

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 22, 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. July 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. Grant Request – **Exhibit A**
    - i. Joseph Gasper/Sherree Rich – 40 Jefferson Street – Retaining Wall
  - b. Grant Extension Requests – **Exhibit B**
    - i. Sylvia Trents, 57 Lincoln, Windows and Doors
    - ii. Shirlene Joseph, 771 Main, Foundation
5. **Old or General Business**
  - a. 2021 Budget Meeting – July 23, 2020, 8:00 a.m. – 10:00 a.m.
  - b. Not-for-Profit Grant Request – Masonic Center Assoc. – **Exhibit C**
  - c. Midland Pioneer Museum Request to Change Funding/Extension – **Exhibit D**
  - d. 21 Charles Street matters regarding landscaping – Mike Percovich – **Exhibit E**
  - e. Sherman Street Parking Lot Master Plan Review – **Exhibit F**
6. **New Matters before the Deadwood Historic District Commission**
  - a. COA 200159 – Wells Fargo Bank – 721 Main Street – Install OSHA Ladder – **Exhibit G**
7. **New Matters before the Deadwood Historic Preservation Commission**
  - a. PA 200148 – Steve Schramm – 7 Stewart – Replace Siding/Deck – **Exhibit H**
  - b. PA 200155 – Donald Coulter – 52 Pleasant – Replace Deck/Siding/Windows – **Exhibit I**

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.)*

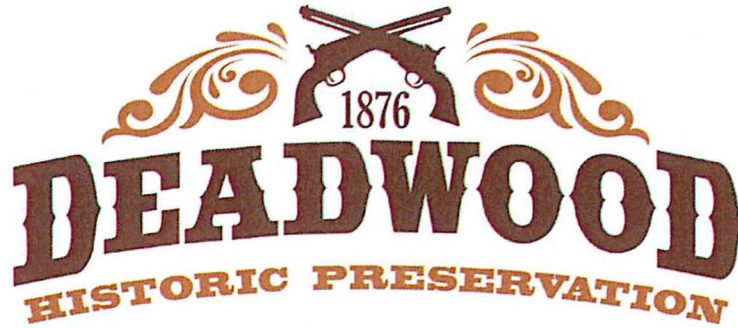
11. **Other Business**

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.

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, July 8, 2020 – 5:00 p.m.

**PRESENT HISTORIC PRESERVATION COMMISSION:** Beverly Posey, Tony Williams, Jill Weber, Trevor Santochi and Leo Diede

**ABSENT:** Dale Berg, Robin Carmody

**PRESENT CITY COMMISSION:** Charlie Struble

**PRESENT STAFF:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Cindy Schneringer, Administrative Assistant

*All motions passed unanimously unless otherwise stated.*

A quorum present, Vice-Chairman Posey called the Deadwood Historic Preservation Commission meeting to order Wednesday, July 8, 2020 at 5:00 p.m.

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

*It was moved by Mr. Diede and seconded by Mr. Santochi to approve the HPC minutes of Wednesday, June 24, 2020. Aye – All. Motion Carried.*

### **VOUCHER APPROVALS:**

HP Operating Vouchers: *It was moved by Mr. Williams and seconded by Mr. Santochi to approve the HP Operating Account in the amount of \$77,409.98. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Williams and seconded by Mr. Diede to approve the HP Grant Vouchers in the amount of \$38,813.34. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Mr. Williams and seconded by Mr. Santochi to approve the Revolving Loan Account in the amount of \$17,497.50. Jill Weber Abstained. Aye – All. Motion carried.*

### **OLD OR GENERAL BUSINESS:**

#### **Headstone Grant Applications – Exhibit A**

20004 Vaughn, Edna Ethel, Third Addition, Section 1 Lot 56-Plot E2

20002 Callison, Minnie, Section 3 Lot 133

Mr. Kuchenbecker stated the Project Committee met and reviewed the two headstone grant applications and recommended accepting 20001 Edna Ethel Vaughn and 20002 Minnie Callison into the headstone grant program. Mr. Diede requested Ms. Callison's application award



amount reflect the current amount of \$650.00. ***It was moved by Mr. Williams and seconded by Mr. Diede to accept 20001 Edna Ethel Vaughn and 20002 Minnie Callison into the Headstone Grant Program. Aye – All. Motion Carried.***

#### Approval – Application for Historic Preservation Programs – Exhibit B

Mr. Kuchenbecker reported this consolidates the programs into one application as most of the written information on each form reflects the same information. This eliminates having to fill out multiple forms for the programs the applicant qualifies for. This was a collaborative project with Bonny Anfinson taking the lead and the loan committee. Now we request the homeowner have a contract or agreement with the contractor. ***It was moved by Mr. Diede and seconded by Ms. Weber to adopt the new Historic Preservation program application. Aye – All. Motion Carried.***

#### Approval – Revised Historic Façade Easement Program Application – Exhibit C

Mr. Kuchenbecker reported this program was created about four years ago. It is the purchase of a conservation easement on a historic resource. Several of them have been done. We have streamlined and clarified different areas of the application which eliminates the need for a certified appraiser and cleaned up the verbiage for legislative audit. ***It was moved by Mr. Santochi and seconded by Ms. Weber to adopt the revised Historic Façade Easement Program Application. Aye – All. Motion Carried.***

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

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

##### PA 200147 – Gary Cure – 5 Harrison –Repair Porch in Back Yard – Exhibit D

Mr. Kuchenbecker stated the applicant is requesting permission to repair a porch in the backyard. 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 Mr. Williams and seconded by Ms. Weber 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 Gary Cure, 5 Harrison to repair porch with the addition of replacing the green corrugated siding material with lattice or wood to compliment the structure. Aye – All. Motion carried.***

#### ITEMS FROM CITIZENS NOT ON AGENDA

Mr. Ron Russo stated it has been several years since Mike Percevich had the Fountain House place on Charles Street with the stipulation to put in landscaping and a sidewalk to the street. He would like the owner to live up to the agreement. The Commission concurred and requested staff work with legal counsel to send letter and add to next agenda.

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

Mr. Kuchenbecker provided an update of the retaining wall work going on at 11 Van Buren, 56 Taylor, 562 Williams and 30 Adams. We have had several meetings about the Main Street Master Plan with part of the identified improvements being the creation of public spaces on Lee and Gold Streets between Main and the Broadway alley. MSI is requesting the City Commission



setup a public hearing for August 3, 2020 and if approved having the streets set aside on August 4, 2020 for tables, chairs and Edison lights reminiscent of what was on historic Main Street. This will provide additional outdoor seating during the pandemic and could become part of the Main Street Master Plan. The new website is scheduled to go live on August 3, 2020.

#### **COMMITTEE REPORTS**

Ms. Weber reported the Promotions Committee said if all the businesses that put out merchandise for Crazy Days followed the rules they might be able to put out merchandise on Tuesdays during the Farmers Market. They will vote to see if it is acceptable and present request to City Commission.

