

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 9, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. **Call meeting to Order**
 - a. Roll Call
2. **Approval of Minutes**
 - a. August 26, 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. Lance Bobolz, 57 Van Buren, Vacant Home Program – Exhibit A
5. **Old or General Business**
6. **New Matters before the Deadwood Historic District Commission**
7. **New Matters before the Deadwood Historic Preservation Commission**
 - a. PA 200203 – Bryan & Robin Arsaga – 128 Williams – Install Dormer
– Exhibit B
 - b. PA 200204 – Deanna & Thomas Smith – 29 Van Buren – Exterior Restoration
– Exhibit C
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.)

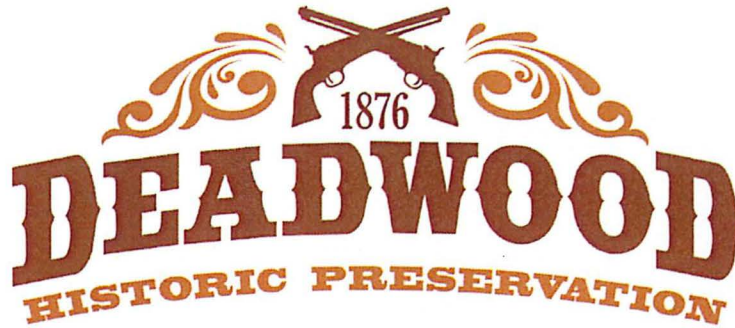
11. **Other Business**

- a. A quorum of Historic Preservation and City Commissioners may be present at the South Dakota State Historical Society Board Meeting in Pierre scheduled for Friday, September 11, 2020.

12. **Adjournment**

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

Please practice the CDC's social distancing recommendations



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, August 26, 2020 – 5:00 p.m.

PRESENT HISTORIC PRESERVATION COMMISSION: Dale Berg, Beverly Posey, Robin Carmody, Tony Williams, Trevor Santochi and Leo Diede

ABSENT: Jill Weber

PRESENT CITY COMMISSION:

PRESENT STAFF: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 26, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Mr. Williams to approve the HPC minutes of Wednesday, August 12, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: *It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$82,738.30. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$137,706.49. 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 \$76,818.07. Aye – All. Motion carried.*

HP PROGRAMS AND REVOLVING LOAN PROGRAM

HP Grant Program discussion on extensions with possible action

Mr. Kuchenbecker stated coming out of the City Commission budget meeting they are questioning where Historic Preservation stands financially with the grants and loans. A moratorium was placed on the programs on April 30, 2020 until further notice. In the mean time we have this exposure out there of approved funding not dispersed. We have applicants who have been in the programs for a couple of years and have received several extensions with no work completed and applicants who are in the process of getting their projects done this year. To set parameters of the programs staff has prepared a spread sheet to fully understand the potential exposure. Staff has prepared letters stating there will be no extensions allowed

after December 31, 2020 and all projects will need to be completed by this date. Reimbursement and payment of grants would have to be submitted by December 16, 2020 in order to pay out of the 2020 budget. To assure there are enough funds to complete the current projects, recipients will have to submit a timeline by September 18, 2020 of when they will finish their project. If recipients have not received any funds towards a grant they can reapply when and if the moratorium is lifted. In the Façade Conservation Easement Program a letter will be sent to those currently in the program to verify funds will be available in our budget to purchase the easement, we will be requesting a timeline by September 18, 2020 of when the project will be completed. Those who haven't started their project will be told the project can still continue but the actual purchase of the easement cannot take place until the moratorium is lifted. This would get us through 2021. ***It was moved by Ms. Posey and seconded Mr. Santochi to not extend grants past December 31, 2020. Applicants who haven't started their project and have not used any funds will be allowed to re-apply when the moratorium is lifted. Applicants currently in the Façade Conservation Easement will be required to submit a timeline and cost estimate of project by September 18, 2020 to City Staff and those who haven't started the City will purchase the easement when the moratorium is lifted. Aye – All. Motion carried.***

HP Grant Program Extension Requests – Exhibit A

- i. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors
- ii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation
- iii. Jody Ritz – 18 Pleasant – Foundation
- iv. George & Lynn Milos – 872 Main – Siding
- v. Mary Baudhuin – 26 Water – Windows & Doors/Siding
- vi. Kris Fenton – 27 Lincoln – Windows & Doors
- vii. Charlie Mook – 61 Taylor – Windows & Doors
- viii. James Burns – 794 Main Street – Windows & Doors

It was moved by Ms. Posey and seconded by Mr. Diede to issue final extensions for Melody Lopez, 67 Stewart, Brad Peterson, 766 Main, Jody Ritz, 18 Pleasant, George & Lynn Milos, 872 Main, Charlie Mook, 61 Taylor and James Burns, 794 Main Street. Aye – All. Motion carried.

Retaining Wall Program Application – 65 Terrace – Chris Blair – Exhibit B

It was moved by Mr. Santochi and seconded by Ms. Posey to accept Chris Blair, 65 Terrace into the Retaining Wall Program. Aye – All. Motion carried.

