\_ day of May, 2020 before me, the undersigned officer, personally appeared Dale Berg-Deadwood Historic Preservation Chairman, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for purpose therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Title of Officer

Date commission expires \_\_\_\_\_

# EXHIBIT F



## MEMORANDUM

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**Date:** May 8, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Hire Contractor to create Historic Ghost Mural – 79 Sherman Street

---

The Historic Preservation Commission has entered 79 Sherman Street, "J. Hattenbach The Grocer" Mural into the Historic Ghost Mural Easement Program on Wednesday, March 25, 2020.

As per the guidelines the City of Deadwood will be responsible for 100% of the restoration costs, bidding of the project, securing the required building permit and managing the restoration project. The owner of the building will be responsible for maintaining the ghost mural when complete per the easement guidelines.

A quote has been submitted from Sunset Regall, a highly recommended artist, to reproduce the ghost mural at 65 to 70% of the "J.Hattenbach The Grocer" mural located on the top left side of the building. Staff is recommending hiring Sunset Regall to reproduce the ghost mural for a cost not to exceed \$5,350.00.

**Recommend Motion:** *Move to recommend to the City Commission to hiring Sunset Regall to reproduce the ghost mural of the "J. Hattenbach The Grocer" mural for a cost not to exceed \$5,350.00.*

## Bonny Anfinson

---

**From:** DR <sunssette@gmail.com>  
**Sent:** Friday, May 8, 2020 9:17 AM  
**To:** Kevin Kuchenbecker; Bonny Anfinson; Melissa Starck  
**Subject:** REVISED Bid: Jacobs Brewhouse Mural  
**Attachments:** jacobs mockup final with dimensions.jpg

### REVISED Artist Wall Mural Painting Proposal - Jacobs Brewhouse/Deadwood, SD

Date: May 8, 2020

Artist: Sunset Regall

Phone: 530-521-7984

Address: 1000 Cordova Pl, Box 272, Santa Fe, NM, 87505

Website: [artbysunset.com](http://artbysunset.com)

Email: [sunset@artbysunset.com](mailto:sunset@artbysunset.com)

Alt. email: [sunssette@gmail.com](mailto:sunssette@gmail.com)

Description: Client wishes to enhance their exterior wall space with artwork in the form of mural/signage painted by Sunset (artist).

Goal: To reproduce original wall signage as in vintage photos provided by client. Original wording. Ghost sign elements.

Distressed/ weathered dark background and light mortar.

(see attached lettering mock-up)

Price Breakdown:

\*Design reproduced on pounce pattern – \$300. Wall Mural approx. 35' x 15'. Surface is ready-to-paint.

\*Paint Materials: \$600.00

\*Boom lift rental: \$1000.00/wk

\*Labor: \$2700.00

\*Artist mileage and lodging: \$750.00

PRICE: \$5350.00

Checks should be made out to Murals By Sunset.

Thank you for your consideration!

With Appreciation,

Sunset

Attachments area

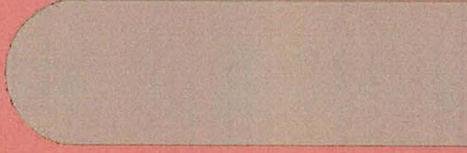
500" x 30"

# J. HATTENBACH THE GROCER

**CIGARS AND  
TOBACCO**

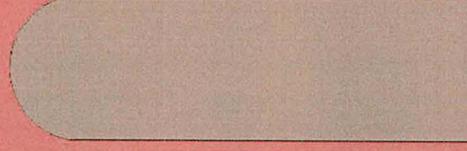
150" x 55:

Letters 22 In Tall



**TEAS AND  
COFFEE**

106" x 55"



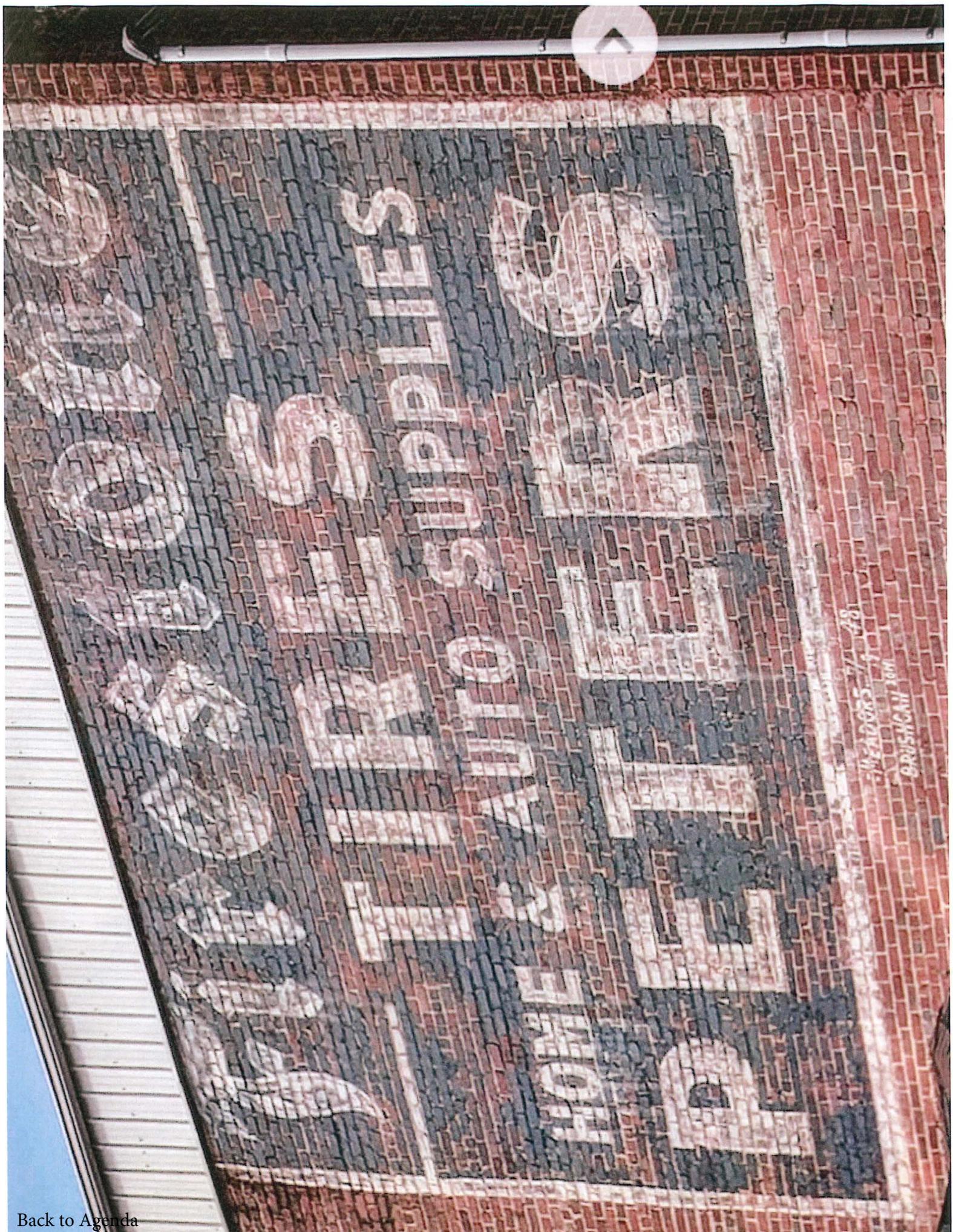
**FRUIT AND  
Vegetables**

114" x 62"

UNATTENDACH THE GROCER

CIGARS and TEAS and FRUIT  
TOBACCO, COFFEE, SPICES

**OWL**  
CIGAR



McADAMS 7/48  
BRUSHMAN 10M

# EXHIBIT G

Date: May 08, 2020

Case No. 200070  
Address: 685 MAIN ST

### Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 685 MAIN ST, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Michael Trucano  
Owner: NMD VENTURE LLC  
Constructed: 1898

#### CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

##### General Factors:

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

Although the first floor of the Waite Building - west façade - has been remodeled with tile and metal frame wrap around display windows, the building retains much of its original style. The second and third floors are essentially unaltered. The Waite Building fits into the architectural styles of the adjacent buildings and is a good example of a turn of the century Italianate commercial building

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

Applicant is requesting permission to remove portion of brick wall for installation of two new windows where the existing recessed brick, stone lintel and sill are located. Remove portion of brick for installation of new entry. Strip paint from brick on Deadwood Street side of building. Strip paint, prime and re-paint all windows and storefront on exterior side of building.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

##### Staff Opinion:

Staff has worked with the applicant and architect on this project to ensure the guidelines are followed and will continue to work with them through the conservation easement project. While no photographic evidence has been found to date regarding the window openings, it will not encroach upon, damage or destroy the historical significance of the resource. Therefore, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

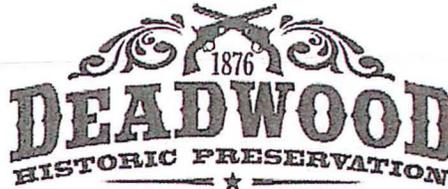
**Motions available for commission action:**

**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.	200070
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	4/29/2020
Date of Hearing	5/13/2020

## 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:	685 MAIN ST.
Historic Name of Property (if known):	HICKOK'S

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

Owner's Name: <u>NMD VENTURE, LLC</u>
Address: <u>685 MAIN ST.</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: _____
Telephone: <u>605-578-2222</u> Fax: _____
E-mail: <u>mtrucano@centurylink.com</u>

Architect's Name: <u>CHAMBERLIN ARCHITECTS</u>
Address: <u>725 St. JOSEPH, STE. B1</u>
City: <u>RAPID CITY</u> State: <u>SD</u> Zip: <u>57701</u>
Telephone: <u>355-6804</u> Fax: _____
E-mail: <u>bburns@chamberlinarchitects.com</u>

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

Agent's Name: <u>MICHAEL TRUCANO</u>
Address: <u>908 MAIN ST.</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>641-5111</u> Fax: _____
E-mail: <u>mtrucano@centurylink.com</u>

TYPE OF IMPROVEMENT			
<input checked="" 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 checked="" type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>SUMMER '20</u>		Project Completion Date (anticipated): <u>FALL 2020</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input checked="" type="checkbox"/> SIGN/AWNING	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material <u>FABRIC</u> Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

**DESCRIPTION OF ACTIVITY**

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

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

SEE ATTACHED SCOPE OF WORK NARRATIVE.