#### **OTHER BUSINESS**

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

ATTEST:

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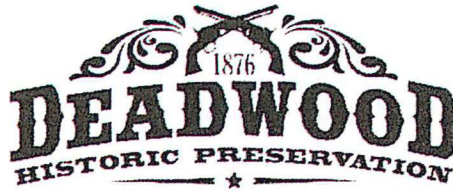
Chairman, Historic Preservation Commission

*Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary*

[Back to Agenda](#)

# EXHIBIT A





## Retaining Wall - Residential Application

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

**1. Address of Property:**

40 Jefferson Street

**2. Applicant's name & mailing address:**

Joseph E. Gasper III

Sherree Rich

40 Jefferson St. Deadwood, SD

Telephone: (352) 634-4350

E-mail SherreeRich@hotmail.com

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

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

**4. Certification**

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

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

Applicant's signature: Joseph E. Gasper III & Sherree Rich

Date submitted: 5/10/2020

Owner's signature: Joseph E. Gasper III & Sherree Rich

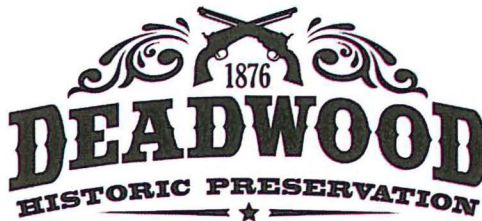
Date submitted: 5/10/2020

Please return the completed application to:

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

# EXHIBIT B





## MEMORANDUM

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**Date:** January 24, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Grant Extensions

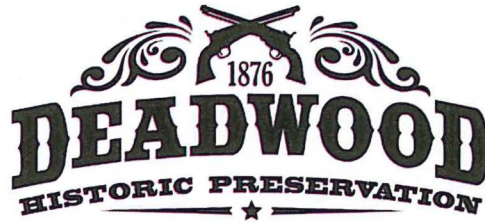
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The following Historic Preservation Program applicants are requesting extensions of their Grants. Staff's recommendation follows for each of the extension requests.

- Sylvia Trentz ..... 57 Lincoln ..... Windows & Doors Program  
*The grant expires on 07/1/20. All windows have been completed except the back porch which the contractor has ordered. Staff recommends extending the grant for an additional three months which will expire 10/01/2020.*
- Shirlene Joseph ..... 771 Main Street ..... Foundation Program  
*The grant expires on 07/03/20. The applicant has a contractor working on the project. Staff recommends extending the grant for an additional three months which will expire 10/03/20.*

# EXHIBIT C





## MEMORANDUM

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**Date:** July 17, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Deadwood Not-For-Profit Grant Request

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The Historic Preservation Commission has received a Not-For-Profit Grant request from Deadwood Masonic Association for the emergency repair of the elevator in the Masonic Building located at 715 Main Street.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. Since 2015 the Deadwood Masonic Association has been granted \$38,000 in funds.

The Projects Committee reviewed this request and recommend approving the grant request to the Deadwood Masonic Association in the amount of \$6,360.69 for emergency repairs to the elevator.

**RECOMMENDATION:** *Move to approve the Not-For-Profit grant to the Deadwood Masonic Association in the amount of \$6,360.69 for the emergency repair to elevator in the Masonic Building.*

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

## DEADWOOD HISTORIC PRESERVATION COMMISSION

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR  
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

### Application

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

1. Property Address:

715 Main Street	Deadwood	SD	57732
Street	City	State	Zip

2. Applicant Details:

TODAY'S DATE: 07/ 10/2020

Mike Rodman	(605) 391-8813	mrodman@rap.midco.net
Name	Daytime Telephone	E-mail Address

PO Box 357	Deadwood	SD	57732
Street	City	State	Zip

3. Owner of Property\*\*:

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

OR

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

OR

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

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

Masonic Center Association	( )	-
Name	Daytime Telephone	E-mail Address

PO Box 357	Deadwood	SD	57732
Street	City	State	Zip





# OTIS

5500 Village Blvd  
West Palm Beach, FL 33407

CUSTOMER NO.

576707

DATE

06/23/20

AM

INVOICE

PAYMENT DUE UPON RECEIPT

MAIL PAYMENT TO:   
OTIS ELEVATOR COMPANY  
P.O. BOX 73579

CHICAGO  
606737579

IL

MASONIC TEMPLE  
PO BOX 357

DEADWOOD  
577320357

ENCLOSE THIS COUPON WITH YOUR PAYMENT.  
MAKE CHECK PAYABLE TO: OTIS ELEVATOR COMPANY

INVOICE

DETACH RETURN DOCUMENT ALONG PERFORATION

OTIS ELEVATOR COMPANY

\*\* INVOICE CHARGES \*\*

BUILDING REFERENCE

CUSTOMER NO.

576707

DATE

06/23/20

TO SITE TO REPAIR ELEVATOR NEEDED.

MAIN MACHINE - BRAKE

TECH DESCRIPTION:

BRAKE RELAY/AUX CONTACTS. HW DOOR LOCKS

MACHINE# : F11857

VEHICLE CHARGE : 110.00

12.50 HRS @ \$469/HR REG RATE = 5862.50

SUBTOTAL

TAX

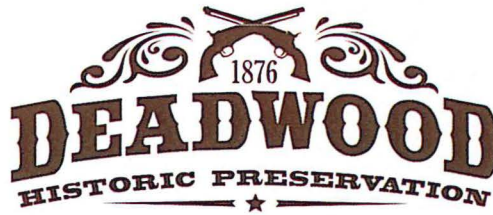
FREIGHT

TOTAL AMOUNT DUE



# EXHIBIT D

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

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**Date:** July 17, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Midland Pioneer Museum Request to Change Funding & Extension

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The Midland Pioneer Museum received an Outside of Deadwood Grant in July of 2019 for \$10,000 to replace the windows in the Chicago & North Western Depot. They have received additional funding to cover the costs of the windows and are requesting approval to use the grant funds to restore the three wood entry doors and the three wood freight room doors. The contractor will be restoring the doors this fall and winter which exceeds the grant deadline so they are also requesting an extension of the grant which expires August 10, 2020.

The Projects Committee reviewed this request and recommend granting the request to use the funding to restore the three wood entry doors and three wood freight room doors and extend the grant for six months which will expire February 8, 2021.

### ***Recommended Motion:***

Move to approve switching the grant funds for windows to restoring three wood entry doors and three wood freight room doors in the Chicago & North Western Depot and to extend the grant for six months which will expire on February 10, 2021.

**Midland Pioneer Museum  
Association**

PO Box 255  
Midland SD 57552

July 8, 2020

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

To Who It May Concern,

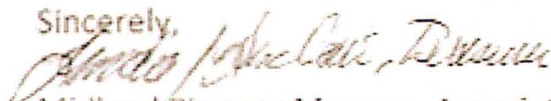
In July 2019 Midland Pioneer Museum Association was awarded a \$10,000 Outside of Deadwood Grant which needs to be used by August 10, 2020. This grant was to be used to replace the current wood windows with wood windows as part of our Chicago & North Western Depot Project with any remaining funds to be applied to the residing project.

Since we already have the funds in place to replace the windows and siding we are requesting that the Outside Deadwood Grant funds be used to repair and renovate the three wood entry doors and the three wood freight room doors.

Since these doors would have to be removed to complete their repair and renovation the contractor has suggested that this part of the project be done during the fall and winter months when the depot is not open to visitors. He would remove the doors, cover the empty spaces with plywood, and take the doors to his shop to complete the work. He would then reinstall the doors before we reopening the dept. We are therefore requesting an extension of the deadline to use the funds.

We look forward to hearing from you on this matter. Thank you.