Historic Preservation Loan Requests – Exhibit C

- i. Robin Gorder – 3 Rodenhaus – Request to Refinance
- ii. David Herdt – 97 Forest Ave. – Extension Request
- iii. Jody Ritz – 18 Pleasant Extension Request
- iv. Sylvia Trentz – 57 Lincoln – Extension Request
- v. Dustin & Laura Floyd – 21 Lincoln – Request to Forgive two loans

It was moved by Ms. Posey and seconded by Mr. Williams to approve the loan requests for Robin Gorder, 3 Rodenhaus, David Herdt, 97 Forest, Jody Ritz, 18 Pleasant, Sylvia Trentz, 57 Lincoln, Dustin & Laura Floyd, 21 Lincoln. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

None

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

PA 200187 – Dan Sjomeling – 405 Williams – Extend Roof Line – Exhibit D

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit circa 1880/1881. The applicant is requesting permission to extend the roof line on the front of the house in an effort to make the front entry a covered porch type area. 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. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval for Dan Sjomeling, 405 Williams, to extend the roof line on the front of the structure. 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 they will be doing a final walk through of the 56 Taylor retaining wall next week. The foundation is ready on the Lincoln Street retaining wall. They will start building the wall. There will be a preconstruction meeting on Monday for the 30 Adams retaining wall. There is a lot of activity up on Taylor Avenue. Trail markers are going up. We are also working with the YMCA on an Early Awareness for Children on the Whitewood Creek trail behind the Welcome Center. It will be a nice trail for residents and visitors. City Budget meeting is scheduled tomorrow. SHPO Budget meeting is set for September 11, 2020 in Pierre. Contact the office if you want to attend the Pierre Budget Meeting.

COMMITTEE REPORTS

OTHER BUSINESS

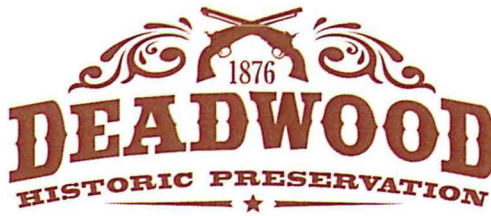
The Historic Preservation Commission Meeting adjourned at 5:34 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary

EXHIBIT A



MEMORANDUM

Date: September 4, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Lance Bobolz, 57 Van Buren, Vacant Home Program

Lance Bobolz has purchased the vacant house at 57 Van Buren Avenue. He plans on applying for all the programs when the moratorium has lifted to do much needed repairs and rehabilitation to this property. This will include applying for the Vacant Home Program. However, per the guidelines of the program, the applicant must apply within three months of the purchase of the home which was in July of 2020.

The Loan Committee reviewed this issue at their August 18, 2020 meeting. Staff researched the property and determined it is vacant. The Committee recommends allowing the applicant to apply ONLY for the Vacant Home Program and the applicant will not be allowed to access the funds until the moratorium is lifted.

Recommend Motion: *Move to accept Lance Bobolz into the Vacant Home Program for the property located at 57 Van Buren and the applicant will not be allowed to access funds until the moratorium is lifted.*

EXHIBIT B

Date: September 02, 2020

Case No. 200203
Address: 128 Williams St

Staff Report

The applicant has submitted an application for Project Approval for work at 128 Williams St, a Contributing structure located in the Highland Park Overlay Zone Planning Unit in the City of Deadwood.

Applicant: Bryan & Robin Arsaga
Owner: ARSAGA, BRYAN P & ROBERTA L
Constructed: 1939

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 early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

2. Architectural design of the resource and proposed alterations:

The applicants are requesting permission to install a dust pan dormer to rear of house, 11' x 7', allowing for additional bathroom.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

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]

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

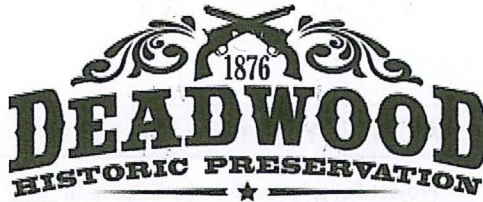
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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.	200203
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/24/2020
Date of Hearing	9/9/2020

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:	128 Williams St, Deadwood, SD
Historic Name of Property (if known):	

APPLICANT INFORMATION

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

Owner's Name: Bryan & Robin Arzaga	
Address: 128 Williams St	
City: Deadwood	State: SD Zip: 57732
Telephone: 580-0392	Fax: _____
E-mail: rbinarsaga@gmail.com	

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

Contractor's Name: Bryan Gervin	
Address: on building permit	
City: Lead	State: SD Zip: 57754
Telephone: _____	Fax: _____
E-mail: _____	

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

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>9-15-20</u>		Project Completion Date (anticipated): <u>9-20-20</u>	
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear - <u>Dormer</u>
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF			
<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear			
<input type="checkbox"/> GARAGE			
<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear			
<input type="checkbox"/> FENCE/GATE			
<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear </div> Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING			
<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

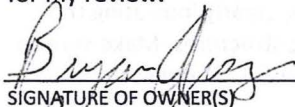
Dust Pan Dormer to rear of house - 11' x 7'
- allowing for additional bathroom
- picture included w/ building permit app

SIGNATURES

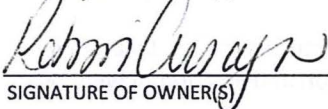
I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I 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.