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

**SIGNATURES**

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

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

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

M. J. Bruno                      4-29-20  
SIGNATURE OF OWNER(S)                      DATE

M. J. Bruno                      4-29-20  
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.

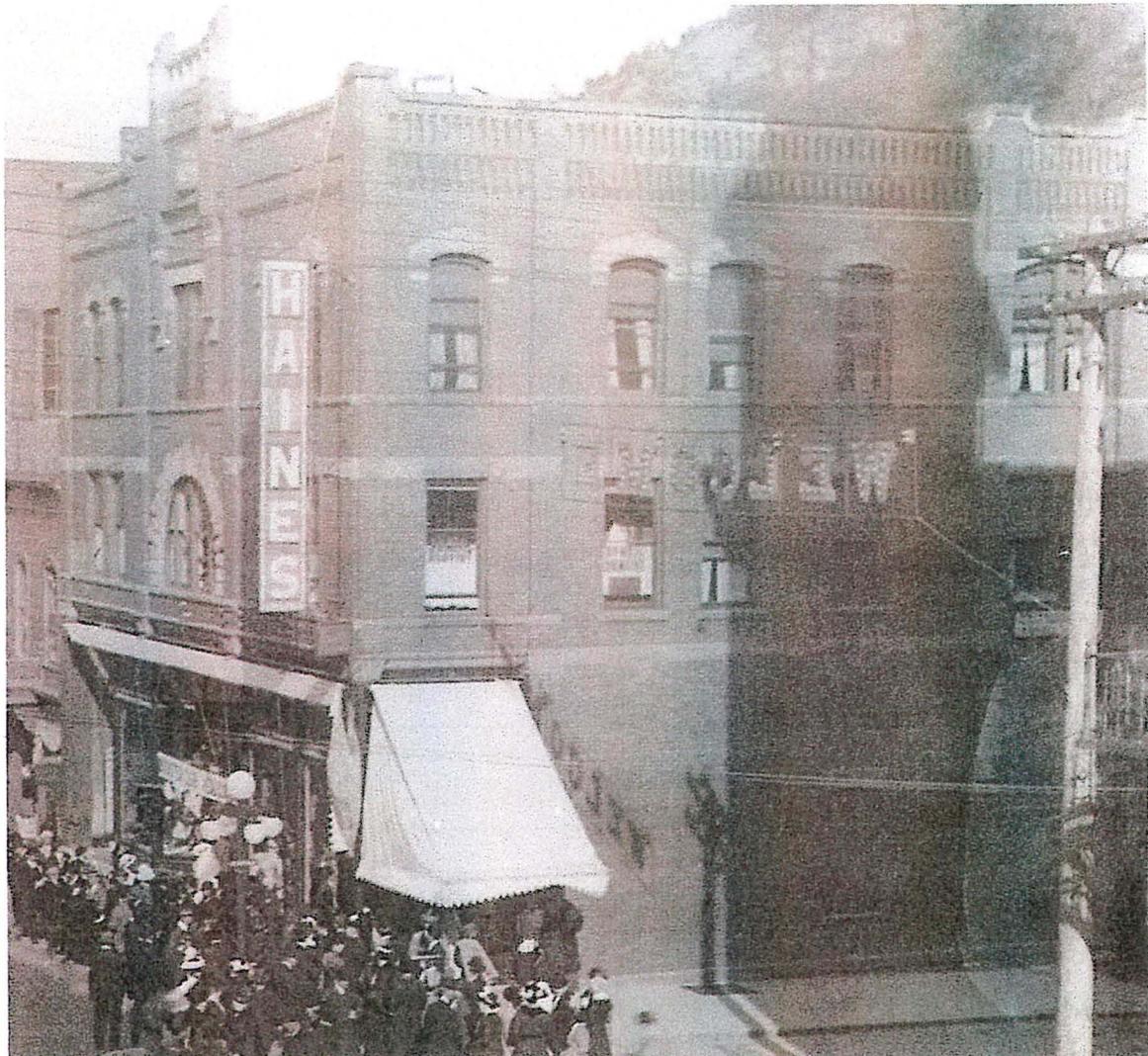
**Please use the attached criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece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

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

**Historic Façade Easement Program Application  
Hickok's Hotel and Suites**

Date: 04/29/2020

**Building Photographs**



S:\2037 - Hickok's Remodel\1. PRE-DESIGN\Hickok's Façade Easement Application\Hickok's Photographs.doc

• A P R O F E S S I O N A L C O R P O R A T I O N •

725 ST JOSEPH STREET  
RAPID CITY, SOUTH DAKOTA, 57701  
TELEPHONE (605) 355-6804  
WEBPAGE [www.chamberlinarchitects.com](http://www.chamberlinarchitects.com)



## Historic Façade Easement Program Application Hickok's Hotel and Suites

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Date: 04/29/2020

### Scope of Work Narrative

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The following is a description of façade repairs and modifications anticipated:

1. Remove portion of brick wall for installation of two new windows where the existing recessed brick, stone lintel and sill are located. Install two new wood, double-hung windows. From historical photos and review of the recessed brick and mortar joints, it appears that windows were never installed at those locations. We anticipate the need for steel lintels to support the brick above, but they would not be visible from the exterior of the building. Fabric awnings consistent with other existing awnings and building character will be installed over the new windows.
2. Remove portion of brick wall for installation of new entry. The new entry will be recessed into the building approximately five feet in order to meet the landing length in front of doors as required by the Building Code. The sidewalls of the entry will be constructed in a similar manner as the storefront with a combination of wood and glass. A custom pair of full-glass, wood doors will be installed within the storefront framing, as will an arched transom window above. The soffit of the entry will be vaulted to match the curvature of the existing stone arch. The landing in front of the door is yet to be determined, but since the floor structure is wood, we are looking into installing a cast iron floor plate with a logo over a waterproof membrane. There may be some additional floor structure support required in the basement. One to two steps will be required outside the face of the building. These would likely be cast-in-place concrete with cast iron treads. Decorative handrails will be installed on each side. Cast iron pilasters could be an option on the face of the brick on each side of the new opening.
3. Strip paint from brick on Deadwood St. side of building. Photos show that the side of the building was painted at least as early as the 1960's. It is reasonable to assume that the paint contains lead. Approximately 1,500 square feet of paint will be chemically stripped and washed from the brick.
4. Strip paint, repair, prime and re-paint all windows and storefront on exterior side of building. The date of the existing double-hung, wood windows is unknown. They are typically missing paint on the lower sashes and sills. The paint likely contains lead. We anticipate that the existing paint will be stripped from the frames, sills and sashes, and then bagged and removed by a lead abatement contractor. Damaged wood will be filled and sanded, then primed and painted. New sealant (caulking) will

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TELEPHONE (605) 355-6804  
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be installed between brick and window frames, and weather seals may be added/replaced. This work will require the use of a multi-directional lift. Paint color is yet to be determined, but samples will be submitted to HPC prior to painting.

5. Related work: In order to accommodate the new entry, additional interior work will be required. The new entry is in the location of the "cage", so it will be relocated to another area within the casino.

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**Author:** Brad Burns, Chamberlin Architects

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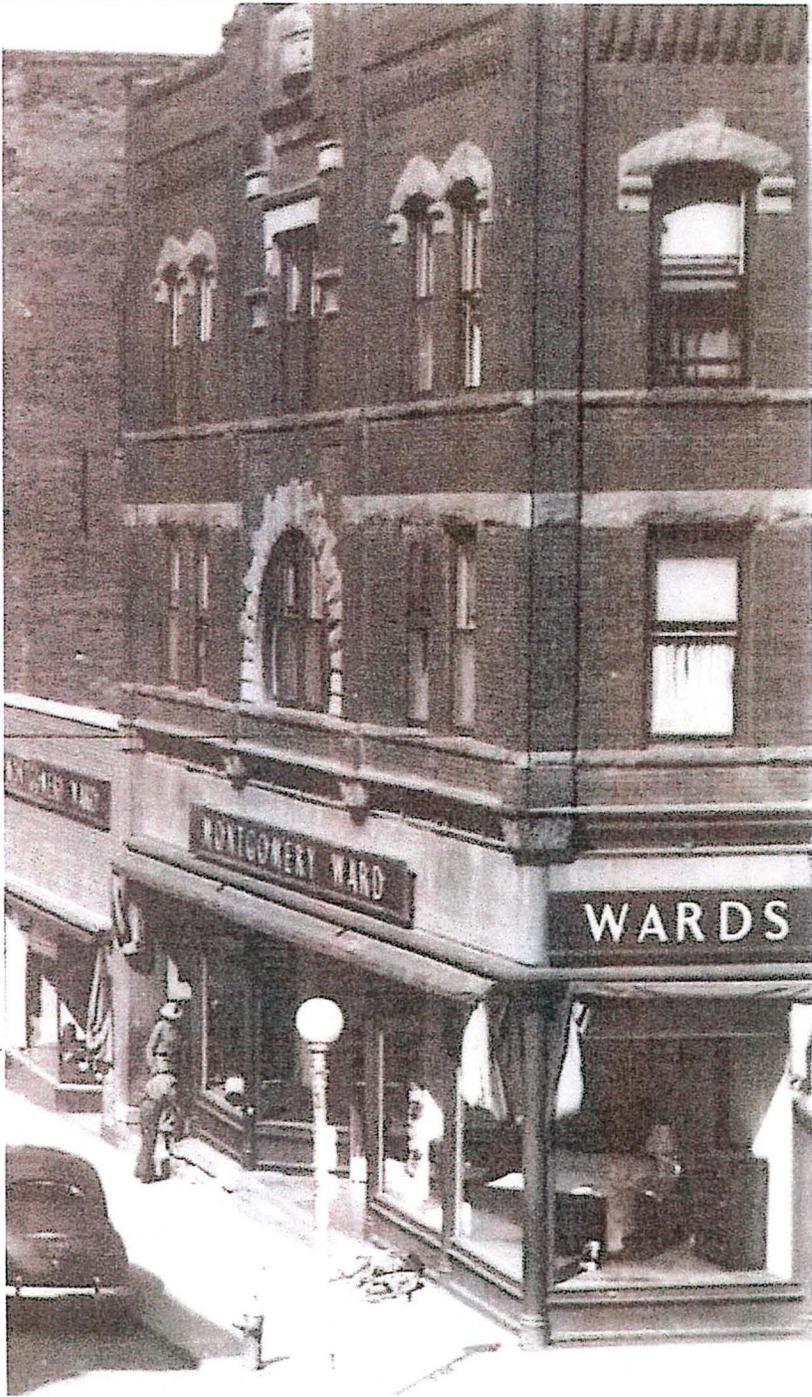
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SK2 Hickok's - Conceptual Exterior Elevation 4.29.20





