

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 10, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. **Call meeting to Order**

- a. Roll Call

2. **Swearing in of new commissioners as Mayoral appointment**

- a. Trevor Santochi – June 10, 2020 to May 31, 2023
- b. Jill Weber – June 10, 2020 to May 31, 2023
- c. Leo Diede – June 10, 2020 to May 31, 2023

3. **Election of Officers**

- a. Chairman
- b. Vice Chairman
- c. 2nd Vice Chairman

4. **Approval of Minutes**

- a. May 27, 2020 HPC Regular Meeting

5. **Voucher Approvals**

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

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

- a. Revolving Loan Program
 - Loan Requests – **Exhibit A**
 - i. Todd & Jill Weber – Additional Retaining Wall Loan Request

7. **Old or General Business**

- a. Outside of Deadwood Grant – Black Hills Mining Museum Funding Amendment Request – **Exhibit B**
- b. Committee Assignments for Historic Preservation Commissioners – **Exhibit C**
- c. South Dakota Historical Society Deadwood Publication Fund Report–**Exhibit D**
- d. Stage Run Neighborhood Block Club update – **Exhibit E**

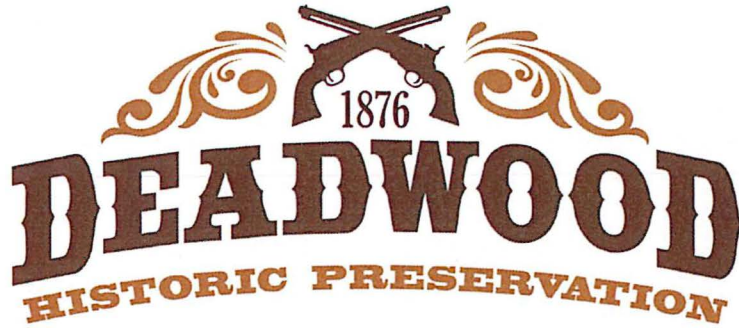
8. **New Matters before the Deadwood Historic District Commission**
 - a. COA 200114 – Shirlene Joseph – 771 Main - Replace Garage Door – **Exhibit F**
9. **New Matters before the Deadwood Historic Preservation Commission**
 - a. PA 200115– Tim Conrad – 53 Dunlap – Replace Windows/Siding – **Exhibit G**
 - b. PA 200116 – Ken Motzko – 51 Pleasant – Construct Storage Shed – **Exhibit H**
 - c. PA 200117 – Trevor Santochi – 10 Van Buren – Install Guard Rail – **Exhibit I**
10. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
11. **Staff Report**
(Items considered but no action will be taken at this time.)
12. **Committee Reports**
(Items will be considered but no action will be taken at this time.)
13. **Other Business**
14. **Adjournment**

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

This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email 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



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, May 27, 2020 – 5:00 p.m. – Public and Public Zoom Meeting

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

Absent: Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, 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 at city hall and 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, May 27, 2020 at 5:00 p.m.

PRESENTATION OF PLAQUES/OUTGOING COMMISSIONERS

Historic Preservation Officer, Kevin Kuchenbecker, thanked the outgoing commissioners for their dedication, service and friendship during their tenure on the commission. Plaques were shown and will be presented to the following Historic Preservation Commissioners; Lyman Toews and Tom Blair for six years of service. A moment of silence was given for the loss of HP Commissioner Willie Stienlicht. His term also expired on May 31, 2020. The plaque will be presented to his family at a future date.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 13, 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 \$55,080.14. Aye – All. Motion carried.***

HP Grant Vouchers: ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$21,983.80. 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 \$120.00. Aye – All. Motion carried.***

REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:

Loan Extension Requests -- Exhibit A

- i. Jody Ritz – 18 Pleasant – RLF Life Safety Loan Request
- ii. Bernie Reausaw – 336 Williams – Retaining Wall Loan Extension
- iii. Dustin Floyd – 21 Lincoln – Extension Request

It was moved by Ms. Posey and seconded by Mr. Toews to approve the loan extension requests as presented. Aye – All. Motion carried.

Grant Extension Requests -- Exhibit B

- i. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
- ii. Kris & Melony Fenton – 27 Lincoln – Wood Windows & Doors Program
- iii. Chuck Ferris – 312 Main – Elderly/Wood Windows & Doors Program
- iv. Jim & Susan Trucano – 124 Charles – Elderly/Siding/Wood Windows & Doors Program
- v. Mary Baudhuin – 26 Water – Siding/Wood Windows & Doors Program
- vi. John Rodiack – 63 Taylor – Siding/Elderly/Wood Windows & Doors Program
- vii. Charlie Struble – 61 Taylor – Wood Windows & Doors Program
- viii. Tim Coomes – 55 Taylor St. – Wood Windows & Doors Program
- ix. Gene Hunter – 38 Van Buren – Foundation Program
- x. Paul Casey – 370 Williams – Windows & Doors Program