8-29-20

 SIGNATURE OF OWNER(S) DATE


8-29-20

 SIGNATURE OF OWNER(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(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 C

Date: September 04, 2020

Case No. 200204
Address: 29 Van Buren Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 29 Van Buren Ave, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Deanna & Thomas Smith

Owner: ERICKSON, BRUCE TRUSTEE ERICKSON, ROBIN TRUSTEE ETAL

Constructed: circa 1880

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:

The applicants are requesting permission to replace the siding with Diamond Kote 5" smooth siding in custom color Jade green with white trim, paint trim, porch posts, stair railings and porch railings white, replace if needed fence, front porch flooring and front wooden door and stain brown, replace center front window and kitchen rear window with appropriate wood double hung window (Pella or Marvin), replace garage door with white paneled with windows, replace some broken window panes of existing windows, replace some storm windows with appropriate storm windows (white), repair/replacement of roof - either cedar shake shingles (if approved by SD Historical Deadwood grant) or brown tone shingles. Upon reopening of grants - the bay window foundation be brought back to the original footprint with stone façade, replacement of storm windows, repair of existing windows and any repair or replacement of existing doors and(or) storm doors, and one side of siding.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff has conducted site visits and will continue to coordinate with the applicants during the rehabilitation of the resource. 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]

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

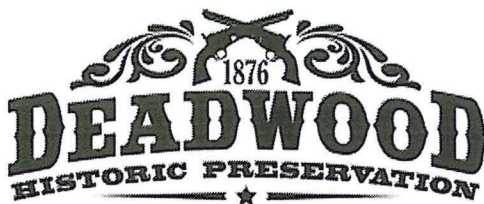
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored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











Case No. 200204
☒ Project Approval
☐ Certificate of Appropriateness
 Date Received 8/31/2020
 Date of Hearing 9/9/2020

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: 29 Van Buren St, Deadwood, SD 57732
 Historic Name of Property (if known): Mr & Mrs. Bryon P. Dague House

APPLICANT INFORMATION

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

Owner's Name: Deanna & Thomas Smith
Courtney & Shane Vettel
 Address: 29 Van Buren St
 City: Deadwood State: SD Zip: 57732
 Telephone: 605-4843436 Fax: -0-
 E-mail: West Cedar rose@gmail.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 checked="" type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input checked="" type="checkbox"/> Exterior Painting |
| <input checked="" type="checkbox"/> General Maintenance | <input checked="" type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input checked="" type="checkbox"/> Fencing |
| <input checked="" type="checkbox"/> Other <u>Porch</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: 9/10/2020 Project Completion Date (anticipated): 3/9/2021☐ **ALTERATION** ☒ Front ☒ Side(s) ☒ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☒ **ROOF** ☐ New ☒ Re-roofing
☒ Front ☒ Side(s) ☒ Rear☒ **GARAGE** ☐ New ☒ Rehabilitation
☒ Front ☐ Side(s) ☒ Rear☒ **FENCE/GATE** ☐ New ☒ Replacement/Repair
☒ Front ☒ Side(s) ☐ RearMaterial wood Style/type _____ Dimensions Same as existing☒ **WINDOWS** ☒ **STORM WINDOWS** ☒ **DOORS** ☒ **STORM DOORS**
☒ Restoration ☒ Replacement ☐ New
☒ Front ☒ Side(s) ☒ RearMaterial wood Style/type Marvin/Pella☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

Material _____ Style/type _____ Dimensions _____

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

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

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

1. Siding - Diamond Kote 6" Smooth Siding in custom color - ~~Green~~ ^{Jade} Green. White TRIM.
2. Trim, porch posts, stair railings & porch railings - white
3. Fence, Porch Flooring (wood), Front wood door - Stained brown
4. Replace center front window & Kitchen rear window with appropriate wood double hung window (Pella or Marvin)
5. Garage door replaced - paneled, white with window(s).
6. Replace some broken window panes of existing windows.
7. Replace some storm windows with appropriate storms (white)
8. Repair/replacement of roof - either cedar shake shingles (if approved by SD Historical Deadwood Grant) or Brown tone Shingles

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.

Deanna Smith 8-31-2020
 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

Thomas P. [Signature] 8/31/2020
 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

Courtney Vettel 8-31-2020
 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

Stacy Vettel 8/31/2020

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.

Project Approval Request 29 Van Buren St., Deadwood, SD

We are requesting some alterations of our home located at 29 Van Buren St., Deadwood, SD. The first phase of our total rehab project, was mostly interior work on the home, with a few exterior improvements previously approved as we were waiting for the grants to re-open.

At this time the Deadwood Historical programs are under a moratorium without an anticipated reopen date. Due to some severe repairs required of wood rot to the exterior of the house, broken windows and neglect from the prior owner(s), we are obligated to proceed with the exterior re-model to correct as many concerns as is financially feasible.

As a result, we are requesting project approval on the exterior improvements as follows to coincide with the historical photo (see attached):

1. Metal siding to be replaced with DiamondKote 6" Smooth siding and trim. We are suggesting the color of ~~Dark~~^{Fade} Green for the body of the siding with White trim. As the metal siding is removed, the existing clapboard (and trim) appears to be present and will be copied as closely as possible with the new façade. We will be doing three sides of the home immediately 1) Van Buren street 2) side – Washington Street) and the rear of home. These 3 sides are the more visible sides of the home. The fourth side is more hidden behind a wood fence and will be completed upon the reopen of the Siding grant.
 - A trim gable pediment in white will be added to the peaks.
 - White peak vents.
 - White front porch posts, stair railings and porch railings.
 - Re install of white corbels around bay window (see historical photo) and porch posts.
 - Porch flooring to be stained brown – hoping to maintain original flooring.
 - Front door to be stripped of paint and stained brown.
 - Front porch lower façade will have re-installation of the lattice façade as from historical photo.