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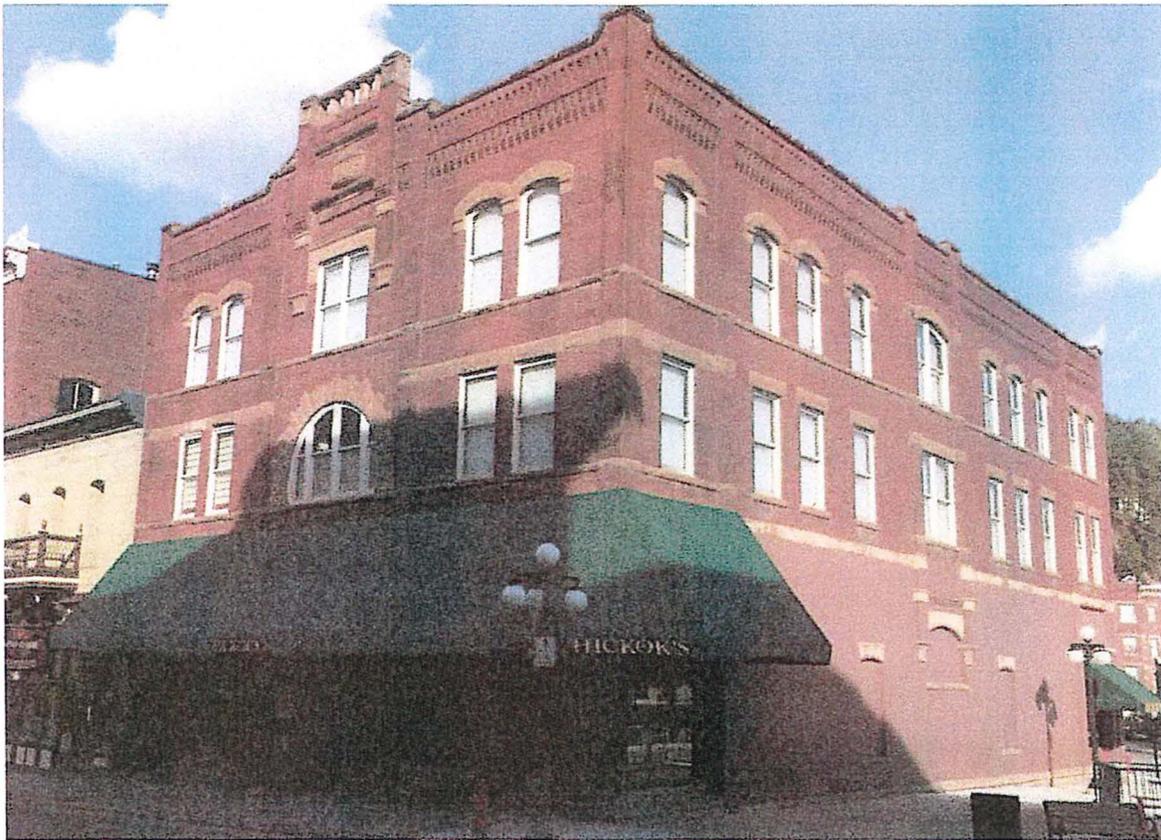
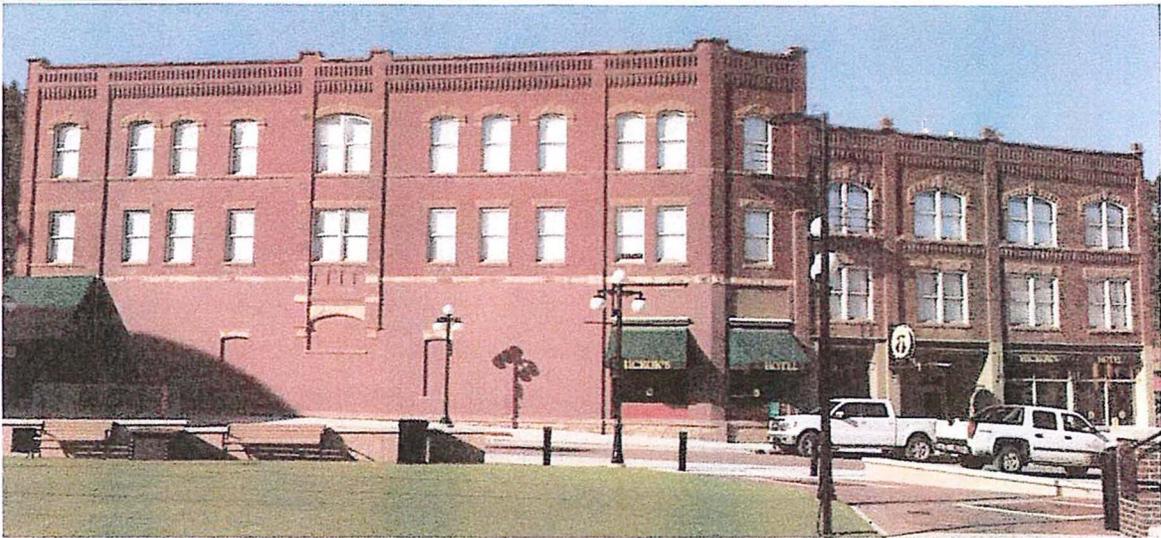
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WEBPAGE [www.chamberlinarchitects.com](http://www.chamberlinarchitects.com)



**OPINION OF PROBABLE COST**

Project Name: Hickok's Façade Remodel  
 Project Phase: Conceptual  
 Date of Estimate: 04/29/2020

PROJECT ITEM	# of Units	Unit Type	Unit Price	Total
Demolition - Interior Walls, Ceilings, Fixtures, Perimeter Wall Finish, Floor Finish	200	sf	\$8.00	\$1,600.00
Demolition - Brick Opening 16" thick	90	sf	\$140.00	\$12,600.00
Demolition - Saw cut and Remove exterior sidewalk	20	sf	\$45.00	\$900.00
Demolition - Remove Paint form Brick	1,700	sf	\$20.00	\$34,000.00
Structural Reinforcing for New Entrance	1	ea	\$3,500.00	\$3,500.00
Steel Lintels	3	ea	\$1,500.00	\$4,500.00
New Double Hung Windows	2	ea	\$2,500.00	\$5,000.00
Cast Iron Pilasters (Optional)	2	ea	\$3,000.00	\$6,000.00
Cast Iron Columns	2	ea	\$1,500.00	\$3,000.00
Wood Wall Framing	300	sf	\$5.00	\$1,500.00
1/2" Sheathing	50	sf	\$1.50	\$75.00
Weather Barrier	50	sf	\$0.25	\$12.50
Wood Paneling/Trim	25	sf	\$20.00	\$500.00
Storefront Windows and Trim at New Entry	85	sf	\$50.00	\$4,250.00
Exterior Paint	500	sf	\$2.00	\$1,000.00
Metal Soffit Panels	80	sf	\$3.25	\$260.00
Concrete Stair	15	sf	\$5.00	\$75.00
Cast Iron Landing	1	ea	\$5,000.00	\$5,000.00
Cast Iron Stair Treads & Risers	1	ea	\$3,000.00	\$3,000.00
Stair Railing	8	lf	\$100.00	\$800.00
Interior Gyp Bd, Insulation and Vapor Barrier	300	sf	\$3.00	\$900.00
Door Frames, wood door and hardware	2	ea	\$3,000.00	\$6,000.00
Interior Wood Trim	60	lf	\$8.00	\$480.00
Paint Interior Walls	500	sf	\$2.00	\$1,000.00
Window Refinishing (Main St & Deadwood St)	67	ea	\$600.00	\$40,200.00
Patching & Repair for Ceilings	1	ea	\$1,500.00	\$1,500.00
Lighting	1	ea	\$1,500.00	\$1,500.00
Awning	2	ea	\$1,500.00	\$3,000.00
<b>Sub-Total</b>				<b>\$142,152.50</b>
			<b>Sub-Total</b>	<b>\$142,152.50</b>
			GC Overhead & Profit - 12%	\$ 17,058.30
			General Conditions	\$ 5,000.00
			<b>Overall Sub-Total</b>	<b>\$164,210.80</b>
			Insurance and Bond - 1.5%	\$ 2,463.16
			<b>Total Cost</b>	<b>\$166,673.96</b>
<i>* Contingency not included. Recommend 10% Owner Contingency</i>				
Window Lead Paint Remediation (West and South) (If Required)	67	ea	\$240.00	\$16,080.00
Window Refinishing (East & North)	13	ea	\$600.00	\$7,800.00
Window Lead Paint Remediation (If Required)	13	ea	\$240.00	\$3,120.00
			<b>Add</b>	<b>\$27,000.00</b>
Architecture and Engineering				<b>\$35,000</b>
Total Façade Project Cost				<b>\$228,673.96</b>



# EXHIBIT H

Date: May 08, 2020

Case No. 200067  
Address: 866 Main St

### Staff Report

The applicant has submitted an application for Project Approval for work at 866 Main St, a Non-contributing structure located in the Upper Main Street Planning Unit in the City of Deadwood.

Applicant: Chad & Chrissy Blair  
Owner: HOGGATT, RALPH C  
Constructed: 1950 (Assessor)

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

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

##### General Factors:

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

This is a non-contributing 1950s-era ranch-style house with a hip roof.

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

Applicant requests permission to replace asphalt shingles with 30 year black shingles, replace Masonite siding with white cement board siding with 7 inch reveal, replace wood windows with new black fiberglass windows, replace exterior front door with fiberglass door, replace slider with swinging door (window on west side replaced with slider), replace exterior railings with cedar post/wire railings, replace garage façade with white cement board siding to match house, remove two bedroom windows and add one transom window 5'x1' and narrow kitchen window to 48" wide window.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

##### Staff Opinion:

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

[imagerepeater]

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

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

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

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

**C: Second Motion:**

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200067
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/29/2020
Date of Hearing	5/13/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>866 Main St.</u>
Historic Name of Property (if known): <u>Hoggatt House</u>

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

Owner's Name: <u>Chad + Chassy Blair</u>
Address: <u>PO Box 339</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>920 1414</u> Fax: _____
E-mail: <u>chad@tda.agency</u>

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

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

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>May 26, 2020</u>		Project Completion Date (anticipated): <u>Oct 31, 2020</u>	
<input checked="" type="checkbox"/> <b>ALTERATION</b>	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> <b>ROOF</b>	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> <b>GARAGE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input checked="" 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 checked="" type="checkbox"/> <b>DOORS</b>	<input type="checkbox"/> <b>STORM DOORS</b>
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>fiberglass</u> Style/type <u>double hung/picture/slider/casements</u>			
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments <u>New Stair/Patio Railings</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.