It was moved by Ms. Posey and seconded by Mr. Toews to grant extensions as presented to Joe Roebuck-Pearson, 36 Lincoln, Kris & Melony Fenton, 27 Lincoln, Chuck Ferris, 312 Main, Jim & Susan Trucano, 124 Charles, Mary Baudhuin, 26 Water, John Rodiack, 63 Taylor, Charlie Struble, 61 Taylor, Tim Coomes, 55 Taylor, Gene Hunter, 38 Van Buren, Paul Casey, 370 Williams. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

Loan Agreement 2020.02 Hot Springs Public Library – Wild Bill Traveling Exhibit – Exhibit C

Mr. Kuchenbecker stated the Hot Springs Public Library would like to display the Wild Bill Hickok Traveling Exhibit from June 1, 2020 to September 1, 2020. ***It was moved by Ms. Posey and seconded by Ms. Carmody to recommend to the City Commission to approve the agreement with the Hot Springs Public Library for the use of the Wild Bill Hickok Traveling Exhibit from June 1, 2020 to September 1, 2020. Aye – All. Motion carried.***

Engage professional artist to reproduce ghost mural “Grain Belt Beer” – Exhibit D

Mr. Kuchenbecker stated staff requested quotes to reproduce the ghost mural at 65 to 70% of the “Grain Belt Beer” mural located on the top right side of the building. Two quotes have been submitted for this project. Sunset Regall, who just completed the Hattenbach mural, submitted a quote for \$5,105.00 but unfortunately has withdrawn her submittal. Erica Merchant submitted a quote for \$7,934.58. Copies are attached for your review. Staff is recommending hiring Erica Merchant to reproduce the ghost mural for a cost not to exceed \$7,934.58. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission to hire Erica Merchant to reproduce the ghost mural of the “Grain Belt Beer” mural located at 638 Main for a cost not to exceed \$7,934.58. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

COA 200100 – Harlan Kirwan – 669 Main – Replace Facade – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 669 Main Street, a contributing structure located in the Original Townsite in the City of Deadwood. The Applicant is requesting permission replace historic façade with pine wood on the front of the building with the exact style that was there before. The applicant made alterations to the storefront without COA approval and was required to remove the modifications. He is now applying for the COA. The applicant was issued a stop work order and gave him a week to remove it or be cited into court with a Class 2 Misdemeanor. The applicant chose to remove the alterations. This structure features a recessed entry with recessed painted panels at the base of the store front. While very simple detailing exists on the store front it is of traditional design and should remain. It is important to maintain the traditional site layout and material of this historic resource. Altering these traditional elements by introducing non-painted materials and stylistic elements as proposed damages and destroys the character defining elements which define this early Deadwood resource. The proposed work and changes does encroach upon, damage or destroy a historic resource and has 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. Mr. Berg stated he spoke with the applicant and he said he does not plan on putting the alteration back even if approved. ***It was moved by Ms. Posey and seconded by Mr. Williams upon all the evidence presented, 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 a certificate of appropriateness for 669 Main Street and require the removal of the inappropriate material remaining from the doors and balance of the storefront. Aye - All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

PA 200101 – Mike Olsen – 52 Taylor Avenue – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 52 Taylor Avenue, a noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant requests permission to replace the existing garage door with a steel door. Existing door is inoperable with the rails being twisted, some of the rollers bent and the door warped. This steel door will match existing door in style and is paintable. ***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 Mike Olsen, 52 Taylor Avenue. Aye – All. Motion carried.***

PA 200102 – Tom & Deanna Smith/Shane & Courtney Vettel – 29 Van Buren – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 29 Van Buren, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. Applicant requests permission to side over the front window of the bump out. On the side add a Marvin wood window to existing window on the side to match the other paired windows on the side of the house and make window in proportion to the size of the wall

on the bump out. Plans are to use Marvin double hung windows. On rear of house, close up broken window and door to nowhere. Paint wooden fence. When the grants are offered again plans are to apply and will work on siding at that time. Staff conducted a site visit to review the proposed project. 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 Mr. Williams 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 Tom & Deanna Smith/Shane & Courtney Vettel located at 29 Van Buren. 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 he had a meeting with representation of the ownership group for Four Points Hotel by Sheridan and the Archeological Firm QSI. The ownership group stated they are over their budget from the Tax Increment Financing line item and wanted to know if they could stop monitoring and funds would not be available for the final archaeological report. Staff told them a response would be given within 24 hours regarding the request. They asked if HP staff could monitor for them. In reviewing the federally initiated Programmatic Agreement (PA) the monitoring is required for all earth disturbances and requires a qualified archeologist. It was determined HP staff does not meet the qualifications of a professional archaeologist under the Secretary of Interior standards. Furthermore, the PA requires the completion and delivery of a final report. The ownership group could ask for an amendment to the PA but likely would take 30 to 60 days.