2. Center front view window, was a single pane picture window that the bottom has rotted out and is currently replaced with a piece of plastic. We will install a wood double pane window as a replacement window.
3. Rear lower kitchen window is an inappropriate (6-pane) cracked window, to be replaced as close as same size, with a double hung wood window.
4. Front porch stairs to be replaced and widened to reflect the same width of interior staircase. Front cement walkway will be widened with brick inlaid on sides to coordinate with the wider staircase.
5. Garage door to be replaced with an insulated paneled, white colored and windows. (see attached picture). Garage windows and walk-in door to be replaced. Garage to have white gutters added. Garage peak to be resided with same color as house, with DiamondKote 6" smooth siding. Cement block sides will be painted white.
6. Wooden fences existing will be stained and/or replaced in brown to match brown accents of home. Foundation to be painted in coordinating colors. Bay window foundation will eventually be the stone façade with approval of Foundation Grant.
7. Dirt will be brought in for lot around house to help with drainage control and moisture issues in the home.
8. Repair of existing numerous broken windows.
9. Replacement of some storm windows, with an acceptable white storm window (ie Marvin). Some storms will remain in place until reopen of the Window Grant program.
10. Replacement of house and garage roof in complimentary brown tones. We are hoping to receive approval of a South Dakota Historical Deadwood Grant for the roof and garage roof. If so, we hope to be able to replace the roof back to the original

cedar shake shingles upon approval. If not, the roof will be replaced in a brown town shingle.

Further approvals upon grants reopen:

Forward thinking upon the grants reopening, we would like to request approval for the following:

1. The bay window foundation to be brought back to the original footprint with stone façade (see historical photo). (Foundation Grant)
2. Replacement of storm windows, repair of existing windows and any repair or replacement of existing doors and(or) storm doors. (Windows Grant).
3. One side of siding (Siding Grant).

This initial project will be completed as soon as permitting. Once the window and doors, siding and the foundation grants re-open we will complete the exterior of the home.

As we mentioned with our Phase 1 request, we are committed to bring the home back to its original historical glory and look forward to moving into the home.

We are investigating submitting an application to the South Dakota Historical Deadwood Grant program for the roofing, gutters, and chimney repairs needed on the home. With the location of the home, being across the street from the Adams House, we feel that our home would be a strong candidate. If you feel our project would be a worthy of a letter of recommendation from your committee (and/or individually), we would greatly appreciate your consideration for inclusion in our application.

Thank you,

Thomas and Deanna Smith
Shane and Courtney Vettel

30-YEAR NO FADE LIMITED WARRANTY

DIAMOND KOTE®
Building Products

Effective Date: November 1st, 2014

The factory-applied Diamond Kote® finish is warranted to the original property owner for a period of thirty (30) years from the date of purchase from the retailer/dealer.

With normal care when subject to usual weather conditions, the finish is **warranted not to:**

- Discolor due to chalking
- Peel or blister
- Erode and expose the substrate
- Discolor due to yellowing
- Discolor due to excessive fade

Limitations: The Diamond Kote® finish is not warranted against damage of any kind caused by air pollution, mildew, exposure to harmful chemicals or normal weathering resulting from exposure to the elements. This finish is warranted against excess fade beyond normal weathering. Excess fade is defined by a change in color greater than three (3) delta E's. In the event the Diamond Kote® finish is found defective of the specified conditions listed above, Wausau Supply Company will:

1. Provide \$0.25 per square foot for coating materials to recoat the areas validated as defective of the specified conditions listed above.
2. During the first seven (7) years following the date of purchase, Wausau Supply Company will provide for the application of the coating material limited to a total cost of not more than \$1.25 per square foot for areas validated as defective of the specified conditions listed above.
3. From year eight (8) through year fifteen (15), application costs will be prorated; each year the amount paid per square foot will be reduced per the schedule below.

Year 8 - 85% or \$1.07 per square foot

Year 9 - 75% or \$0.94 per square foot

Year 10 - 65% or \$0.82 per square foot

Year 11 - 55% or \$0.69 per square foot

Year 12 - 45% or \$0.57 per square foot

Year 13 - 35% or \$0.44 per square foot

Year 14 - 25% or \$0.32 per square foot

Year 15 - 15% or \$0.19 per square foot

Year 16-30 - No application cost coverage, material only at \$0.25 per square foot

The one-time surface recoating must occur within the Warranty period based on the date of purchase and only if the Diamond Kote® coated product has been properly stored, installed and handled according to label directions and under normal conditions and exposure.

This warranty does not cover defects caused by acts of God, such as: tornado, hail, hurricane, earthquake, flood, lightning, fire, damage caused by foreign objects, any abuse or misuse, improper handling during storage and transportation, improper installation or damage caused by being installed. This warranty does not cover cracking, peeling or blistering resulting from: the

product becoming wet prior to installation, moisture exposure to the uncoated surfaces of the product after installation, improper ventilation, expansion and contraction, breakdown of the underlying substrate, surface deterioration due to pollution, abrasion, chemical exposure, misuse, vandalism, mildew accumulation, or any introduction of moisture into the product prior to and during the installation of the product.