- Current Asphault shingles will be replaced by new 30-year black shingles
- Current Masonite siding will be replaced by new white cement board siding, 7 in. reveal
- Current wood windows will be replaced by new black fiberglass windows
- Current exterior front door will be replaced by new fiberglass door.
- Current slider replaced by swinging door. Window on west side replaced by slider
- Exterior railings replaced with cedar post/wire railings
- Current garage facade replaced with white cement board siding to match house
- Remove two bedroom windows. Add one transom window 5'x1'

**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.

 4-28-20  
SIGNATURE OF OWNER(S)                      DATE

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

 4-28-20  
SIGNATURE OF OWNER(S)                      DATE

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

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

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

**APPLICATION DEADLINE**

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

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

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



# EXHIBIT I

Date: May 04, 2020

Case No. 200069  
Address: 21 Lincoln Ave

### Staff Report

The applicant has submitted an application for Project Approval for work at 21 Lincoln Ave, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Dustin & Laura Floyd  
Owner: FLOYD, DUSTIN & LAURA  
Constructed: c. 1903

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

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

##### General Factors:

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

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

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

Applicant requests permission for repair and reconstruction of poured concrete retaining wall on downhill (southwest) edge of the property. Wall extends from sidewalk to property corner. Once wall is complete, driveway area will be repaved and extended to create a patio area.

**Attachments: Yes**

**Plans: Yes**

**Photos: Yes**

##### Staff Opinion:

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

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

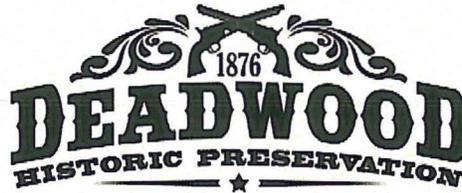
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200069
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/28/2020
Date of Hearing	5/13/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>21 LINCOLN AVENUE</u>
Historic Name of Property (if known): <u>H.B. WARDMAN HOUSE</u>

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

Owner's Name: <u>DUSTIN + LAURA FLOYD</u>
Address: <u>21 LINCOLN AVE</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-431-0973</u> Fax: _____
E-mail: <u>laura@1899inn.com</u>

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

Contractor's Name: <u>JIMMY DOWDEN / DCC</u>
Address: <u>305 8<sup>th</sup> ST</u>
City: <u>STURGIS</u> State: <u>SD</u> Zip: <u>57785</u>
Telephone: <u>605-430-7764</u> Fax: _____
E-mail: <u>dowdenconstructionsd@gmail.com</u>

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input 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>RETAINING WALL</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

**ACTIVITY: (CHECK AS APPLICABLE)**

Project Start Date: July 13, 2020      Project Completion Date (anticipated): July 20, 2020

**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.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

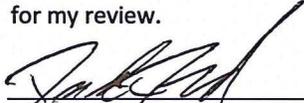
Repair & reconstruction of poured concrete retaining wall on downhill (southwest) edge of the property. Wall extends from sidewalk to property corner. Once wall is complete, driveway area will be repaved and extended to create a patio area.

**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)	28 APRIL 2020 _____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
 _____ SIGNATURE OF OWNER(S)	4-28-2020 _____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

**APPLICATION DEADLINE**

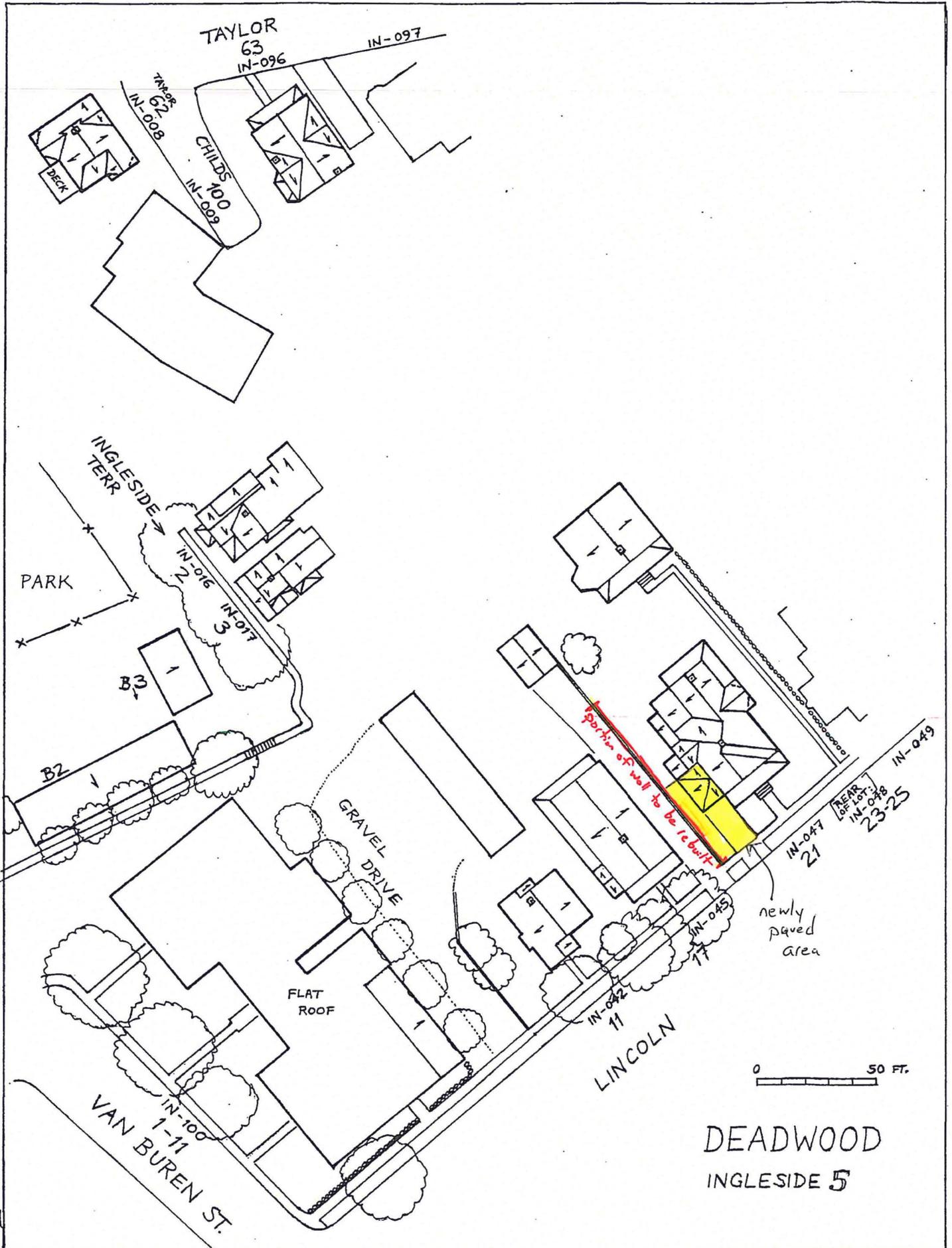
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office.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

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

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







# EXHIBIT J

Date: May 08, 2020

Case No. 200073  
Address: 98 Charles St

### Staff Report

The applicant has submitted an application for Project Approval for work at 98 Charles St, a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: David D. Akrop  
Owner: AKROP, DAVID DUCHENE OBERLANDER, MARY ANN AKROP  
Constructed: circa 1900/1958

#### 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 residence is a non-contributing resource in the Deadwood National Historic Landmark District due to extensive remodeling from its original form.

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

Applicant is requesting permission to replace old weathered siding with new siding. Product to be used is LP Smart Side in 10 1/2" exposure if available. The 8" exposure is acceptable and all new siding applied horizontally as some of old siding is T-111 vertical planking.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

##### Staff Opinion:

It is staff's opinion the 8" reveal is appropriate for this resource. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

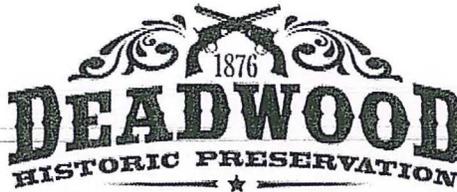
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200073
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/29/2020
Date of Hearing	5/13/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>LOT B BIK 75 Original Town Deadwood 98 Charles St</u>
Historic Name of Property (if known): <u>AKROP/DUCHENE</u>

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

Owner's Name: <u>DAVID D. AKROP</u>
Address: <u>98 CHARLES ST.</u>
City: <u>DEADWOOD</u> State: <u>S.D.</u> Zip: <u>57732</u>
Telephone: <u>605 578-1795</u> Fax: _____
E-mail: <u>dakrop@spc.mudco.net</u>

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

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

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

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

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

**DESCRIPTION OF ACTIVITY**

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

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

Siding application to replace old weathered siding with new siding. Product to be used is LP SMART SIDE in 10 1/2" exposure if available. The 8" exposure is acceptable and all new siding applied horizontally as some of old siding is T-111 vertical planking

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.

David D. Akrop 4/29/20  
SIGNATURE OF OWNER(S)                      DATE

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

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

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

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

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

**APPLICATION DEADLINE**

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

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

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



# EXHIBIT K

Date: May 06, 2020

Case No. 200077  
Address: 185 Cliff St

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 185 Cliff St, a Contributing structure located in the Peck Garden Planning Unit in the City of Deadwood.

Applicant: Douglas & Beth Norton  
Owner: NORTON, DOUG NORTON, BETH  
Constructed: 1930

#### **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 residence was constructed in 1930 and is a contributing building in the Deadwood National Landmark Historic District. The architectural style of the residence is Tudor Revival and it is a wood-framed structure that has stucco cladding.

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

Applicant requests permission to remove existing window trim and replace with cement board trim. Remove trim and replace, paint new trim black and caulk after installed.

**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 State and National Historic Districts or the Deadwood National Landmark Historic District.

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

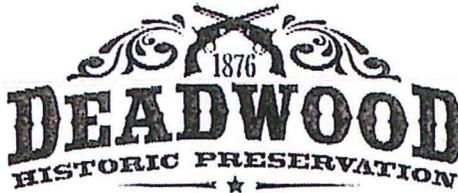
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200077
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/23/2020
Date of Hearing	5/19/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>185 CLIFF ST.</u>
Historic Name of Property (if known): <u>FERN IVANICH HOUSE</u>

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

Owner's Name: <u>DOUGLAS + BETH NORTON</u>
Address: <u>185 CLIFF ST.</u>
City: <u>DEADWOOD</u> State: <u>S. DAK.</u> Zip: <u>57732</u>
Telephone: <u>307-680-1921</u> Fax: <u>307-689-9293</u>
E-mail: <u>NORTON@VON.COM</u>

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

Contractor's Name: <u>NORTON CONST INC.</u>
Address: <u>P.O. BOX 1143</u>
City: <u>Gillette</u> State: <u>WYO</u> Zip: <u>82717</u>
Telephone: <u>307-299-9880</u> Fax: _____
E-mail: <u>QUALITY_BUILDER@hotmail.com</u>

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>1 JUNE 2020</u>		Project Completion Date (anticipated): <u>1 JULY 2020</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
	Material _____ Style/type _____ Dimensions _____		
<input type="checkbox"/> OTHER - Describe in detail below or use attachments <u>BLACK TRIM AROUND ALL WINDOWS</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.