Bids were received for retaining walls for 11 Van Buren on Lincoln Avenue and 56 Taylor behind the recreation center. These are city retaining walls and will be presented at the next City Commission agenda. The contractor for 562 Williams also discovered sufficient bed rock and as a result will have a change order due to the engineer altering the design based on the geological conditions discovered.

There was a Main Street Initiative (MSI) meeting today and the Promotion Committee has been the most active subcommittee. They are planning a Crazy Days on July 4. The Design Committee is working on the Deadwood Trail signage with the posts being ordered. The intent is to complete marking of one or two trails this summer. Progress has been made regarding the ghost mural projects.

Staff has been busy. Kevin is the current acting chair on Deadwood Alive Board. Elections will be held in June. The development of a new City website is progressing nicely. Mike Runge also submitted his monthly report for your review.

COMMITTEE REPORTS

Mr. Toews stated it has been an honor working with all fellow commissioners. It has been a real education working with Kevin. He also thanked Bonny, Cindy and Mike as it has been an honor working with staff. He looks forward to hearing good things from the new commissioners coming on board.

Mr. Williams said "Lyman carry on fair winds and farrowing seas as you go down the road." Please be sure to hang out and just harass everyone else.

Ms. Posey stated there is plans for a July 4 Parade with concert in Outlaw Square. Other events are being scheduled for the square starting June 22, 2020.

Ms. Struble stated the museums managed and operated by Deadwood History will be opening June 1, 2020.

Mr. Berg stated he is happy to be open and business is picking up. He doesn't think our budget will be hurt as devastating as we first thought.

OTHER BUSINESS

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

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary

EXHIBIT B

Mr. Kevin Kuchenbecker
Deadwood Historic Preservation Office
Deadwood City Hall
108 Sherman Street
Deadwood, South Dakota 57732



June 2, 2020

RE: Outside of Deadwood Grant Request

Dear Mr. Kuchenbecker,

The Black Hills Mining Museum is in receipt of a \$5,000 Outside of Deadwood Grant for the 2019-20 fiscal year. This grant was to be used for archiving materials, improved signage and oral histories.

The Black Hills Mining Museum is respectfully asking if some of the grant monies could be used for improvements to the interior of the building; specifically the addition of LED lighting and the remodeling of the restrooms to accommodate ADA requirements.

We will still have archiving materials and display signs as expenditures; an order of display signs is currently with the manufacturer. Oral histories were put on hold due to the Covid-19 situation.

The Black Hills Mining Museum would like to thank the Deadwood Historic Preservation Commission for their support in our project. It is through relationships such as these that the communities are successful.

If more information is needed or there are any questions please contact me at Lead City Hall.

Best Regards,

A handwritten signature in blue ink, appearing to read "Mike Stahl".

Mike Stahl | President
Black Hills Mining Museum
mikes@cityoflead.com

EXHIBIT C

**2020-2021 Historic Preservation Commission and Revitalization
Committee Assignments**

HPC OFFICERS

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice Chair

HISTORIC PRESERVATION COMMITTEES

Projects Committee

- _____
- _____
- _____

Loan & Grant Programs Committee

Meets the first and third Tuesday of the month (as needed) at 10:30 a.m.

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice chair

HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

Chamber of Commerce

- _____
- _____

Deadwood Alive

- _____

DEADWOOD MAIN STREET INITIATIVE

Organization (Steering) Committee

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice chair

Economic Restructuring

- _____
- _____

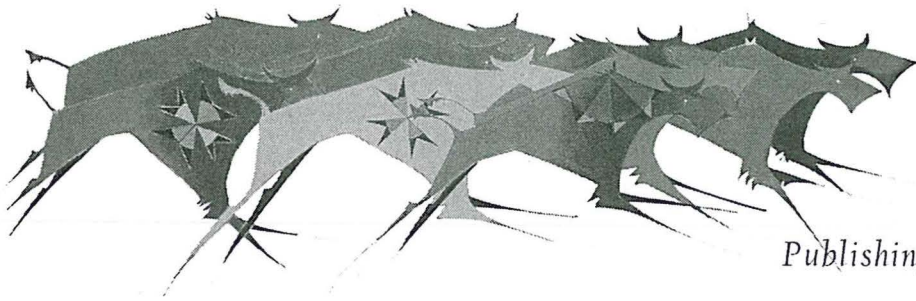
Design Committee

- _____
- _____

Promotion Committee

- _____
- _____

EXHIBIT D



SOUTH DAKOTA
HISTORICAL
SOCIETY PRESS

Publishing South Dakota's Rich Heritage

27 May 2020

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

Dear Kevin:

Enclosed you will find the 2019 Deadwood Publications Fund report. A reprint of David Wolff's *Seth Bullock* and an advance for his forthcoming *Deadwood* and *James K. P. Miller* represent the largest book costs for this past year. Once again, marketing costs, royalties/backlist maintenance, finance charges and fees accounted for the remainder of the year's expenses. Without a new book to spur interest, sales of past titles dwindled somewhat, but investments more than made up for any shortfalls, and both the Revolving and Endowment accounts did well in 2019. Unless things change dramatically, however, that will not be the case in 2020.