THIS WARRANTY IS FOR THE COATING ONLY AND APPLIES ONLY IF THE COATED PRODUCT IS USED FOR THE SPECIFIC PURPOSE FOR WHICH IT IS INTENDED. WAUSAU SUPPLY COMPANY MAKES NO WARRANTY AS TO THE COATED PRODUCT, PURCHASER'S SOLE RECOURSE THEREON BEING WITH THE MANUFACTURER.

THIS LIMITED WARRANTY IS IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. WAUSAU SUPPLY COMPANY DOES NOT WARRANT THAT THE DIAMOND KOTE® FINISH WILL MEET THE PURCHASER'S SPECIFIC REQUIREMENTS. WAUSAU SUPPLY COMPANY'S LIABILITY IS LIMITED SOLELY TO REPLACEMENT COATING ONLY THAT IS FOUND TO BE DEFECTIVE AND AFTER THE FIRST FIFTEEN (15) YEARS WAUSAU SUPPLY COMPANY SHALL HAVE NO LIABILITY FOR LABOR OR MATERIALS FOR APPLICATIONS OF ANY REPLACEMENT COATING.

WAUSAU SUPPLY COMPANY'S LIABILITY IS LIMITED SOLELY TO THE AMOUNT OF PAINT FOR THE FINISH. NO WARRANTIES APPLY AFTER THE LIMITED WARRANTY PERIOD HAS EXPIRED. TO THE EXTENT ANY LIMITATIONS UNDER THIS WARRANTY ARE COVERED UNDER APPLICABLE CONSUMER PRODUCT WARRANTY LAWS, AND CANNOT BE LAWFULLY DISCLAIMED OR LIMITED, THEY ARE LIMITED TO THE MAXIMUM EXTENT PERMITTED BY SUCH LAWS.

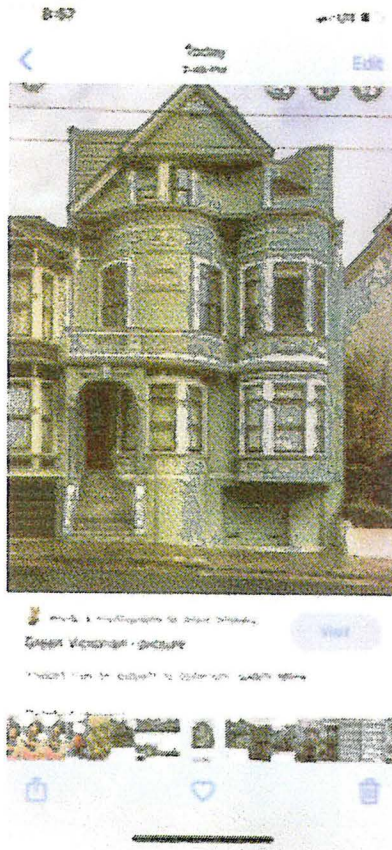
THIS LIMITED WARRANTY IS THE SOLE LIABILITY OF WAUSAU SUPPLY COMPANY AND IS ISSUED AND ACCEPTED IN LIEU OF ANY DIRECT OR INDIRECT, SPECIAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES (INCLUDING LOSS OF PROFITS AND LOST BUSINESS AND ANY THIRD PARTY CLAIMS) AND REGARDLESS OF WHETHER ARISING UNDER TORT (INCLUDING NEGLIGENCE), CONTRACT OR OTHER LEGAL THEORY.

A claim shall only be initiated if proof of purchase, ownership, and loss is forwarded prior to the expiration of the warranty period by certified mail or email return receipt requested to:

Wausau Supply Company
PO Box 296
Wausau, WI 54402-0296
Attention: Warranty Dept.
warranty@wausausupply.com

**Sales sold between 10-04-04 thru 12-31-06 are covered by the Diamond Kote® 2/25 Year Limited Warranty. Sales sold between 01-01-07 thru 10-31-14 are covered by the Diamond Kote® 7/30 Year Limited Warranty. Sales sold after 11-01-14 are covered by the Diamond Kote® 15/30 Year Limited Warranty.*