REMOVE EXISTING WINDOW TRIM & REPLACE WITH CEMENT BOARD TRIM. REMOVE TRIM & REPLACE, PAINT NEW TRIM BLACK, CAULK AFTER INSTALLED

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

**SIGNATURES**

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

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

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

<i>Douglas Norton</i>		<i>23 April 2020</i>	
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
<i>[Signature]</i>	<i>4-23-2020</i>		
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.



[Back to Agenda](#)

# EXHIBIT L

Date: May 08, 2020

Case No. 200079  
Address: 874 Main St

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 874 Main St, a Contributing structure located in the Upper Main Street Planning Unit in the City of Deadwood.

Applicant: Dale & Susan Berg  
Owner: BERG, DALE N & SUSAN R  
Constructed: ca 1900

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

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

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

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

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

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

Applicants are requesting permission to repair 14 historic windows and installing new wooden combination storm windows.

**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.

[imagerepeater]

**Motions available for commission action:**

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

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

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

**B: First Motion:**

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

**C: Second Motion:**

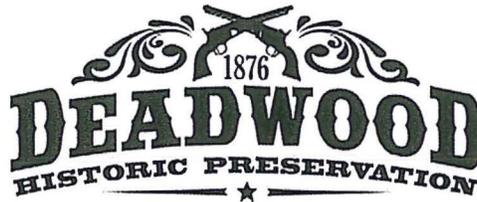
Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE**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

OR

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

OR

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



**FOR OFFICE USE ONLY**  
 Case No. 200079  
 Project Approval  
 Certificate of Appropriateness  
 Date Received 2/28/2020  
 Date of Hearing 5/13/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

<b>PROPERTY INFORMATION</b>
Property Address: <u>874 main Street</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Dale &amp; Susan Berg</u>
Address: <u>874 main</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-381-1855</u> Fax: _____
E-mail: <u>dale@bergjewelers.com</u>

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

Contractor's Name: <u>Pella windows</u>
Address: <u>2704 Plant Street</u>
City: <u>RC</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>605-341-2045</u> Fax: _____
E-mail: <u>shawenlangstaff@heartlandpella.com</u>

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

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

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

14 Historic windows

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**SIGNATURES**

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

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

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

<p>                   _____                  SIGNATURE OF OWNER(S)             </p>	<p>                 _____                  DATE             </p>	<p>                 _____                  SIGNATURE OF AGENT(S)             </p>	<p>                 _____                  DATE             </p>
<p>                   _____                  SIGNATURE OF OWNER(S)             </p>	<p>                 _____                  DATE             </p>	<p>                 _____                  SIGNATURE OF AGENT(S)             </p>	<p>                 _____                  DATE             </p>
<p>                 _____                  SIGNATURE OF OWNER(S)             </p>	<p>                 _____                  DATE             </p>	<p>                 _____                  SIGNATURE OF AGENT(S)             </p>	<p>                 _____                  DATE             </p>

**APPLICATION DEADLINE**

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

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

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



[Back to Agenda](#)

# EXHIBIT M

Date: May 06, 2020

Case No. 200081  
Address: 422 Williams St

### Staff Report

The applicant has submitted an application for Project Approval for work at 422 Williams St, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Anita Knipper  
Owner: KNIPPER, ANITA M  
Constructed: c 1898

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

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

##### General Factors:

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

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

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

Applicant is requesting permission to remove existing garage roof and joists and install new roof joints to allow for deck load to be built on top. Install soffit and fascia to match house. Run electrical to garage and install subpanel, switches and outlets. Remove rock from front of garage and add siding to front and sides of garage to match house. Install floating redwood deck on top of garage and install Trex synthetic decking including 6' set of steps at back. Install standard metal, powder coated railing around deck and steps. Install gate from garage to house on south side. Install grab rail from bottom of steps to front door. Skim coat steps. Install garage door with opener.

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.

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

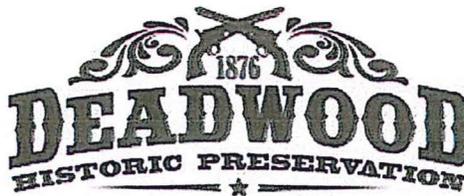
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200081
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/21/2020
Date of Hearing	5/13/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>422 Williams</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Anita Kupper</u>
Address: <u>422 Williams</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>309-781-5492</u> Fax: _____
E-mail: <u>Orediggers92@hotmail.com</u>

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

Contractor's Name: <u>Iverson</u>
Address: <u>1210 Industry Rd</u>
City: <u>Sturgis</u> State: <u>SD</u> Zip: <u>57785</u>
Telephone: <u>605-499-9873</u> Fax: _____
E-mail: _____

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>~ May 15, 2020</u>		Project Completion Date (anticipated): <u>June 15, 2020</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other _____	
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Rehabilitation	
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Creative Ironworks Metal, Iron</u> Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

**DESCRIPTION OF ACTIVITY**

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

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

- Remove existing garage roofing & roof joists ~~from the garage~~ and install new roof joists to allow for deck load to be built on top. Install deck and new membrane & flashing
- Install soffit & fascia to match house
- Run electrical to garage, install subpanel, switches & outlets LP smartside
- Remove rock from front of garage, siding to front & sides of garage (to match house)
- Install floating redwood deck on top of garage & install Trex Synthetic decking including 6' set of steps @ back
- Install standard metal (Creative ironworks), powdercoated railing around the deck, steps
  - Install gate from garage to house on south side
  - Install grab rail from bottom of steps to front door
  - Skim coat steps

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.

Austa M. Kupper      4-21-2020  
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.



Back to Agenda

# EXHIBIT N

Date: May 08, 2020

Case No. 200082  
Address: 3 Pearl St

### Staff Report

The applicant has submitted an application for Project Approval for work at 3 Pearl St, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Bob & Bonita Goode  
Owner: GOODE, BONITA K  
Constructed: c 1890

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

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

##### General Factors:

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

This resource was moved from 384 Main Street to 3 Pearl Street on July 10, 2003. Due to its historic and architectural significance, according to the South Dakota State Historic Preservation Office this building remains a contributing resource in the Deadwood National Historic Landmark District despite its relocation.

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

Applicants are requesting permission to replace the siding, three storm doors and gutters.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

##### Staff Opinion:

Applicant and contractor must submit final product and specs to Historic Preservation Office for final review of materials and styles. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

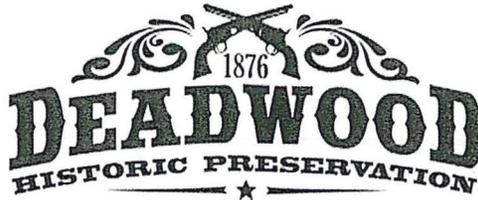
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200082
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/20/2020
Date of Hearing	5/13/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>3 Pearl Street</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Bob + Benita Goode</u>
Address: <u>3 Pearl Street</u>
City: <u>Deadwood</u> State: <u>S.D.</u> Zip: <u>57732</u>
Telephone: <u>605-430-4542</u> Fax: <u>4542</u>
E-mail: <u>Bob.RWS@gmail.com</u>

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

Contractor's Name: <u>Twin City Const.</u>
Address: <u>518 Cliff St.</u>
City: <u>Deadwood</u> State: <u>S.D.</u> Zip: <u>57732</u>
Telephone: <u>605-920-8872</u> Fax: _____
E-mail: <u>Twincityrsw@gmail.com</u>

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>3-Storm doors</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing
<u>+ Gutters</u>			

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>5-20</u>		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear <span style="margin-left: 20px;"><u>Siding</u></span>
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> 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 type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS		<input type="checkbox"/> 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 checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <u>Storm doors &amp; rain gutters</u>			

**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).

I have hired Twin City Construction to replace the siding on our home. Also 3 storm doors & gutters

Hardie Board or LP Smart side

**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.

 4-20-20  
SIGNATURE OF OWNER(S)                      DATE                      SIGNATURE OF AGENT(S)                      DATE

 4-20-20  
SIGNATURE OF OWNER(S)                      DATE                      SIGNATURE OF AGENT(S)                      DATE

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

**APPLICATION DEADLINE**

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

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

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



# EXHIBIT O

Date: May 06, 2020

Case No. 200083  
Address: 4 Washington St

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 4 Washington St, a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Louis & Desirae Van Roekel  
Owner: VAN ROEKEL, LOUIS & DESIRAE  
Constructed: c 1952

#### **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 cannot contribute to the Deadwood National Historic Landmark District at this time. The resource is outside the period of significance for the NHL.

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

Applicants are requesting permission to replace storm windows and storm doors.

**Attachments: Yes**

**Plans: No**

**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.

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

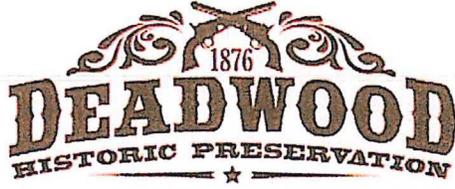
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200083
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/20/2020
Date of Hearing	5/13/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

This application must be typed or printed in ink and submitted to:  
 City of Deadwood  
 Deadwood Historic Preservation Office  
 108 Sherman Street  
 Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: <u>4 WASHINGTON ST DEADWOOD, S.D 57732</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>LOUIS DESIRAE VAN ROEKEL</u>
Address: <u>4 WASHINGTON ST</u>
City: <u>DEADWOOD</u> State: <u>S.D</u> Zip: <u>57732</u>
Telephone: <u>605-222-1351</u> Fax: _____
E-mail: <u>DESUR.MNCOMM.COM</u>

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

Contractor's Name: <u>MARK SPEIRS</u>
Address: <u>34 VAN BUREN</u>
City: <u>DEADWOOD</u> State: <u>S.D</u> Zip: <u>57732</u>
Telephone: <u>605-578-1179</u> 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 checked="" type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other <u>STORM DOORS</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

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

**DESCRIPTION OF ACTIVITY**

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

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

STORM WINDOWS #2 20" X 39" - REAR OR E SIDE  
OF HOUSE - WOOD

---

REPLACEMENT #2 STORM DOORS - WOOD

A) 32" X 80"

B) DOUBLE - 32" X 80"  
- 32" X 80"

---

REAR - E. SIDE OF HOUSE

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.