Sincerely,



Midland Pioneer Museum Association  
%Linda J Sinclair, Treasurer  
PO Box 255  
Midland SD 57552





Midland Pioneer Museum  
CA NW Dept. Oct 2018  
#7 - Port City Steam engine,  
Bridgeway, historic building  
Special topic door





Midland Pioneer Museum  
Calm April Oct 2018  
#18 West Side - Big window  
with two large dormer windows



Midland Pioneer Museum  
C&NW depot Oct 2018  
#19 Oberlin Street  
Room Siding door

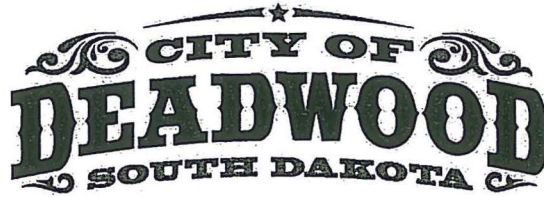




# EXHIBIT E



OFFICE OF  
**CITY ATTORNEY**  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084  
griggins@gpnalaw.com



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

July 13, 2020

Mr. Mike Percivich  
Lotus LLC  
PO Box 651  
Deadwood, SD 57732

Re: City of Deadwood - General Advice  
GPNA File No. 07857.0003

Mr. Percivich:

The Deadwood Historic Preservation Commission is requesting you follow through with the approved landscaping plans for the historic Fountain House located at 21 Charles Street. In 2015 and again in 2018 conditions were set on project approvals for this resource that included the implementation of the originally approved landscaping contingency set on allowing the moving of the house from lower Main Street.

The Commission does not want this delay on the completion of the landscaping project to jeopardize current or future funding available to you and your company with regards to historic preservation grants or revolving loans. The Commission is requesting the landscaping, sidewalk and yard be installed by no later than September 15, 2020 at which time the interpretive panel for the resource can be erected.

Failure to comply with the completion of this contingency will result in City taking all legal actions available to ensure compliance. This topic will be added to the agenda for July 22, 2020 for discussion and possible action. Please submit your intentions for completion of this request to the Historic Preservation Office prior to the meeting. You are welcome to attend if desired.

Sincerely,

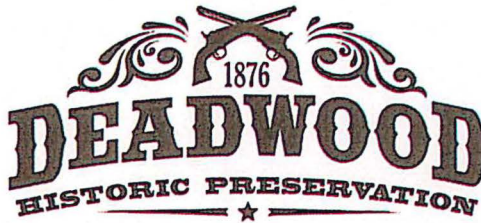
A handwritten signature in black ink, appearing to read "Quentin L. Riggins". The signature is fluid and cursive, written over a horizontal line.

Quentin L. Riggins, City Attorney  
City of Deadwood

cc: Deadwood Historic Preservation Commission  
Kevin Kuchenbecker, Historic Preservation Officer

Back to Agenda

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

September 10, 2018

Mike and Diane Percevich  
P.O. Box 651  
Deadwood, SD 57732

RE: 21 Charles Street – Fountain House -- Landscaping

Dear Mr. and Mrs. Percevich,

On Wednesday, December 9, 2015, the Deadwood Historic District Commission approved your application for Certificate of Appropriateness for work at 21 Charles Street. The application was to relocate the front entry to original location; add and replace windows with wood double hung windows as appropriate; repaint exterior, replace and/or repair siding, add privacy fence and landscape front of property.

The Historic District Commission is requesting information regarding the completion of the landscaping along the front of the property per the approved Certificate of Appropriateness. Please contact the Historic Preservation Office to discuss your plans and proposed completion date for the landscaping. A copy of the approval letter, staff report and minutes are attached for your review.

Thank you for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community. If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kevin Kuchenbecker". The signature is fluid and cursive, with a large loop at the end.

Kevin Kuchenbecker  
Historic Preservation Officer

cc: Historic Preservation Commission  
File

Legal  
Maintenance



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

December 10, 2015

Mike & Diane Perceovich  
P.O. Box 651  
Deadwood, SD 57732

RE: Case No. H15058 – 21 Charles Street – Fountain House

Dear Mr. and Mrs. Perceovich,

On Wednesday, December 9, 2015, the Deadwood Historic District Commission reviewed your application for Certificate of Appropriateness for work at 21 Charles Street, a contributing structure located in South Deadwood City Planning Unit in the City of Deadwood.

The application was for permission to relocate front entry to original location; add and replace windows with wood double hung windows as appropriate; repaint exterior, replace and/or repair siding, add privacy fence and landscape front of property. The Historic District Commission determined the exterior alteration proposed is congruous with the historical, architectural, archaeological, or cultural aspects of the district and moved to grant a Certificate of Appropriateness.

A building permit must be issued prior to commencement of work on the resource. To request a building permit and pay the fees due regarding this project, please contact the City Building Inspector, Trent Mohr, at the Public Works Dept. at (605) 578-3082. Any changes to the scope of work must be approved by the Historic Preservation Commission.

Thank you for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community. If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Kevin Kuchenbecker', written over a horizontal line.

Kevin Kuchenbecker  
Historic Preservation Officer

cc: Trent Mohr, City Building Inspector  
File

# EXHIBIT D

Date: 11/30/2015

Case No. H15058

Address: 21 Charles St

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 21 Charles St, a contributing structure located in South Deadwood Planning Unit in the City of Deadwood.

Applicant: Mike and Diane Percevich

Owner: Mike and Diane Percevich

Constructed: 1890

## CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

### General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods. This structure was originally located at 370 Main Street in the Fountain City Planning Unit and was moved earlier this year to its current location at 21 Charles Street and according to the South Dakota Historic Preservation Office is still considered contributing.
- 2. Architectural design of the resource and proposed alterations:** Relocate front entry to original location; add and replace windows with wood double hung windows as appropriate; repaint exterior, replace and/or repair siding, add privacy fence and landscape front of property.

Attachments: Yes

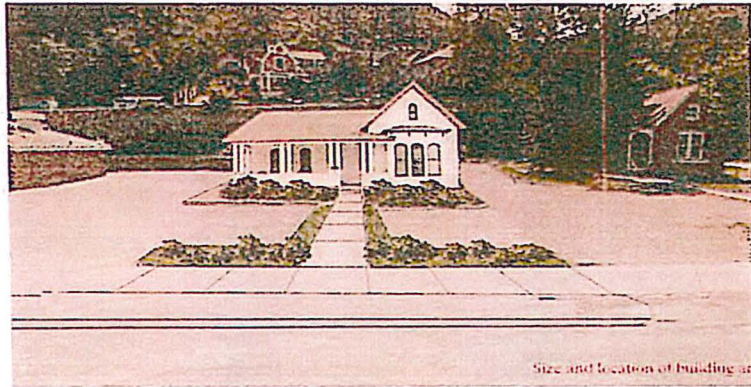
Plans: Yes

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 local historic district, 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.



Ron Russo, neighbor to proposed location, approves of the new location of the Fountain House and feels this would stimulate new growth in that area.

Chair Floyd asked if the applicant knew what the intended use of the property will be in its new location.

Mr. Tellinghuisen stated the intention is, if the move is approved, to donate the house to NeighborWorks. The owner of the land in which the house would be located is Mr. Percevich. Mr. Tellinghuisen informed the Commission that the house will be moved at no cost to the owner and Mr. Percevich is not buying this house. Mr. Tellinghuisen stated that Optima can't say exactly how this house is going to be used because Optima will not own it; it will be owned by Mr. Percevich. One of the uses Mr. Percevich is contemplating is a vacation rental property.

Chair Floyd asked what NeighborWorks' roll is in this.

Mr. Tellinghuisen stated Optima donates it to NeighborWorks; in turn they will donate it to Mr. Percevich.

Mr. Blair asked if the Fountain House will be placed on the site and move completed before the donation will take place.

Mr. Tellinghuisen stated yes. That will be an expense that Optima will bear.

Chair Floyd asked if Optima has explored potential locations for this house within the Fountain City Planning Unit.

Mr. Tellinghuisen said they have and there aren't any.