Proposed
color (or)
a shade lighter
→
from Sherwin-Williams
Historical Colors

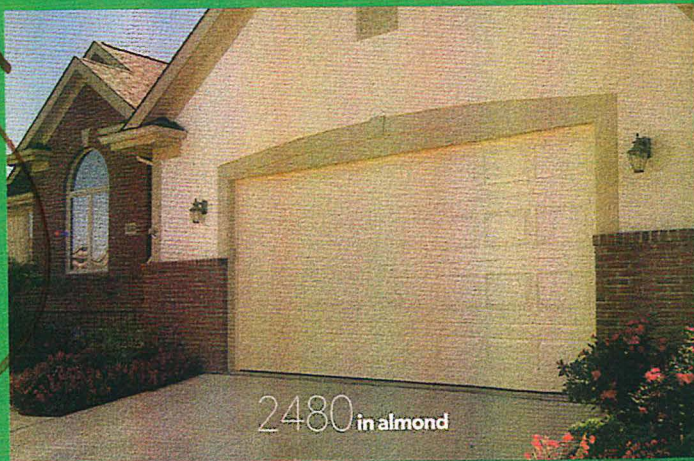
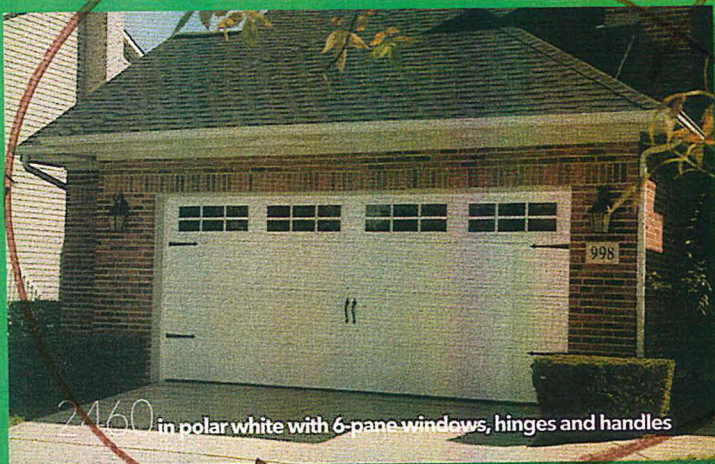


Proposed
color
Combination
Jade green
~~side~~ siding
White trim

LIMITED
LIFETIME
WARRANTY

Florida/Non-Florida
Wind Load
Impact/Non-Impact

MIAMI-DADE COUNTY
APPROVED



Panel Options



Flush
Model 2410/2410L*
Carriage Windows p24 & 25
Ranch Windows p24 & 26
TL Windows p26
Standard Windows p24 & 27



Ribbed Short Panel**
Model 2460/2460L*
Carriage Windows p24 & 25
Model 2472/2472L*
Ranch Windows p24 & 26
Model 2482/2482L*
Standard Windows p24 & 27



Recessed Short Panel**
Model 2461/2461L*
Carriage Windows p24 & 25
Model 2471/2471L*
Ranch Windows p24 & 26
Model 2481/2481L*
Standard Windows p24 & 27



Raised Ranch Panel
Model 2470/2470L*
Ranch Windows p24 & 26



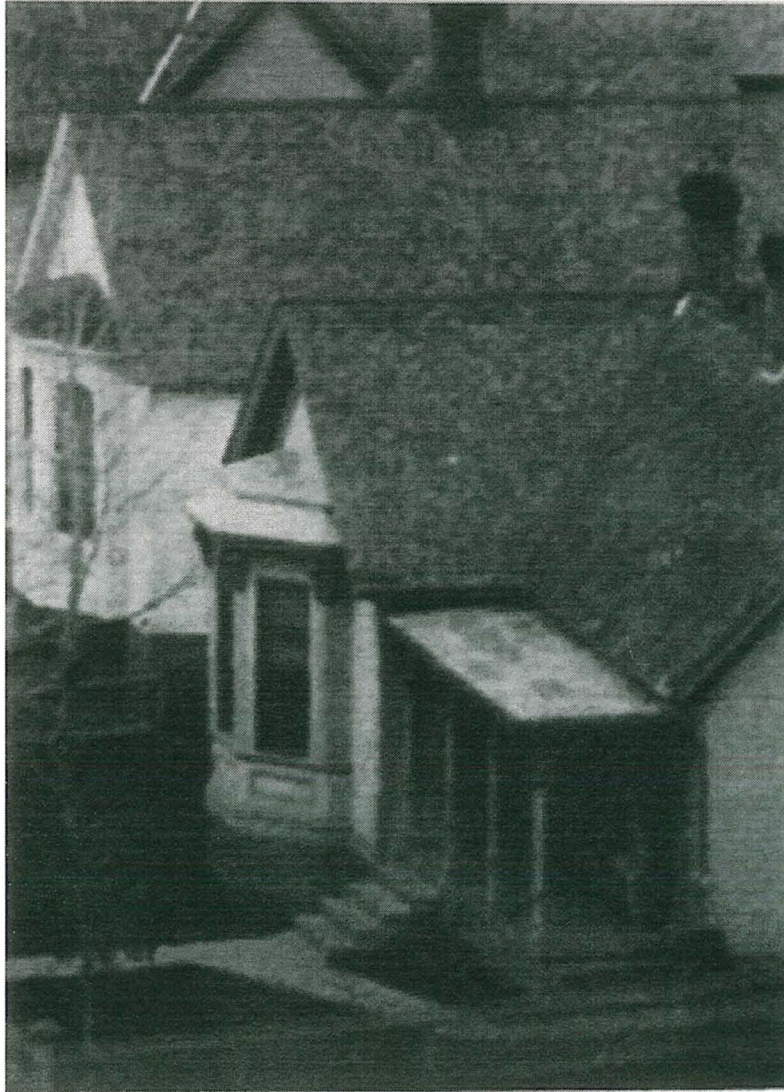
Raised Standard Panel
Model 2480/2480L*
Standard Windows p24 & 27