*Louis J. Van Rood* 4/20/2020 ~~*Desiree Rood* 4/20/2020~~  
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

*Desiree Rood* 4/20/2020  
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

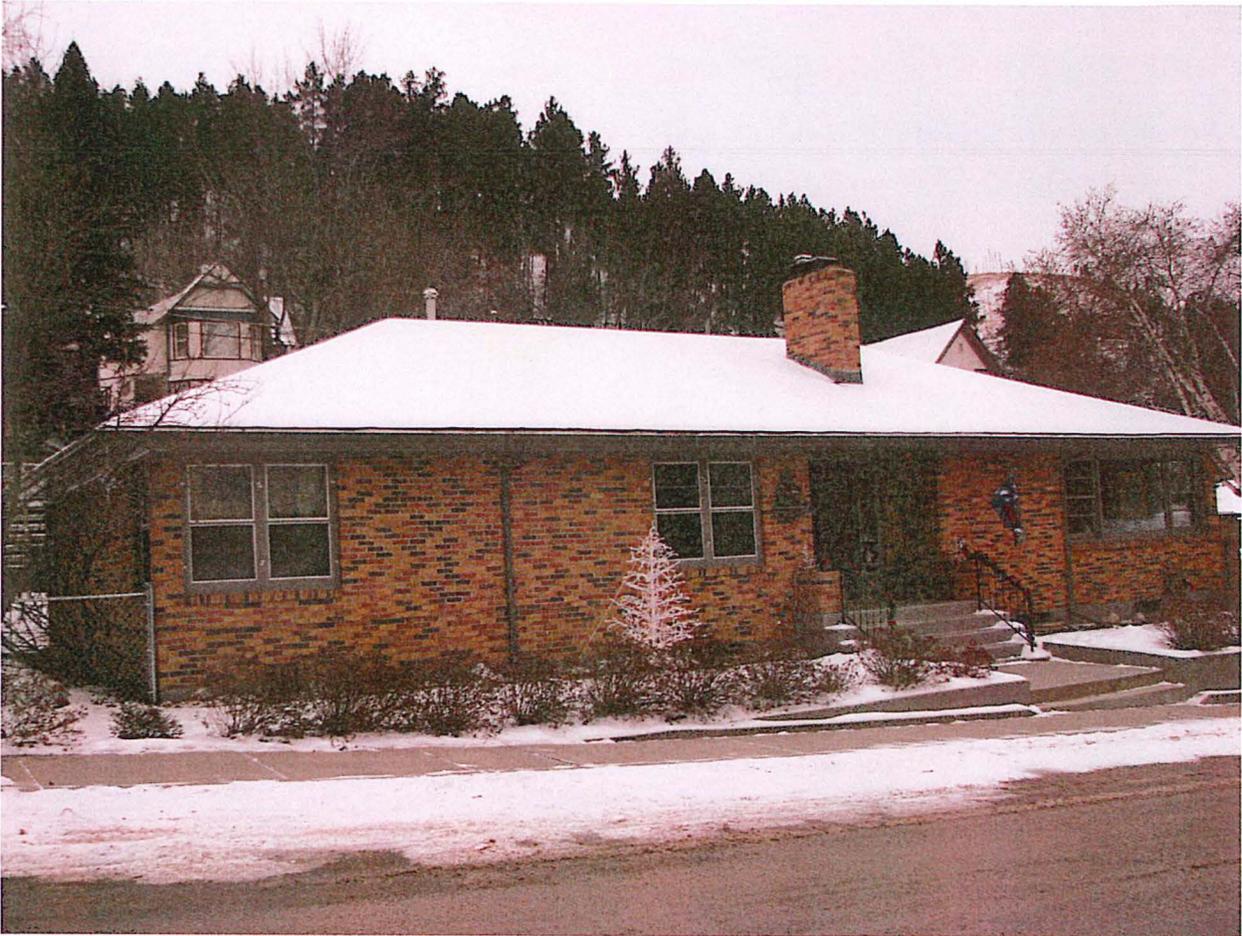
\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

**APPLICATION DEADLINE**

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

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

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



# EXHIBIT P

Date: May 06, 2020

Case No. 200084  
Address: 35 Madison St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 35 Madison St., a Contributing structure located in the Presidential Planning Unit in the City of Deadwood.

Applicant: David & Teri Bruce  
Owner: BRUCE, DAVID ALLEN BRUCE, TERI GAYLE  
Constructed: 1900

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

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

##### General Factors:

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

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gamble plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood neighborhoods.

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

The applicant is requesting permission to make changes with the existing carport. The proposal is to keep the existing wall on the east side of the carport, keep the existing attached shed, keep the existing width of opening at the front of the carport, and keep the existing height clearance of 7 feet. The only change is to add four feet to the west side of the carport by tying in an additional four foot concrete pad. Plans are to tear down the existing materials and replace the four inch support posts with six inch posts, reducing the number on each side by one post. The same roofing materials as the house will be used on the carport.

Attachments: Yes

Plans: Yes

Photos: Yes

##### Staff Opinion:

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

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

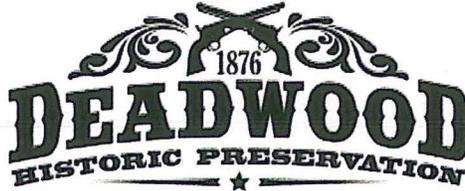
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200084
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	5/6/20
Date of Hearing	5/13/20

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>35 Madison St.</u>
Historic Name of Property (if known):

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

Owner's Name: <u>David and Teri Bruce</u>
Address: <u>35 Madison St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>720-445-1196</u> Fax: _____
E-mail: <u>juneaudave2005@yahoo.com</u>

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

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

Agent's Name: <u>NA</u>
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 checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>				
Project Start Date: <u>5/18/2020</u>		Project Completion Date (anticipated): <u>7/31/2020</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other	<u>add widening existing carport</u>	
<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 type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____		Style/type _____		Dimensions _____
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____		Style/type _____		
<input type="checkbox"/> 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).

please see attached description and plans.

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**SIGNATURES**

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

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

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

 SIGNATURE OF OWNER(S)	5/6/2020 DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
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 SIGNATURE OF OWNER(S)	5-6-2020 DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
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_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
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**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.

## Attachment to Building Permit Application

Dave and Teri Bruce – 35 Madison St., Deadwood, SD 57732

We are requesting approval to tear down and replace the existing carport on the northeast corner of our property. The width of the current carport (9 feet 4.5 inches, not counting two 8 inch cement block walls) is narrow such that parking exactly in the center of the carport is necessary in order to partially open both the driver and passenger doors at the same time.

We initially considered building a garage, but due to the slope of the property, the cost would have been prohibitive, due to the need to tear out the existing concrete pad, level and compact soil, and repour concrete. This design would have also resulted in a roofline taller than the house, which is historically contributing. We did not want to detract from our home being the central feature to the property. We also looked into adding a pitched roof to the existing carport design, but determined that not to be feasible without significant engineering, due to the slope and added weight on the lower part of the roof. As such, we concluded that a widened flat roof design is the most feasible and cost effective, given our desire for adequate space to open car doors unabatted by the support posts on either side of the structure.

We absolutely love living in Deadwood, and want to do our part to contribute to the historical character of the Presidential neighborhood. While the existing flat roof design is not historic in nature, it is our understanding that this structure has been in existence since the 1980s. Even though we intend to rebuild using this design, we plan to re-side the existing attached shed with the same siding material as approved by the Historic Preservation Commission at its January 29, 2020 meeting, and for installation later this summer. We will also add a time period appropriate decorative corbel to each top corner of the front of the carport.

Our proposal is to keep the existing wall on the east side of the carport, keep the existing attached shed, keep the existing width of opening at the front of the carport, and keep the existing height clearance of 7 feet. The only change we intend to make is to add 4 feet to the west side of the carport by tying in an additional 4 foot concrete pad. We plan to tear down existing materials and replace the 4 inch support posts with 6 inch posts, reducing the number on each side by one post. We will also use the same roofing materials as the house.

Thank you for your earliest consideration to this request. Our hope is to begin demolition as soon as possible, and then to complete the project prior to Superior Siding removing and replacing siding on the house later this summer. Please let us know if you have any questions, or would like to arrange a visit to the property to discuss details. You can reach Dave at 720-445-1196.

This initial request is for  
demolition of existing structure  
only.

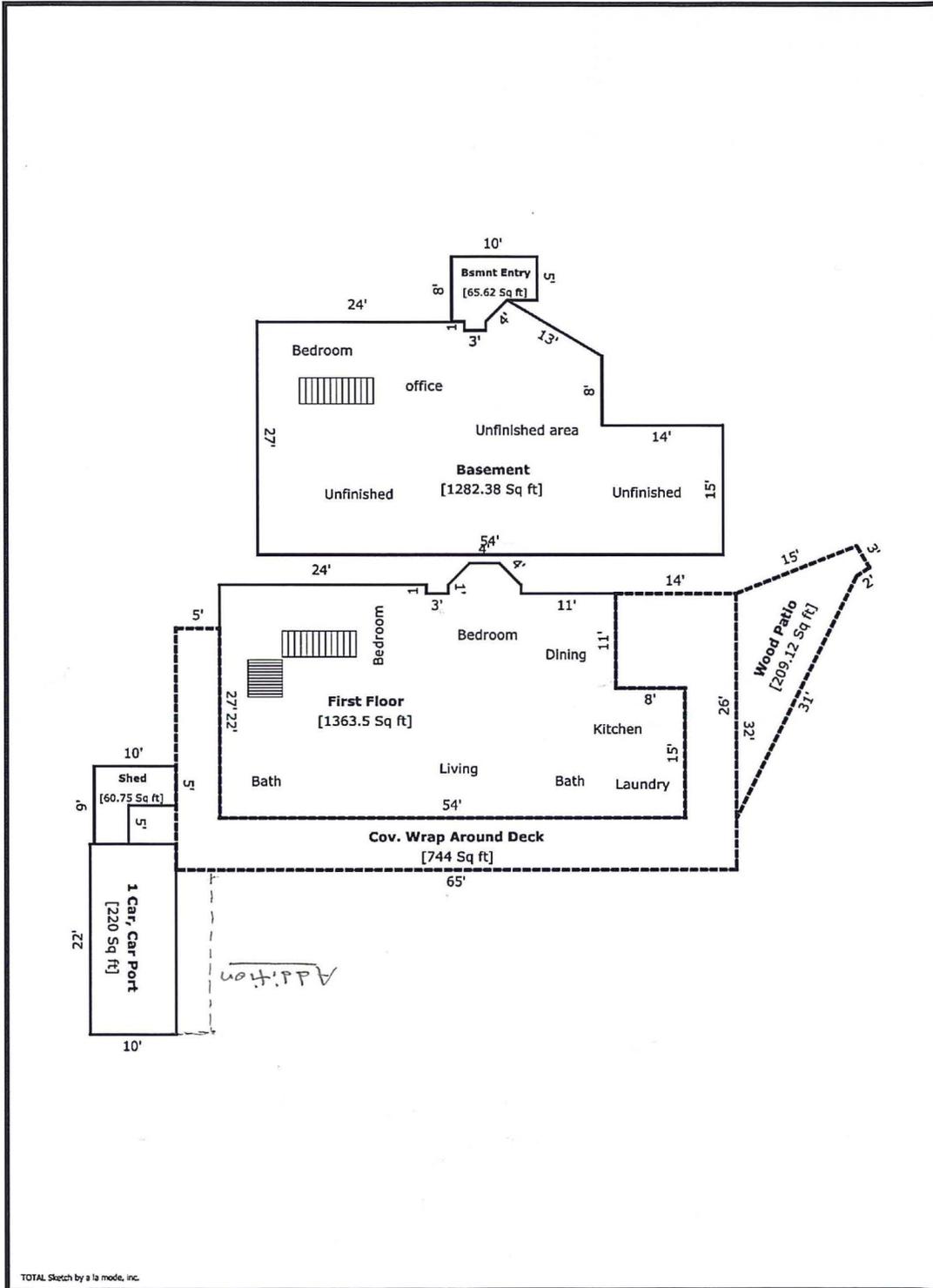






### Building Sketch

Borrower	David & Teri Bruce				
Property Address	35 Madison St				
City	Deadwood	County	Lawrence	State	SD Zip Code 57732
Lender/Client	Lendsmart Mortgage, LLC				