Chair Floyd asked Mr. Tellinghuisen to refresh her memory as to details as to why there are no locations available.

Mr. Tellinghuisen stated that there are none available that Optima could buy or afford and there are none that Optima is aware of where the house could be moved.

Chair Floyd asked Mr. Kuchenbecker if he agreed with Mr. Tellinghuisen's statement.

Mr. Kuchenbecker stated that he met with Optima back in March of 2012 and several lots were looked at and they were either very expensive or the house had to be dismantled to get it around corners and up the street. There was the exploration of the lot at the bottom of Burnham and it was declared not economically feasible by Optima.

Mr. Tellinghuisen commented that the prices we are talking about are in the \$400,000 and up for the range of the lots. That is not an option to Optima.

Sharon Martinisko, resident of Deadwood, pointed out the request to have a conservation easement on the resource. Whoever becomes the owner would contract to preserve this house for the future. Ms. Martinisko stated this is an important piece to look at. Ms. Martinisko understands the need for a parking lot, however, it should not come at the detriment of our historic fabric. Ms. Martinisko urges the Commission to add the conservation easement to protect the Fountain House for the future. Ms. Martinisko likes the proposed location but not the parking and has discussed this with the applicant and feels that landscaping in the proposed area needs to be addressed.

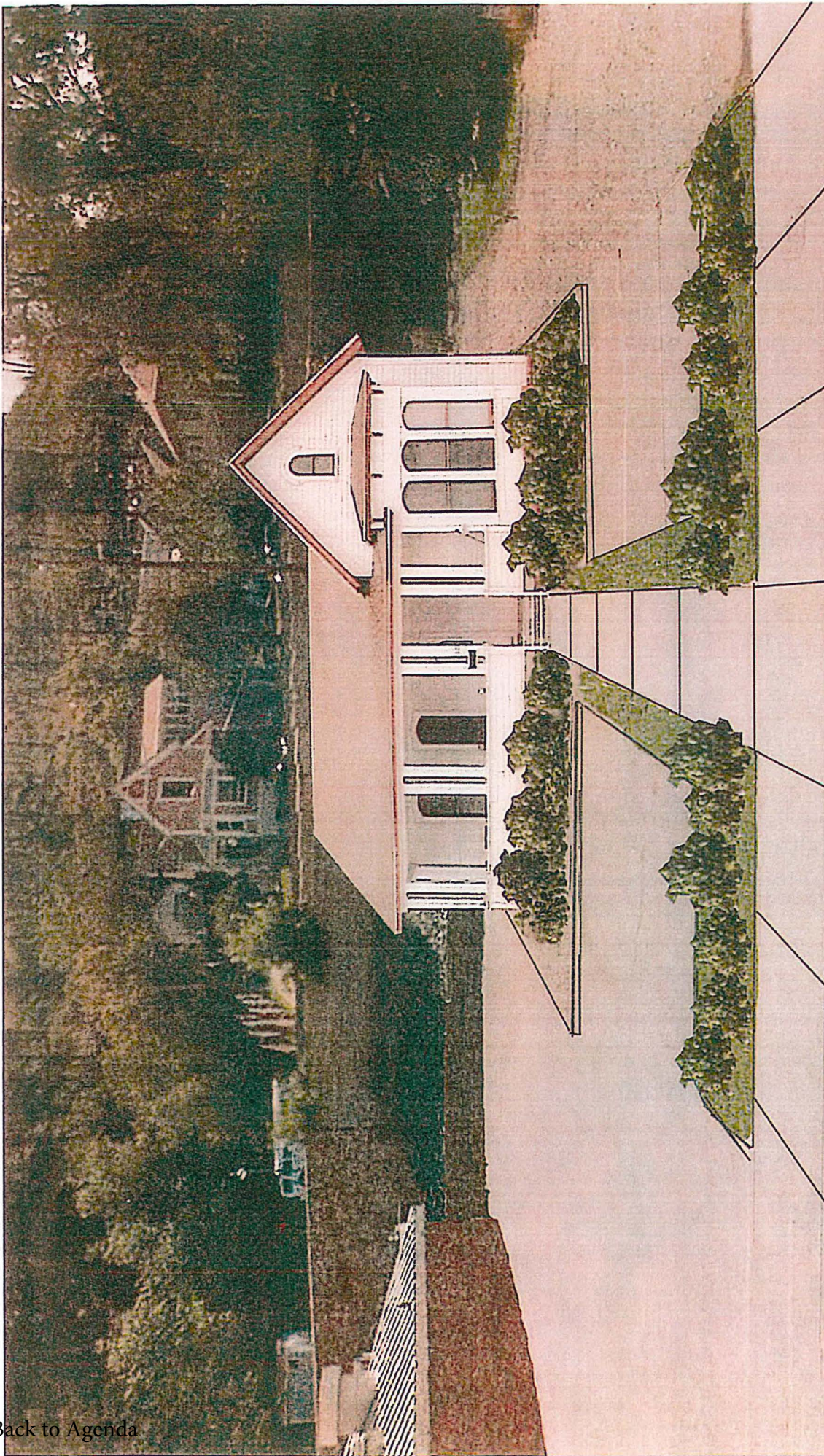
Marlene Todd, resident of Deadwood, asked that the Fountain House be moved next to the existing Morris House. It wouldn't be in the middle of Optima's parking lot and it would keep the Fountain House in the district.

Mr. Tellinghuisen commented that Optima wants to move the Fountain House to make room for parking.

Mr. Tellinghuisen, being a past State's Attorney, stated he is familiar with conservation easements and how stringent they are. To put a conservation easement on a piece of property locks it for eternity. As things change and you don't know how they are going to change you are locked in. I believe that the concerns that have been expressed about maintaining the Fountain House and its historical nature adequately addressed with strong preservation enforcement by the preservation officer and ordinances adopted by this city. At least this would allow for some change over the course of eons and not be locked into something that you didn't intend to. ***Based upon the guidance found in DCO 17.68.050, It was moved by Mr. Blair and seconded by Mr. Williams that the proposed project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness contingent upon additional recommendations made by the History Preservation office including the requirement for the detailed archioloal report, the written agreement for proper interpretation, the agreement and commitment for landscaping and an extended project date of the 1<sup>st</sup> of October 2015. Aye – All. Motion carried. (Staff report attached as Exhibit B)***

Proposal for Engineering Services for the HP Retaining Wall Program





Size and lo



# EXHIBIT F

## Existing Site

### EXISTING SITE

The existing site is used for general vehicle parking, construction staging, trailer and bus parking and recycling drop off. Striping counts do not include 1st Interstate Bank parking or HARC parking. Recycling drop off was counted as parking in this total. Parking totals: 298 spaces