7:39 4



May 3
9:58 AM

Edit



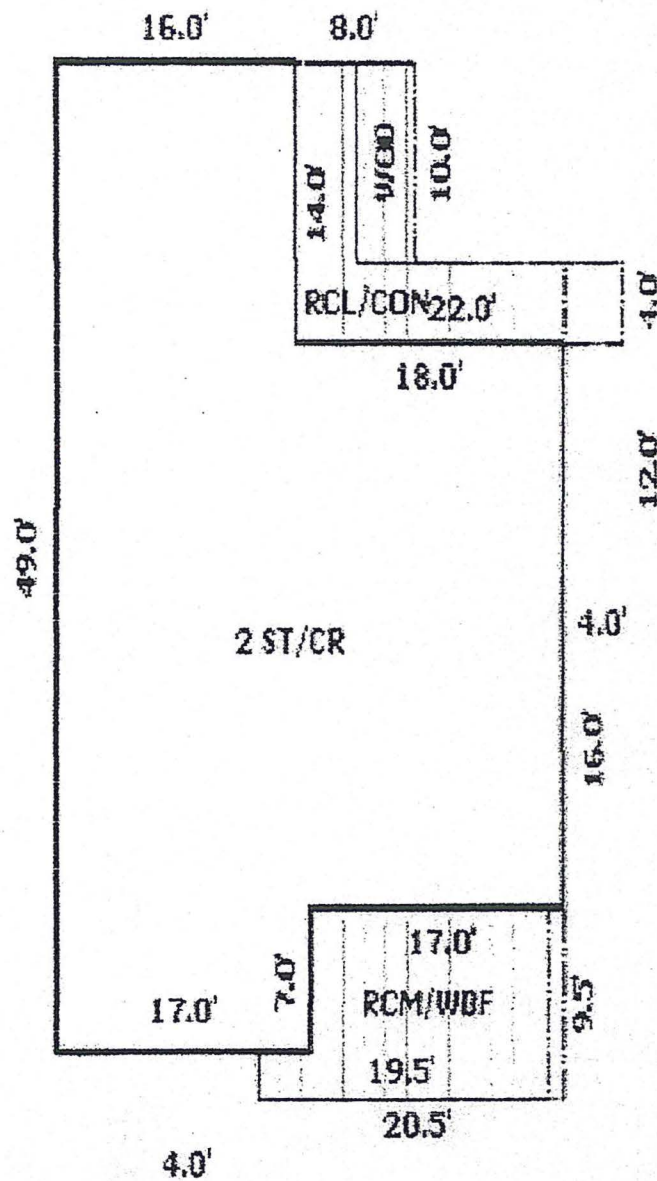
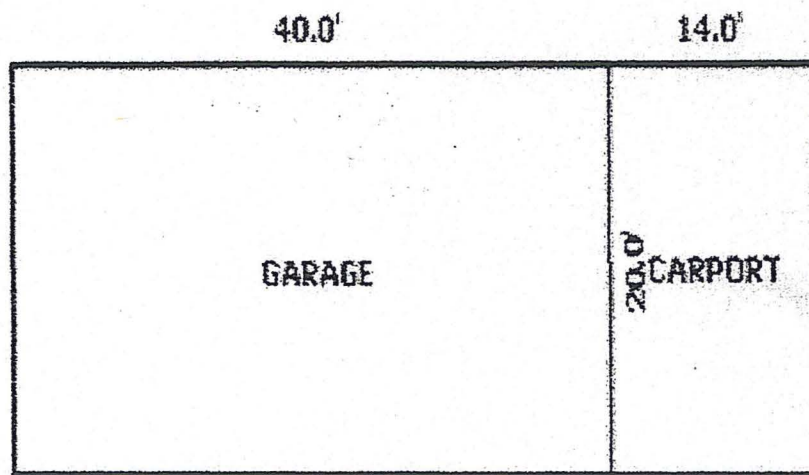
far left. (Photograph by