<CURB>

<STREET>

curb/wall sheet

Additions

EXISTING Carport

24'

N  
<East>

AIRTEL VIEW

Step Down

45"

56"

56"

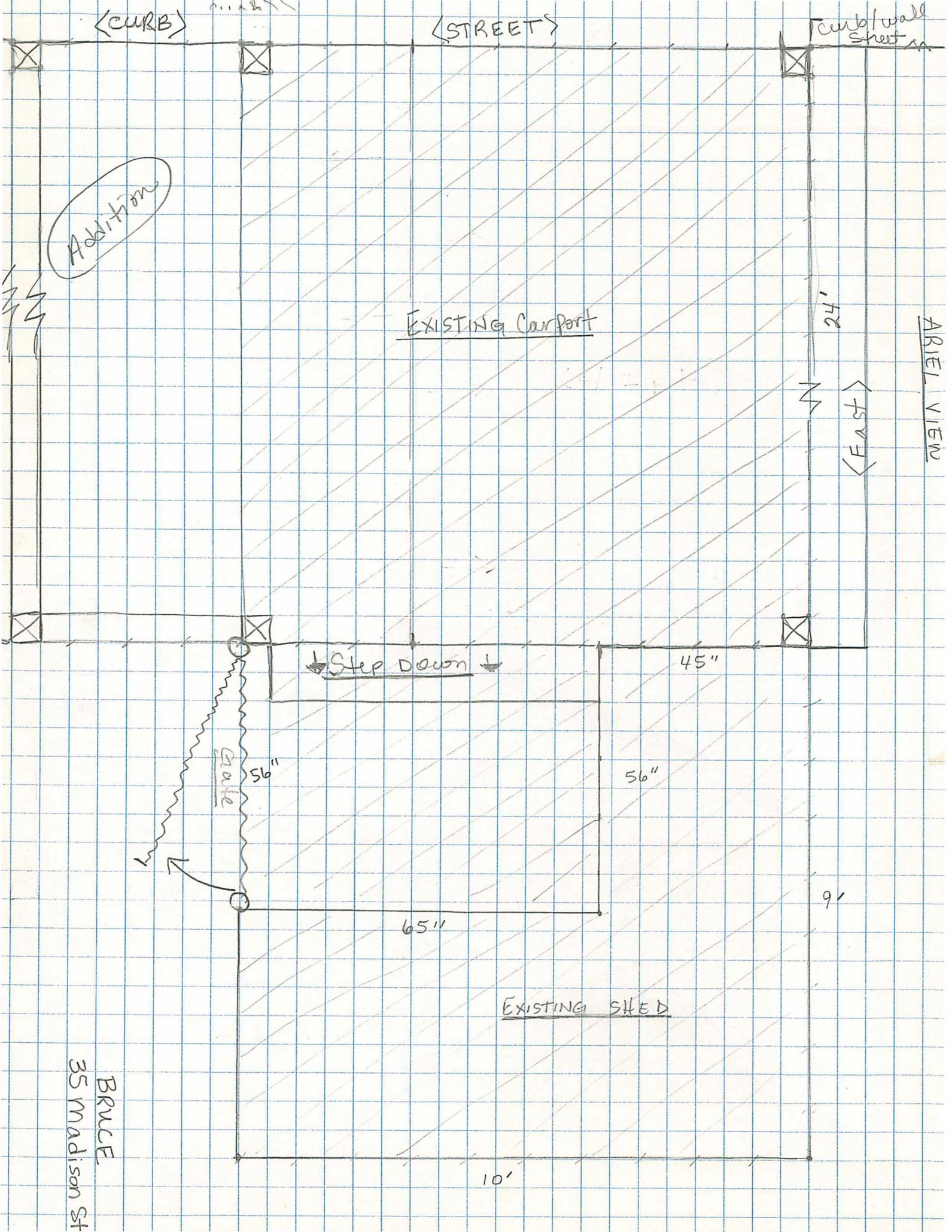
9'

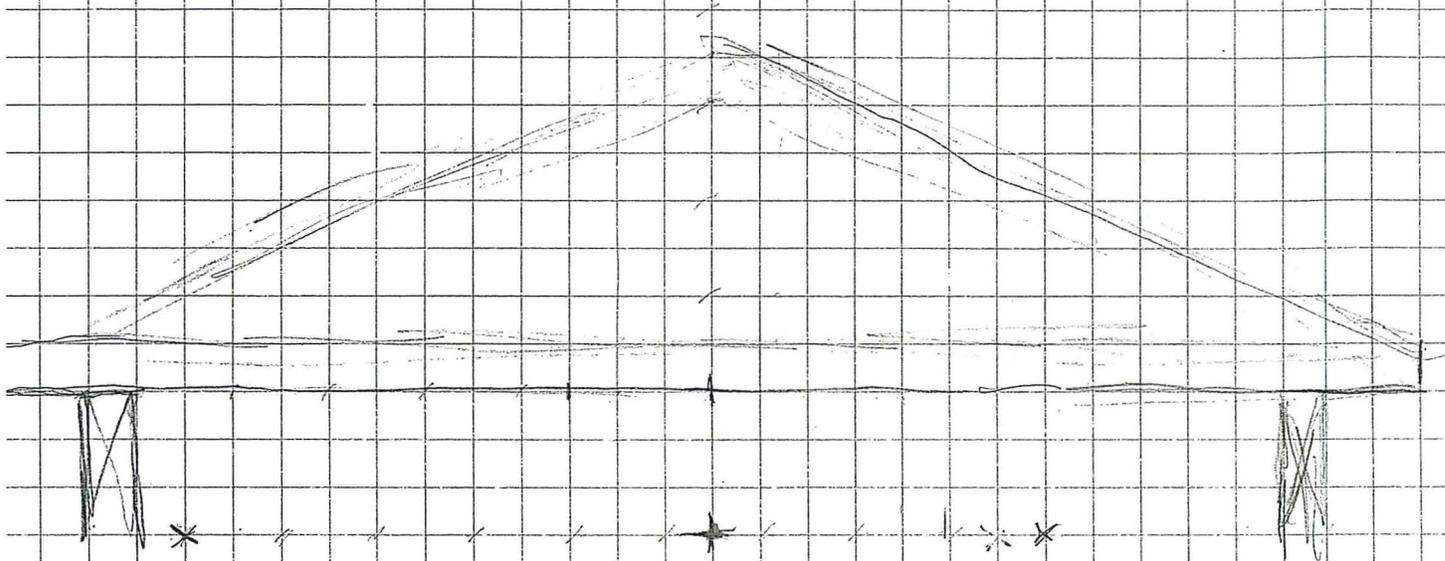
65"

EXISTING SHED

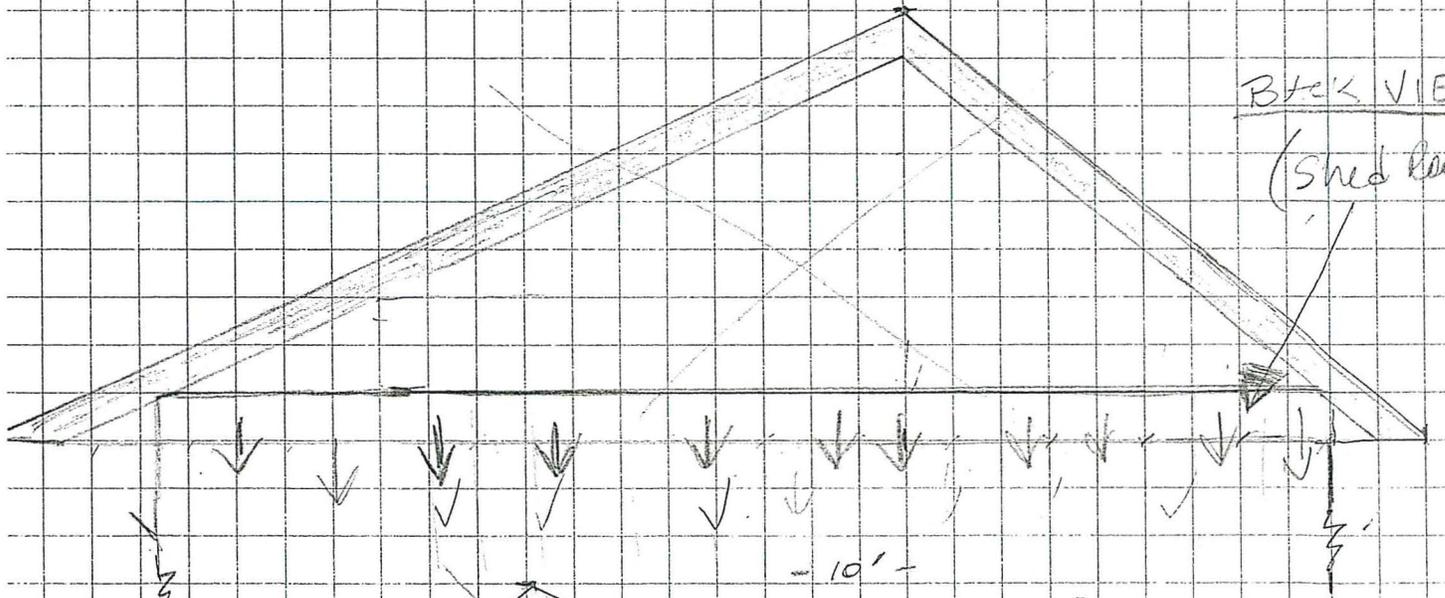
10'