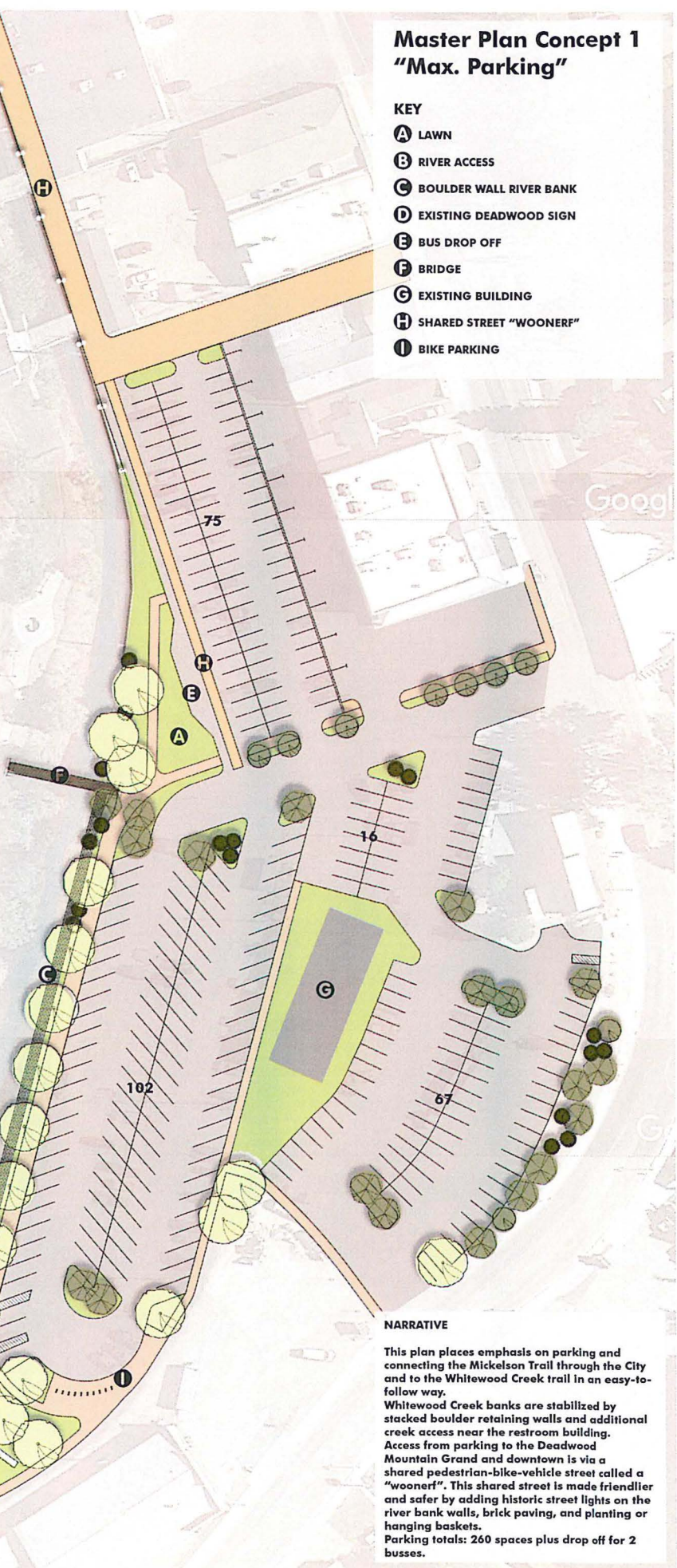
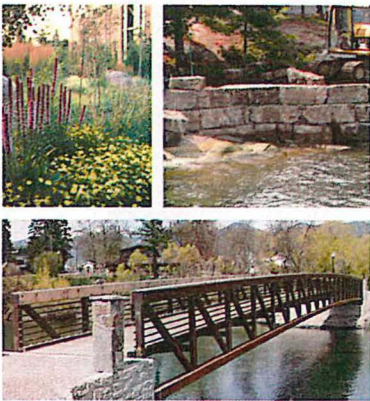
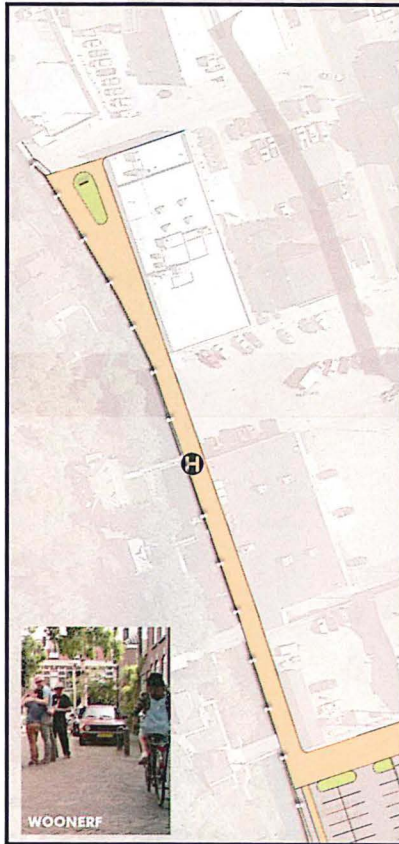




# Master Plan Concept 1 "Max. Parking"

## KEY

- (A) LAWN
- (B) RIVER ACCESS
- (C) BOULDER WALL RIVER BANK
- (D) EXISTING DEADWOOD SIGN
- (E) BUS DROP OFF
- (F) BRIDGE
- (G) EXISTING BUILDING
- (H) SHARED STREET "WOONERF"
- (I) BIKE PARKING



## NARRATIVE

This plan places emphasis on parking and connecting the Mickelson Trail through the City and to the Whitewood Creek trail in an easy-to-follow way. Whitewood Creek banks are stabilized by stacked boulder retaining walls and additional creek access near the restroom building. Access from parking to the Deadwood Mountain Grand and downtown is via a shared pedestrian-bike-vehicle street called a "woonerf". This shared street is made friendlier and safer by adding historic street lights on the river bank walls, brick paving, and planting or hanging baskets. Parking totals: 260 spaces plus drop off for 2 busses.



## Master Plan Concept 1 "Max. Parking"



Image above  
This image shows a bird's eye perspective view of the park from the direction of the highway.



Left and Below  
These images illustrate boulder river bank walls, guard rails, the future proposed bridge and plantings.



Image left  
This is a view of the parking lot from near the Deadwood welcome sign. Additional planting provides shade for the parking lot and helps the trail head feel more welcoming.



Below  
View toward the proposed bridge and Powerhouse Park from the sidewalk in front of HARCC. Trees and planting islands help define the parking areas.

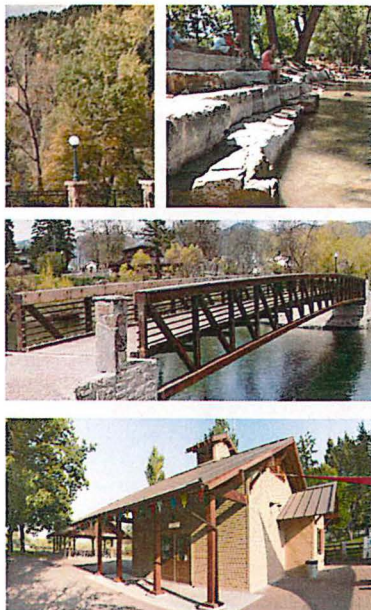
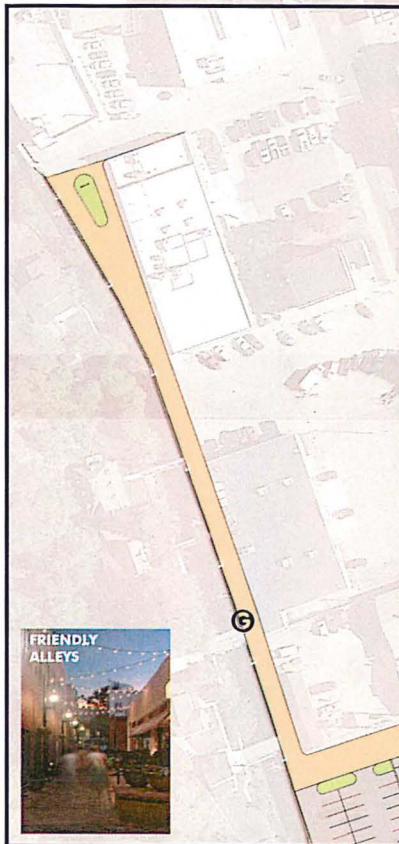




## Master Plan Concept 2 "River Walk"

### KEY

- A** LAWN
- B** RIVER ACCESS
- C** BOULDER WALL RIVER BANK
- D** EXISTING DEADWOOD SIGN
- E** BRIDGE
- F** EXISTING BUILDING
- G** SHARED STREET "WOONERF"
- H** PICNIC OVERLOOK AREA
- I** RESTROOM / SHELTER



### NARRATIVE

This plan reduces parking slightly and includes bus parking creating more space for creek bank stabilization. The area near the existing Deadwood welcome sign includes a picnic area and restroom and picnic shelter. The Mickelson Trail connection to in-town routes is directed to the top of the river bank.