existing
picture
when
was a
one story



Detail
of Bay
window
blown up



30025-05000-240-10
29 VAN BUREN



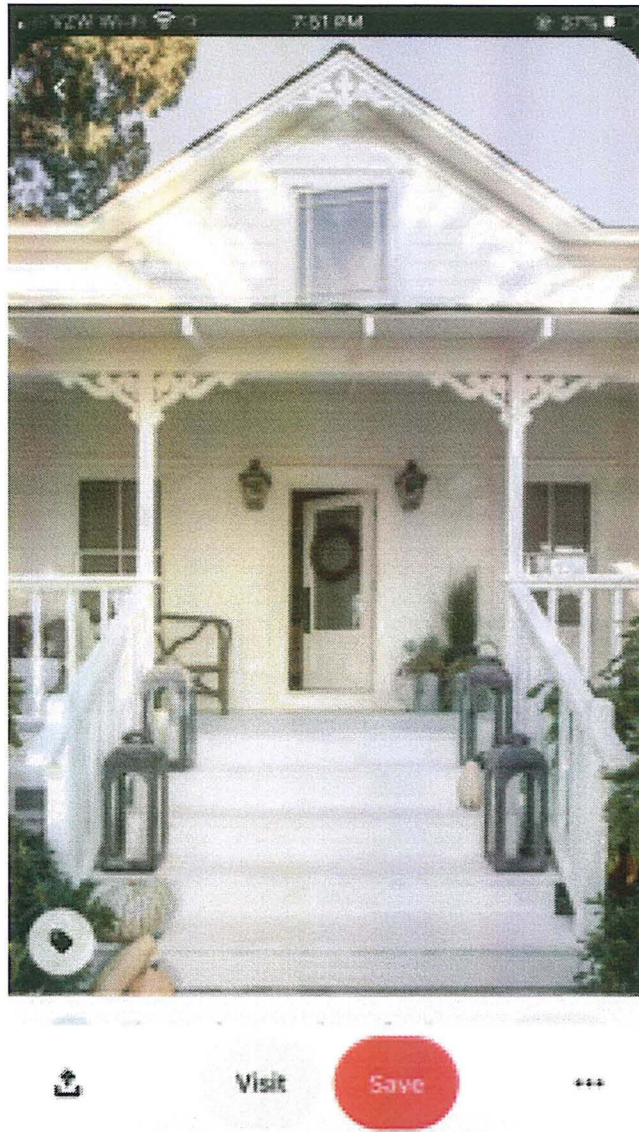
Front of existing
Home - 29 Van Buren



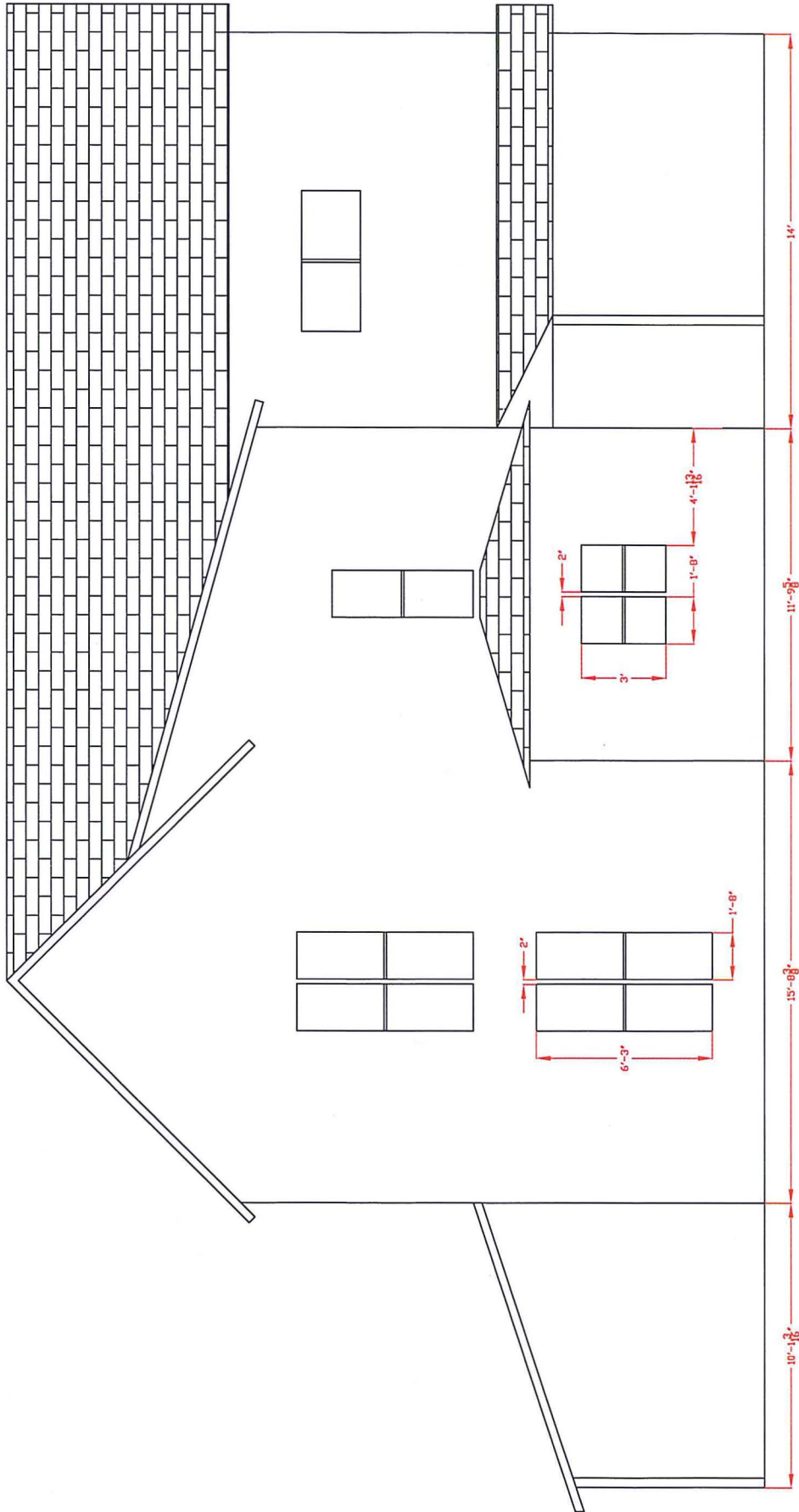
Existing view of house - 29 Van Buren
Washington St & Rear of House & Garage Peak



Proposed imitation of facade
gable pendant - porch posts - corbels



Example of width
of front stairs
porch



		DATE: _____		REVISION: _____		BY: _____		CND: _____	
This drawing and data shall be used for the purpose of the project only. It is not to be used for any other purpose without the written consent of the engineer.									
CUSTOMER: 29 VAN BUREN AVE		TITLE: WASHINGTON STREET VIEW		PROJECT: 1		SHEET: 1		DATE: 07/20/20	
PROJECT: 1		SHEET: 1		PROJECT: 1		SHEET: 1		DATE: 07/20/20	