BRUCE  
35 Madison St

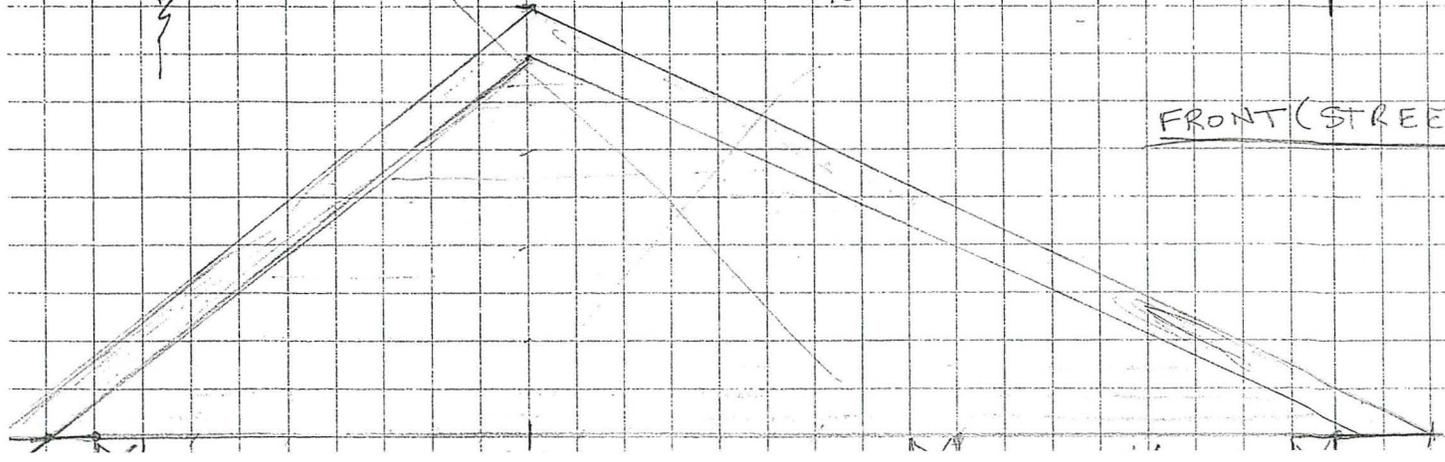




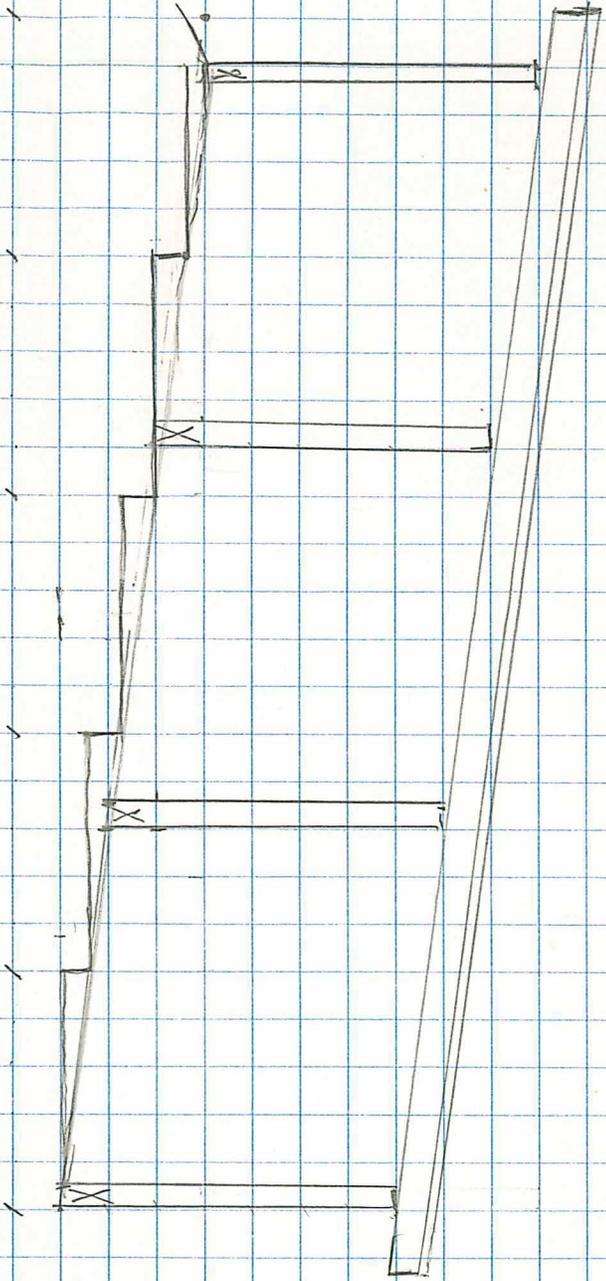
BACK VIEW  
(Shed Roofing)



FRONT (STREET) VIEW



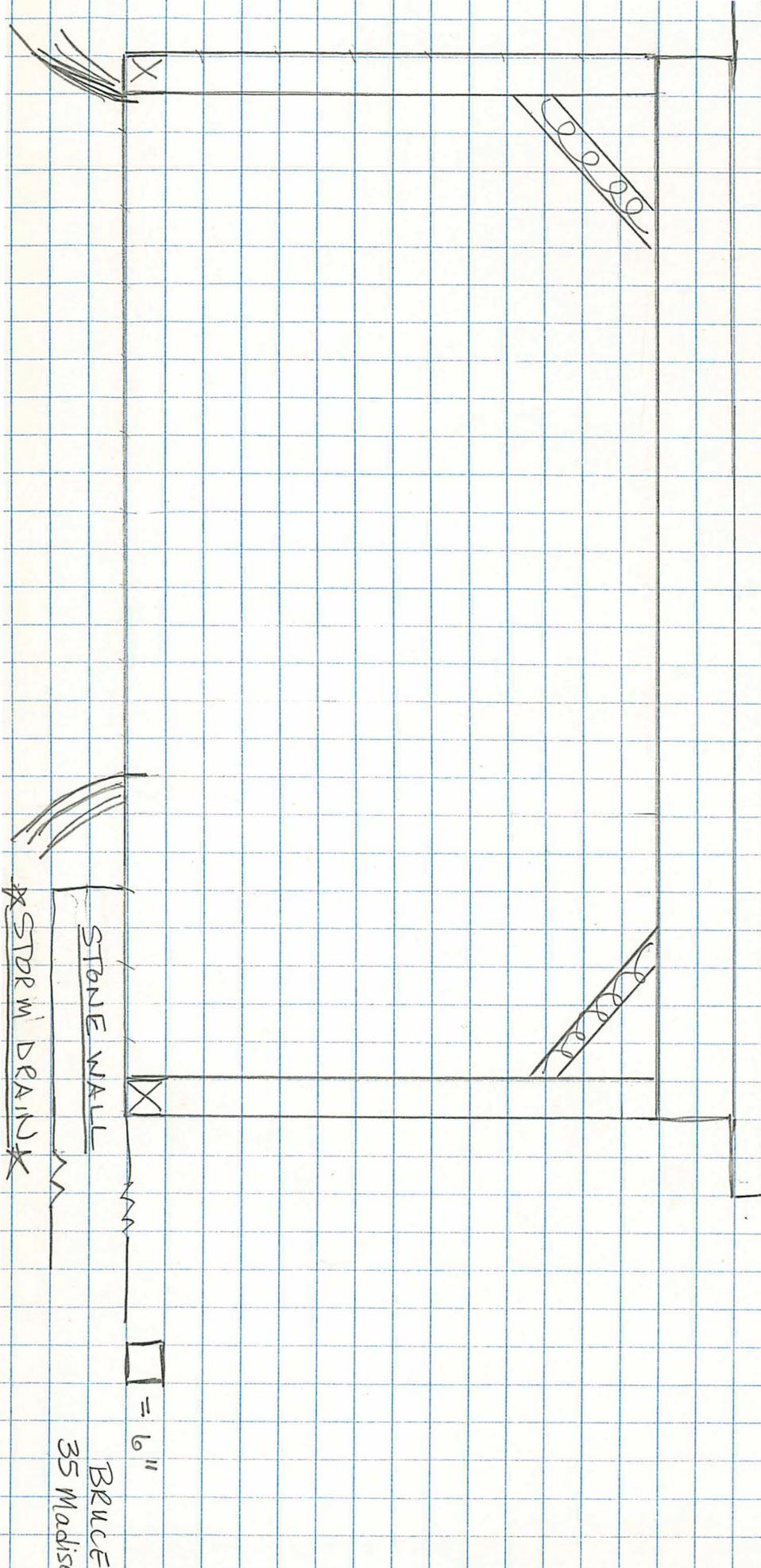
SIDE VIEW



$\square = 1'$

BRUCE  
35 Madison St

STREET VIEW



STONE WALL  
\*STDR W DRAIN\*

= 6"

BRUCE  
35 Madison St

# EXHIBIT Q

Date: May 08, 2020

Case No. 200085  
Address: 3 Burlington St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 3 Burlington St., a Non-contributing structure located in the Peck Gardens Planning Unit in the City of Deadwood.

Applicant: Mary Larson  
Owner: LARSON, MARY C  
Constructed: 1938

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

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

##### General Factors:

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

This house was constructed in the historic period. It has been modified with the addition of new siding, a partial brick veneer, and new windows, this building cannot currently contribute to the Deadwood National Historic Landmark District.

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

The applicant is requesting permission to replace the furnace, repair window and fix the sidewalk in front of the house.

**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.

[imagerepeater]

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

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

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

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

**C: Second Motion:**

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

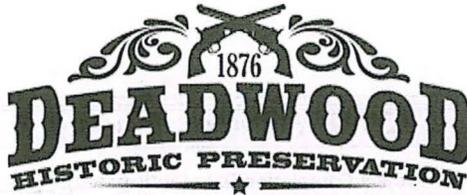
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200080
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	4/22/2020
Date of Hearing	5/13/2020

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>3 BURLINGTON ST</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Mary Larson</u>
Address: <u>3 Burlington St</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u> <u>(605)</u>
Telephone: <u>641-8244</u> Fax: _____
E-mail: <u>larsonm0344@gmail.com</u>

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

Contractor's Name: <u>ONE WAY SERVICE PRO</u>
Address: <u>169 Charles St</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u> <u>(605)</u>
Telephone: <u>722-8101</u> Fax: _____
E-mail: <u>oneway-servicepros@hotmail.com</u>

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>	
Project Start Date: _____	Project Completion Date (anticipated): _____
<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input 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 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>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).

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## SIGNATURES

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

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

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

<p><i>Mary Lauson</i>      4/22/2020</p> <p>_____ SIGNATURE OF OWNER(S)      DATE</p>	<p>_____ SIGNATURE OF AGENT(S)      DATE</p>
<p>_____ SIGNATURE OF OWNER(S)      DATE</p>	<p>_____ SIGNATURE OF AGENT(S)      DATE</p>
<p>_____ SIGNATURE OF OWNER(S)      DATE</p>	<p>_____ SIGNATURE OF AGENT(S)      DATE</p>

## APPLICATION DEADLINE

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

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

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