Whitewood Creek banks are stabilized by stacked boulder retaining walls. Creek access is via boulder steps to a shallow bench in the river. Access from parking to the Deadwood Mountain Grand and downtown is via a shared pedestrian-bike-vehicle street called a "woonerf". This shared street is made friendlier and safer by adding historic street lights on the river bank walls, brick paving, and planting or hanging baskets.

Parking totals: 253 spaces, 6 bus parking spaces





## Master Plan Concept 2 "River Walk"



**Image above**  
This image shows a bird's eye perspective view of the river bank stabilization walls, proposed restroom / picnic structure and other elements of this plan

**Left**  
Illustration of the boulder river bank walls with multiple river access areas including stairs into the water and amphitheater style steps surrounded by trees for hanging out or fishing but not direct water access.

**Below**  
Picnic area overlook and park restroom / picnic shelter are close to the stairs down to the river.



**Left**  
View from near HARCC toward bridge and restroom / picnic shelter.

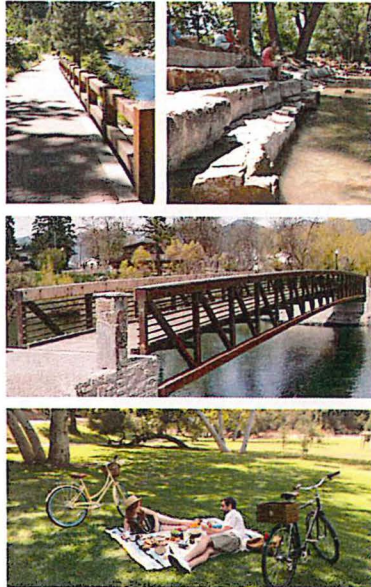
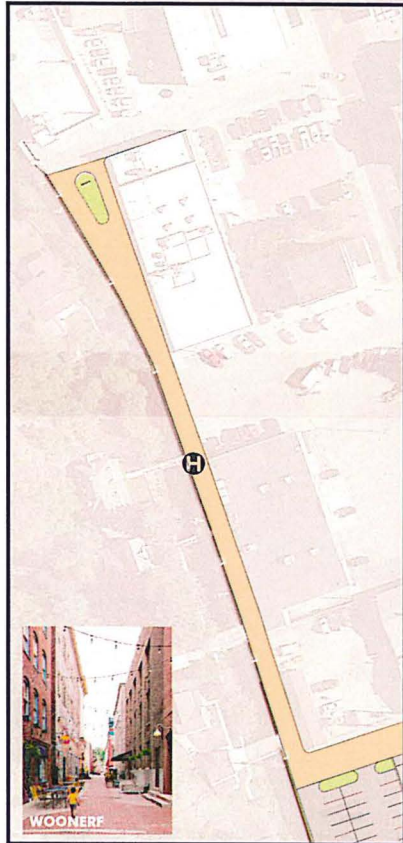




## Master Plan Concept 3 "Linear Park"

### KEY

- A** LAWN
- B** RIVER ACCESS
- C** BOULDER WALL RIVER BANK
- D** EXISTING DEADWOOD SIGN
- E** BUS DROP OFF / PARKING (2 BUSES)
- F** BRIDGE
- G** EXISTING BUILDING
- H** SHARED STREET "WOONERF"
- I** RESTROOM
- J** BUS SHELTER



### NARRATIVE

This plan increases the park area slightly directing the Mickelson Trail north with a separate sidewalk for pedestrians on both sides of the parking lot. Whitewood Creek banks are stabilized by stacked boulder retaining walls with creek access in three locations. A small plaza area at the pedestrian bridge also serves as a bus waiting and drop off area. Access from parking to the Deadwood Mountain Grand and downtown is via a shared pedestrian-bike-vehicle street called a "woonerf". This shared street is made friendlier and safer by adding historic street lights on the river bank walls, brick paving, and planting or hanging baskets. Parking totals: 224 spaces, 2 bus drop off



**Master Plan Concept 3  
"Linear Park"**

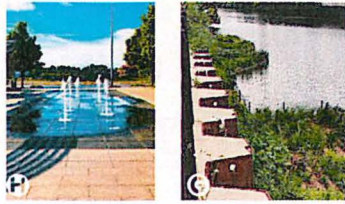




## Master Plan Concept 4 "Railyard Park"

### KEY

- A** HISTORIC TURNTABLE
- B** SHADE STRUCTURE
- C** FOOD TRUCK PARKING
- D** SWINGING BENCH STRUCTURE
- E** LAWN
- F** RIVER ACCESS
- G** TERRACED CRIB WALL RIVER BANK
- H** SPLASH FOUNTAIN
- I** EXISTING DEADWOOD SIGN
- J** PICNIC SHELTER
- K** BUS DROP OFF
- L** BRIDGE
- M** EXISTING BUILDING



### NARRATIVE

A new historic interpretive park takes the place of an existing parking lot. This allows the river terraces to undulate along the river bank providing greater flood resistance and places for people to get to access the creek and overlook the creek. The historic turntable is uncovered and a food truck plaza with shade and unique seating occupies the footprint of the engine house. The end of the mickelson trail marks the beginning of the deadwood trail, which runs through the turntable and connects to side-walks to follow to miller street which connects the trail through town.

Parking lots are expanded along Sherman Street, providing 154 parking spaces and a bus / trolley drop off area.

Planting in the park and parking lot islands have a mountain river theme with boulders and native plants.

Potential overflow bus parking for 9 busses is shown in the north parking lot when not in use for private vehicles.

Parking totals: 230 spaces, 2 bus drop off



## Master Plan Concept 4 "Railyard Park"



**Image above**  
This image shows a bird's eye perspective view of the park and river bank stabilization walls.



**Left and Below**  
These images illustrate terraced river bank stabilization (crib walls) with planting and river access. Walls could be concrete crib walls, large concrete wall block, or rock. Terracing helps create a natural riverbank feeling while providing the needed bank stabilization and flood protection for this section of creek.



**View South (left)**  
The image shows the path through / over the train turnstile and the pergola-type structures that mark the footprint of the original engine house.

**View North (below)**  
The existing Deadwood welcome sign becomes the center of a plaza area with a small splash pad to attract children and families and provide a place to cool off for Mickelson Trail riders.



# EXHIBIT G



Date: 07/17/2020

Case No. H200159

Address: 721 Main St

### **Staff Report**

The applicant has submitted an application for Certificate of Appropriateness for work at 721 Main St, a non-contributing structure located in Original Town Deadwood Planning Unit in the City of Deadwood.