The continued popularity of *Seth Bullock* can probably be attributed to the movie *Deadwood*, but *Wild Bill Hickok* and *Calamity Jane* also continues to do well. The next Deadwood Publications Fund entry in this series is *George Armstrong Custer*, and I am happy to report that the revised manuscript for that book is now in hand for release in 2021.

As always, we are grateful to the City of Deadwood for the ongoing opportunity to provide readers with excellent publications about the Black Hills and West River region.

Sincerely,


Nancy Tystad Koupal
Director

Deadwood Publications Fund Report - 2019

Established Oct. 2000

Endowment (\$100,000)	31 Dec. 2016	31 Dec. 2017	31 Dec. 2018	31 Dec. 2019
Balance	\$156,016.00	\$170,258.00	\$162,388.00	\$187,359.00

Revolving (\$150,000)	31 Dec. 2016	31 Dec. 2017	31 Dec. 2018	31 Dec. 2018
Balance	\$90,985.00	\$90,979.00	\$94,352.00	\$102,965.00

Deadwood Revolving Itemization

Beginning Balance	\$ 94,352
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Expenses 1 Jan. 2019–31 Dec. 2019

Forthcoming books	
<i>Deadwood & JKP Miller</i> - Advance on Royalties	\$ 1,000.00

Reprints	
<i>Seth Bullock</i>	\$ 3,265

Royalties and backlist maintenance	\$ 919
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Marketing—general (catalog/website prorated)	\$ 520
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Finance charges and credit card fees	\$ 3,969
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TOTAL EXPENSES	\$ 9,673
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Beginning Balance Less Expenses	\$ 84,679
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Income 1 Jan. 2019-31 Dec. 2019

Interest and Endowment Distribution	\$ 1,485
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Sales of Deadwood Publications Fund titles	\$ 11,064
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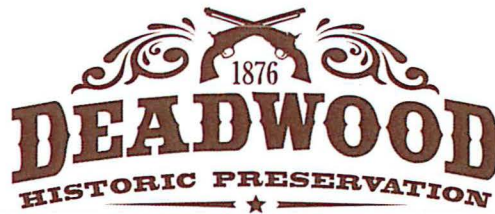
Market Valuation Adjustments	\$ 5,737
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TOTAL INCOME	\$ 18,286
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Revolving Account Balance, 31 Dec. 2019	\$ 102,965
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EXHIBIT E

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



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

MEMORANDUM

Date: June 5, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Stage Run Neighborhood Block Club Update

The Deadwood Neighborhood Council was established to organize and support neighborhoods through a local Block Club. A representative from each Deadwood Neighborhood represents their neighbors to assist in decorating for the holidays, planting flowers, address ordinance issues, request improvements needed in neighborhoods, etc. The Historic Preservation Office provides financial support of these clubs each year to help with the beautification and holiday decorating of their neighborhoods.

The Stage Run Block Club has been busy this spring planting shrubs, lilac and barberry bushes at the entry of the subdivision. These, along with the bench, and solar lamp is creating a welcoming and inviting park like setting. Pat Dringman, the representative of the Stage Run Block Club, has provided us with this update and picture of the area. Pat also acquired the Woods family who was welcoming guests at Outlaw Square. The family has graciously moved to welcome residents of Stage Run.

This memo requires no action but is provided to the Historic Preservation Commission as an informational piece. See following page for photograph of project.



Stage Run Neighborhood Block Club project

June 4, 2020

Photo provided by Pat Dringman

EXHIBIT F

Case No. 200114
Address: 771 Main Street

June 5, 2020

STAFF REPORT

The applicant requests Certificate of Appropriateness for work at 771 Main Street , a contributing structure, located in the Deadwood City Historic Planning Unit of the City of Deadwood.

Applicant: Shirlene Joseph
Owner: Same
Constructed: 1940

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:** This building is a contributing resource to the fabric of the Deadwood National Historic Landmark District.
2. **Architectural design of the resource and proposed alterations:** The applicant is requesting approval to remove the 8' metal garage door and track and replace with a side-by-side wooden door on hinges. The new door will be constructed of yellow pine.

Attachments: Yes

Plans: No

Photos: Yes

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



Motions available for commission action:

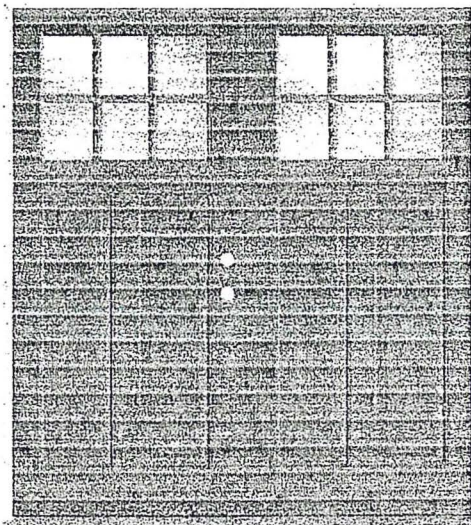
Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

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.

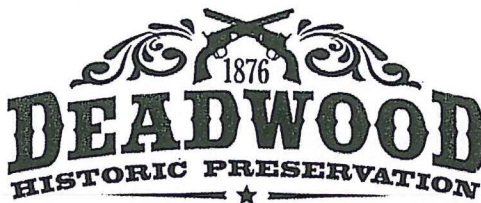


**1/4 Lite Clear
Glass Left-Hand Inswing
Brown Wood Prehung
Double Entry Door Solid**



*NOTE: OWNER WOULD LIKE TO RETAIN OPTION
TO MAKE DOOR OUTSWINGING*

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



FOR OFFICE USE ONLY

Case No. 200114
☐ Project Approval
☒ Certificate of Appropriateness
Date Received 6/1/20
Date of Hearing 6/10/20

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: 771 MAIN STREET
Historic Name of Property (if known): _____

APPLICANT INFORMATION

Applicant is: ☒ owner ☒ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: SHIRLENE JOSEPH
Address: 771 MAIN STREET
City: DEADWOOD State: SD Zip: 57732
Telephone: 641-2843 Fax: _____
E-mail: _____

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

Contractor's Name: DAKOTA MIDWEST CONST
Address: 834 MAIN
City: DEADWOOD State: SD Zip: 57732
Telephone: 920-1291 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 checked="" 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 type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>7-1-2020</u>		Project Completion Date (anticipated): <u>7-15-2020</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"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input checked="" type="checkbox"/> GARAGE	<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"/> 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
<p>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.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).</p> <p style="font-size: 1.2em; margin-top: 20px;"><u>REMOVE 8' METAL GARAGE DOOR & TRACK</u></p> <p style="font-size: 1.2em; margin-top: 10px;"><u>REPLACE WITH SIDE-BY-SIDE WOODEN DOORS ON</u></p> <p style="font-size: 1.2em; margin-top: 10px;"><u>HINGES PER APPROXIMATE ATTACHED PICTURE</u></p> <p style="font-size: 1.2em; margin-top: 10px;"><u>STRUCTURAL MATERIAL #1 CLEAR YELLOW PINE</u></p>

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.

Shirley L. Joseph 6-1-2020
SIGNATURE OF OWNER(S) DATE

Lera Salen 6/1/2020
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 1st or 3rd 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 G

Date: June 05, 2020

Case No. 200115
Address: 53 Dunlap

Staff Report

The applicant has submitted an application for Project Approval for work at 53 Dunlap, a structure located in the Large Planning Unit in the City of Deadwood.

Applicant: Tim Conrad
Owner:
Constructed: 1974

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 consists of modern low-income apartments. Because it is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the windows and install new LP SmartSide siding on structure.

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 affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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





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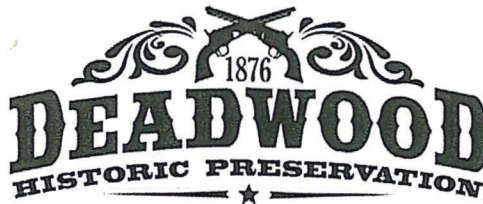
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FOR OFFICE USE ONLY	
Case No.	<u>200115</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/28/20</u>
Date of Hearing	<u>6/10/20</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>53 Dunlap</u>
Historic Name of Property (if known):	<u>Kopper Key Apts.</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>Tim Conrad</u>
Address:	<u>52 Lincoln Ave</u>
City:	<u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone:	<u>920-1214</u> Fax: <u>578-2854</u>
E-mail:	<u>deadwoodelectric@rushmore.com</u>

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

Contractor's Name:	<u>B25 Remodeling</u>
Address:	<u>PO Box 321</u>
City:	<u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone:	<u>580-1707</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 checked="" 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



ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>As soon as material is approved & ordered</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 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 <u>Fiberglass</u> 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				

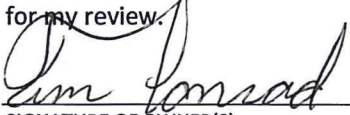
DESCRIPTION OF ACTIVITY
<p>Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).</p> <p style="font-size: 1.2em; margin-top: 20px;"><u>New Windows & Siding see pitchers</u></p> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 10px 0;"/>

SIGNATURES

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

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

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

 5-28-20

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 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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EXHIBIT H

Date: June 03, 2020

Case No. 200116
Address: 51 Pleasant St.

Staff Report

The applicant has submitted an application for Project Approval for work at 51 Pleasant St., a Contributing structure located in the Planning Unit in the City of Deadwood.

Applicant: Ken Motzko
Owner: MOTZKO, KENNETH W & NANCY
Constructed: 1895

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.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a 16'x24' storage shed behind the house. It will be built on skids and set on washed gravel. This is a wood structure with pitched roof and wood floor. There will be one window per wall, one 6' roll up door, one 36' entry door. Plans are to use the structure to store a 4-wheeler and wood splitter.