Applicant: Wells Fargo Bank

Owner: Wells Fargo Bank

Constructed: 1980

### **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 portion of the development of lower main which took place at the turn of the century. It has stylistic design features common to other buildings from the Fairmont Hotel north to this building. The second floor of the east façade, ornate geometric design and cornice are a good example of a turn of the century building architecture.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to install an OSHA approved exterior roof access ladder to provide safe roof access to vendors and employees. This is needed because the AC Condensing units and a rooftop Unit are located on the roof of the structure.

**Attachments:** No

**Plans:** No

**Photos:** Yes

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





**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.





Drive Up ATM  
Drive Up Teller  
Parking

WELLS  
FARGO

WELLS  
FARGO

Banking Mortgage Investments Business Services Insurance Retirement Investment Loans Banking Mortgage



# LEGEND

**WELLS  
FARGO**

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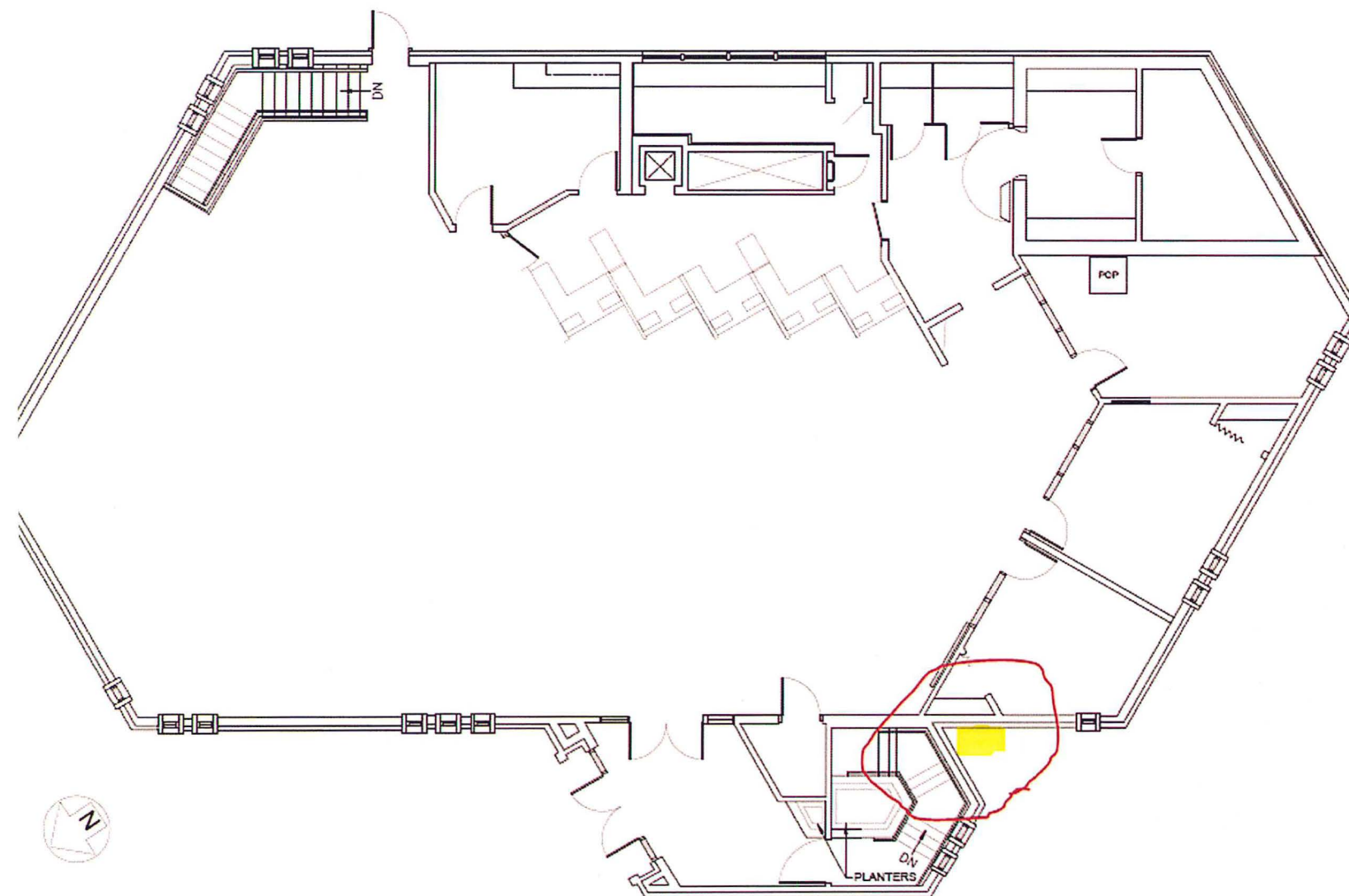
Wells Fargo Corp. Prop.  
4811 North Fourth Ave.  
Sioux Falls, SD 57104  
605.575.4189

WELLS FARGO

2012

1" = 10'

GO

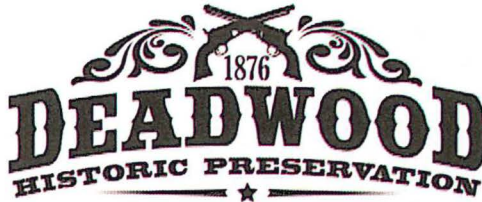


0 5 10 20 30 FEET  
ONE INCH = 10 FEET

5,716 sq. ft.



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



FOR OFFICE USE ONLY	
Case No.	<u>100159</u>
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

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

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

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

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

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

### PROPERTY INFORMATION

Property Address: 721 1/2 Main Street

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Wells Fargo Bank  
Address: 712 Main Street  
City: Deadwood State: SD Zip: 57732  
Telephone: 605-682-8657 Fax: \_\_\_\_\_  
E-mail: dale.r.schoenfelder@wellsfargo.com

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

Contractor's Name: Tessiers  
Address: P.O. BOX 2861  
City: Rapid City State: SD Zip: 57709  
Telephone: 605-770-1181 Fax: \_\_\_\_\_  
E-mail: doug.grosz@tessiersinc.com

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>Exterior Roof Ladder</u> | <input type="checkbox"/> Awning       | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |

**FOR OFFICE USE ONLY**

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

**ACTIVITY:** (CHECK AS APPLICABLE)

Project Start Date: \_\_\_\_\_ 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

☐ **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).

---



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---



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<b>FOR OFFICE USE ONLY</b> Case No. _____
--

## SIGNATURES

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

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

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

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

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

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

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

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

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

## APPLICATION DEADLINE

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

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

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

# Criteria Checklist for Project Approval OR Certificate of Appropriateness

## SUBMITTAL CRITERIA CHECKLIST

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

### ALL WORK:

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

### RENOVATIONS AND ADDITIONS:

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

### MATERIAL CHANGES:

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

### PAINTING, SIDING:

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

### NEW CONSTRUCTION:

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



# EXHIBIT H

Date: July 17, 2020

Case No. 200148  
Address: 7 Stewart St

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 7 Stewart St, a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Steve Schramm  
Owner: SCHRAMM, STEVE BASSMAJI, FAEZA  
Constructed: circa 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:**

Applicant originally requested permission to replace siding on front of house with original. Replace deck and enlarge to 9x16 with railing but after onsite meeting with staff desires to restore porch to near original design (see attached e-mail).