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.

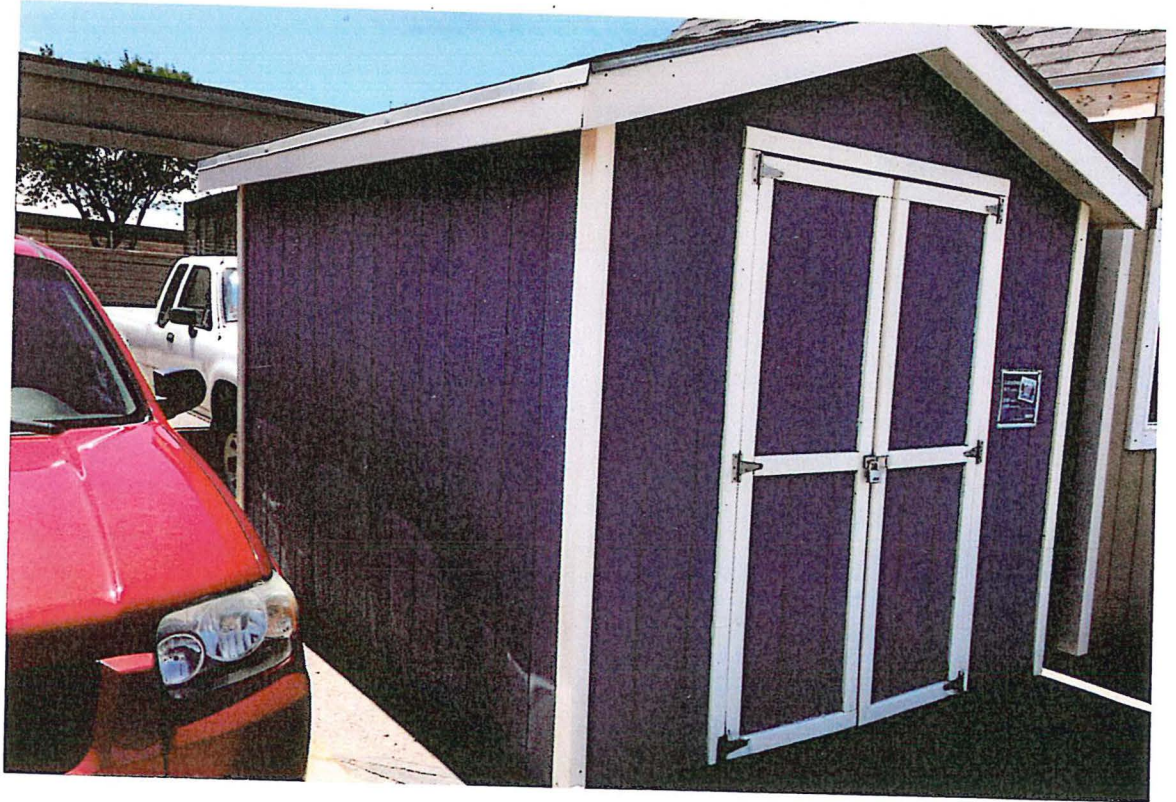
OR

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.





Example Structure



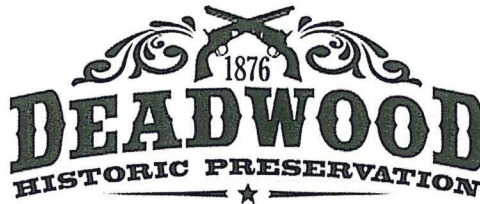








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FOR OFFICE USE ONLY	
Case No.	200116
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/1/20
Date of Hearing	6/10/20

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: 51 Pleasant St Deadwood 57732
Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Ken Motzko
Address: 51 Pleasant St
City: Deadwood State: SD Zip: 57732
Telephone: 218 831 2074 Fax: _____
E-mail: KNAMOTZKO@gmail.com

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

Contractor's Name: Apex Home Center
Address: 320 West Blvd
City: Rapid City State: SD Zip: 57701
Telephone: 605 342 4840 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 checked="" 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>Shop/Shed</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

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

1 16' x 24' Shop, will be on skids
Set on washed gravel, 1 window per
wall 1 6' Roll up door for 4 wheels
And wood splitter 1 36" Entry Door
Picture is a similar Display version

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.

Kenneth J. Motzko 6/01/2020
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

Nancy J. Motzko 6-1-2020
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

EXHIBIT I

Date: June 05, 2020

Case No. 200117
Address: 10 Van Buren St

Staff Report

The applicant has submitted an application for Project Approval for work at 10 Van Buren St, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Trevor Santochi
Owner: SANTOCHI, TREVOR DAWSON TRUSTEE AKA SANTOCHI, TREVOR D ETAL
Constructed: 1896

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install a guard rail on the existing deck of the second story of the rear porch of the structure to match lower stair rail.

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.

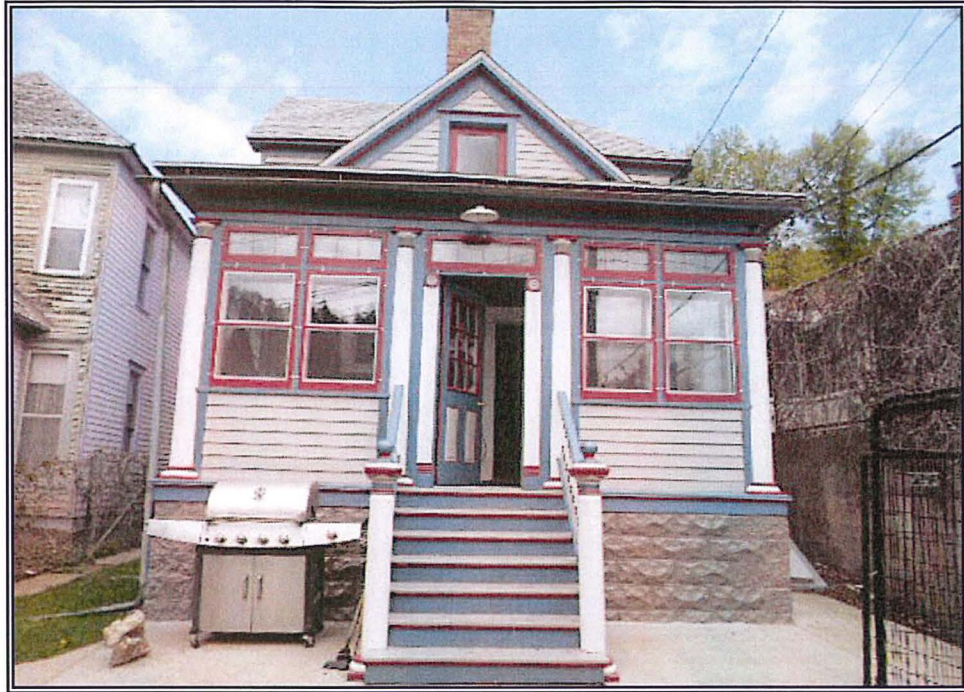
OR

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.





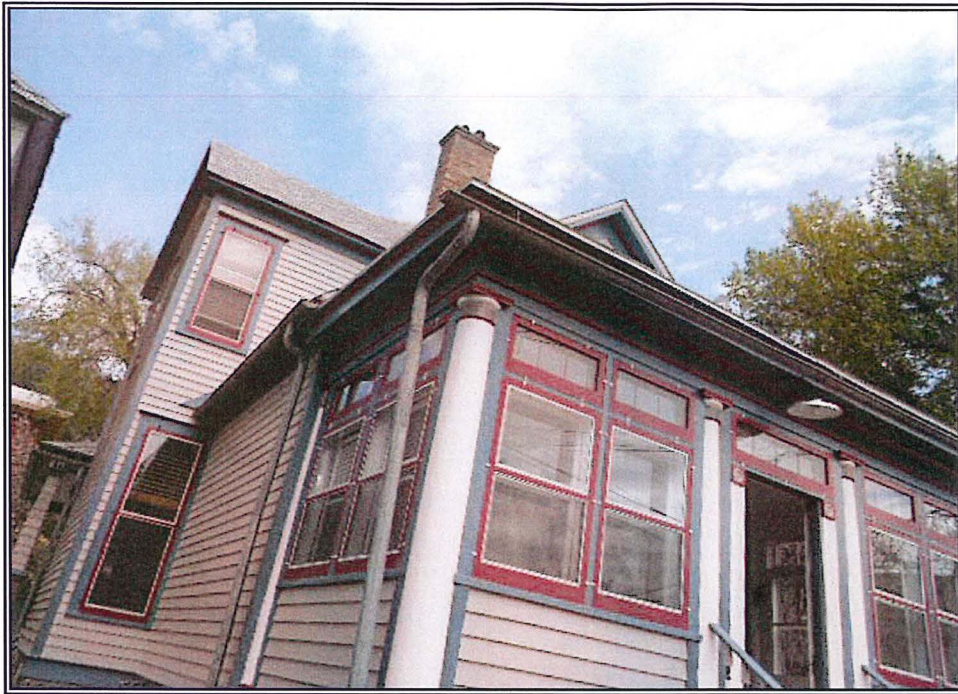
REAR PROFILE 10 Van Buren Street
T. Santochi