**Attachments: Yes**

**Plans: No**

**Photos: Yes**

#### **Staff Opinion:**

After consultation with city staff the applicant is moving forward with restoring the front of the resource with steps and front porch evident in 1988 and 1993 architectural surveys. See attached e-mail and photos. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

[Back to Agenda](#)



**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.

## Kevin Kuchenbecker

---

**From:** Steve Schramm <snschramm@yahoo.com>  
**Sent:** Friday, July 10, 2020 2:57 PM  
**To:** Kevin Kuchenbecker  
**Subject:** Re: 1988 Architectural Survey Sheet

After some thought, we are going to keep the deck we have and move the steps to front with a 7 ft width from post to post and have the concrete step poured with a 4' width with a landing of 4' also as the photos show  
Also install a railing if required  
I ordered the siding and will install next week

Sent from my iPhone

On Jul 7, 2020, at 10:55 AM, Kevin Kuchenbecker <[kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)> wrote:

Steve:

Here is the 1988 Architectural Survey Sheet with photo.

Kevin

Kevin Kuchenbecker  
Historic Preservation Officer

Following guidelines from Governor Kristi Noem and the Federal CDC regarding the COVID-19 Pandemic, the City of Deadwood is limiting public access to City Hall and staff offices. Staff will not receive walk-ins. Please schedule a telephonic appointment.

Please like HP on  
<image001.gif>  
!!!

<image002.png>

City of Deadwood  
Department of Planning & Preservation  
108 Sherman Street  
Deadwood, South Dakota 57732  
Phone 605.578.2082  
Fax 605.578.2084  
Cell 605.641.5568  
Email [kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)  
Web [www.cityofdeadwood.com](http://www.cityofdeadwood.com)

<https://www.facebook.com/deadwoodhistoricpreservation/>



SOUTH DAKOTA HISTORIC URBAN SURVEY FORM

Name of Site: \_\_\_\_\_

County: \_\_\_\_\_

Location: 7 Stewart

Name of Base Map: ~~622~~ Deakwood

Owner: \_\_\_\_\_

Name of Survey District: \_\_\_\_\_

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

Site Number: \_\_\_\_\_

National Register

History with Dates of Use and Construction: \_\_\_\_\_

Eligible: \_\_\_\_\_

Listed: \_\_\_\_\_

National Register District Evaluation

Landmark (A): \_\_\_\_\_

Contributing (B): ☒

Fabric (C): \_\_\_\_\_

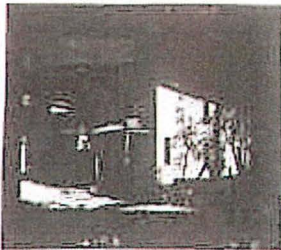
Intrusion (F): \_\_\_\_\_

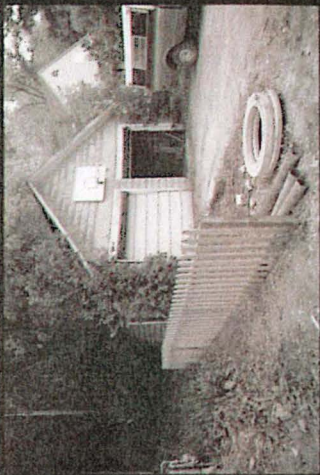
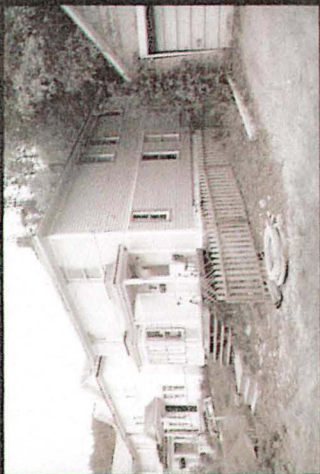
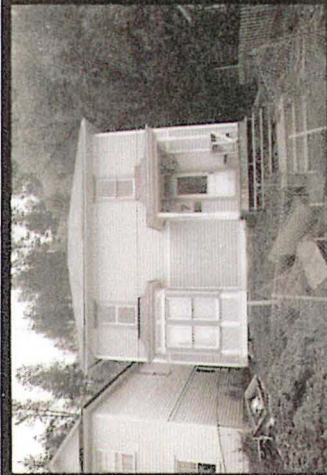
Description of Site:

Surveyors: 6wloff

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

Roll # 14 Frames: 15A-16 Attach Photos: \_\_\_\_\_





9A

10

10A

11

11A

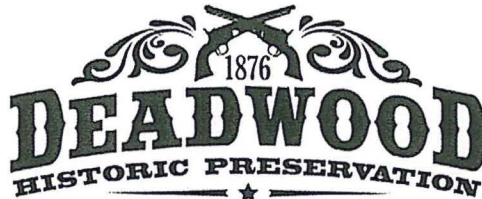
12

12A

13



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



FOR OFFICE USE ONLY	
Case No.	200148
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	7/6/2020
Date of Hearing	7/8/2020

## 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: 7 Stewart ST

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Steve Schramm  
Address: 7 Stewart ST  
City: Deadwood State: CA Zip: 92886  
Telephone: 714-310-9077 Fax: \_\_\_\_\_  
E-mail: snschramm@yahoo.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 checked="" type="checkbox"/> Wood Repair | <input checked="" type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance             | <input checked="" 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                      |

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>				
Project Start Date: <u>8/10/20</u>		Project Completion Date (anticipated): <u>9-1-20</u>		
<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 checked="" type="checkbox"/> <b>PORCH/DECK</b>	<input type="checkbox"/> Restoration	<input checked="" 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).

Replace siding on Front of house with original

Replace deck and enlarge to 9x16 with railing

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## 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.

 4/6/20  
\_\_\_\_\_  
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.

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[Back to Agenda](#)

# EXHIBIT I



Date: July 15, 2020

Case No. 200155  
Address: 52 Pleasant St.

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 52 Pleasant St., a Non-contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Donald Coulter  
Owner: COULTER, DONALD & REBECCA  
Constructed: 1978

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

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

#### **General Factors:**

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

This is a modern ranch-style house. Because the house is less than 50 years old, it cannot currently contribute to the Deadwood National Historic Landmark District.

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

The owner is requesting permission to replace the deck on the rear of the house that was removed in 2016. It will be a 10x10 deck with stairs to the ground level to be used as a fire escape. The owner added cedar siding to the front of the house and is now wanting to side the rest of the structure with vinyl wood look siding and replace the windows with Anderson windows.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### **Staff Opinion:**

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

[imagerepeater]

[Back to Agenda](#)

**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

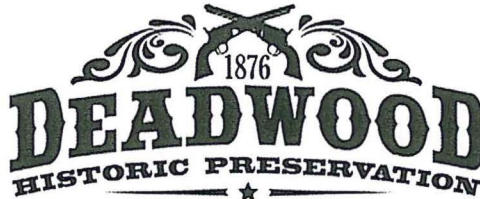
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **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.	<u>200155</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/7/20</u>
Date of Hearing	<u>7/22/20</u>

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

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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: 52 PLEASANT ST DEADWOOD SD

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: DONALD COULTER

Address: 52 358 CASS PL

City: CANTON State: ILL Zip: 61520

Telephone: 309 338 0415 Fax: \_\_\_\_\_

E-mail: TUFFERKAT@AOL.COM

Architect's Name: SELF

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

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

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

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

Contractor's Name: SELF

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 checked="" 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

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

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

☐ **OTHER** – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

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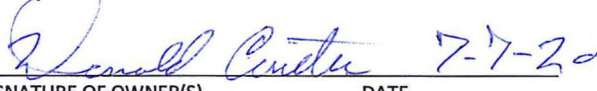
REPLACING DECK, TO BE BUILT  
OUT OF TREATED WOOD  
10 X 10

## 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.

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 SIGNATURE OF OWNER(S) _____	DATE <u>7-7-20</u>	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

## APPLICATION DEADLINE

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