REAR OF HOUSE. DECK IS LOCATED ABOVE SUNROOM SHOWN



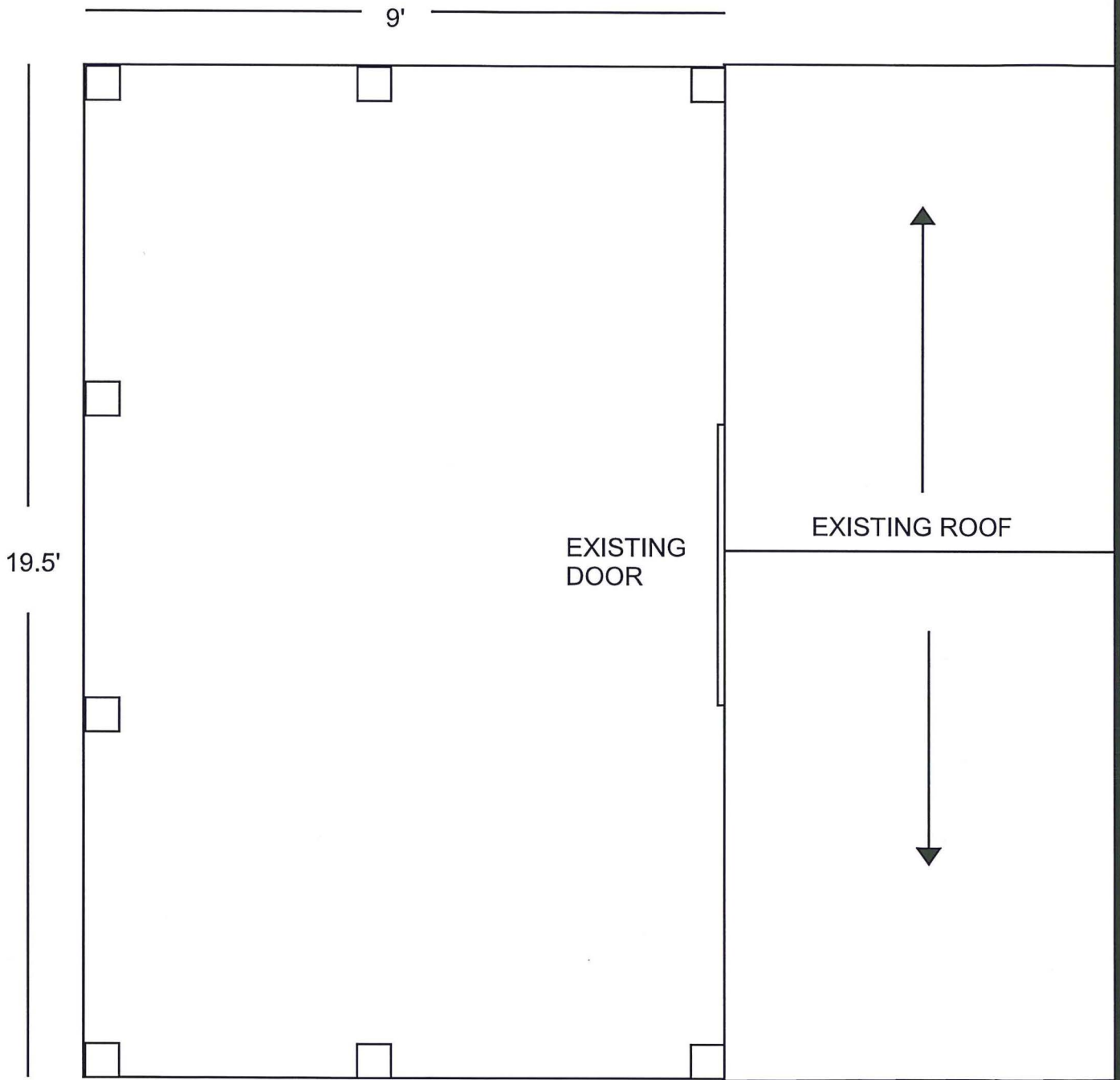
DECK



NORTH SIDE

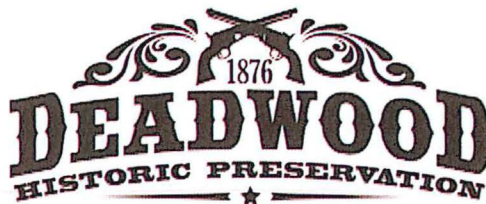


DECK GUARD RAIL WILL BE PAINTED TO MATCH LOWER STAIR RAIL



PLANE VIEW 10 Van Buren Street

T. Santochi



FOR OFFICE USE ONLY	
Case No.	<u>200117</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/28/20</u>
Date of Hearing	<u>6/10/20</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 10 Van Buren Street. Deadwood SD

Historic Name of Property (if known): _____

APPLICANT INFORMATION

Applicant is: ☐ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: Trevor Santochi
Address: 10 Van Buren Street
City: Deadwood State: SD Zip: 57732
Telephone: 714-287-5760 Fax: _____
E-mail: tsantochi@aol.com

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

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

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

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: _____ Project Completion Date (anticipated): _____

☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☐ **ROOF** ☐ New ☐ Re-roofing ☐ 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 Install guard rail on existing deck.

☐ **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).


To install guard rail on an existing deck. Have not bid out yet or started permit process.

SIGNATURES

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

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

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

 5/28/2020

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 1st or 3rd 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.