

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, October 14, 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. September 23, 2020 HPC Regular Meeting
- b. October 1, 2020 HPC Site Visit

3. **Voucher Approvals**

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

4. **HP Revolving Loan Program – Exhibit A**

- a. Glen Fasnacht – 74 Van Buren – Extension Request
- b. Steve Schramm – 7 Stewart – RLF Loan Request
- c. Nugget Saloon – 604-610 Main – Rate Reduction Request

5. **HP Grant Program – Exhibit B**

- a. Michael Johnson, 8 Van Buren, Satisfaction of Grant

6. **Old or General Business**

- a. Deadwood Brothel Video
- b. PA 200215 -- Steve Hertel – 20783 Whitewood Creek Road – Dirtwork – Continued from last meeting -- **Exhibit C**
- c. Not-for-Profit Grant Request – St. John's Episcopal Church – **Exhibit D**
- d. Digitation of Lawrence County Tax Records Phase III – **Exhibit E**

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

- a. COA 200244 – Deadwood Hotels LLC – 575 Main Street – Install Porch, Guardrails and Access Door – **Exhibit F**

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

- a. PA 200227 – Nyla & Tom Griffith – 21 Lincoln – Deck Flooring – **Exhibit G**
- b. PA 200228 – Nyla & Tom Griffith – 21 Lincoln – Construct Carport/Shelter – **Exhibit H**
- c. PA 200231 – Jo Roebuck-Pearson – 36 Lincoln – Construction Addition – **Exhibit I**
- d. PA 200233 – Jeff Snedeker – 71 Stewart – Replace Steps, Door, Windows – **Exhibit J**
- e. PA 200234 – Todd & Jill Weber – 562 Williams – Replace Siding & Door – **Exhibit K**
- f. PA 200235 -- Doug & Misty Asermely – 830 Main – Replace Front Porch Decking – **Exhibit L**
- g. PA 200236 – Samantha Blanchard – 124 Denver –Replace Windows–**Exhibit M**
- h. PA 200238 – Peter Christeleit, 2 Dunlop –Construct Roof Over Deck–**Exhibit N**
- i. PA 200240 – Robb & Wendy Nelson – 19 Centennial – Construct Driveway/Garage – **Exhibit O**
- j. PA 200242 – William Zwingelberg – 11 Jackson – Replace Steps – **Exhibit P**

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

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

10. **Staff Report**

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

11. **Committee Reports**

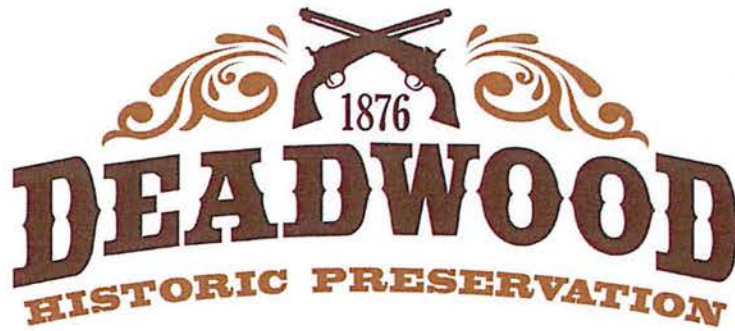
*(Items will be considered but no action will be taken at this time.)*

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





## **HISTORIC PRESERVATION COMMISSION MEETING**

**Wednesday, September 23, 2020 – 5:00 p.m.**

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

**ABSENT:** Dale Berg

**PRESENT CITY COMMISSION:** Charlie Mook

**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, Vice Chairman Posey called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 23, 2020 at 5:00 p.m.

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

*It was moved by Mr. Santochi and seconded by Mr. Williams to approve the HPC minutes of Wednesday, September 9, 2020. Aye – All. Motion Carried.*

### **VOUCHER APPROVALS:**

HP Operating Vouchers: *It was moved by Mr. Williams and seconded by Ms. Weber to approve the HP Operating Account in the amount of \$43,932.14. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Williams and seconded by Mr. Santochi to approve the HP Grant Vouchers in the amount of \$17,936.48. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Mr. Santochi and seconded by Ms. Weber to approve the Revolving Loan Account in the amount of \$28,064.20. Aye – All. Motion carried.*

### **HP PROGRAMS AND REVOLVING LOAN PROGRAM – Exhibit A**

- a. Mike & Esther Schmidt – 17 Lincoln Ave. – Subordination Request
- b. Mike Johnson – 8 Van Buren – Subordination Request
- c. Joette Johnson – 78 Williams – Extension Request

*It was moved by Mr. Diede and seconded by Ms. Carmody to approve the subordination for Mike & Esther Schmidt, 17 Lincoln Ave. and Mike Johnson, 8 Van Buren Ave. and grant an extension for Joette Johnson, 78 Williams. Aye – All. Motion carried.*

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

**2020 Wall of Fame Applicant Approval – Exhibit B**



- i. Lew Keehn, July 23, 1916-March 26, 1999
- ii. James K.P. Miller, April 6, 1845-January 12, 1891

Mr. Kuchenbecker stated eleven applications were reviewed for the 2020 Wall of Fame. The Projects Committee met and assessed the applications and recommend inducting Lew Keehn and James K.P. Miller into the 2020 Wall of Fame. ***It was moved by Mr. Santochi and seconded by Mr. Williams to induct Lew Keehn and James K.P. Miller into the 2020 Wall of Fame. Aye – All. Motion carried. This ceremony will be held during the October 28, 2020 HPC meeting.***

28<sup>th</sup> Annual West River History Conference Funding Request – Exhibit C

Mr. Kuchenbecker stated the West River History Conference will be held at the Martin & Mason Hotel on October 8-10, 2020. They are seeking financial assistance in the amount of \$500.00. ***It was moved by Ms. Weber and seconded by Mr. Santochi to authorize \$500.00 for the 28<sup>th</sup> Annual West River History Conference, held on October 8-10, 2020, to be paid out of the Public Ed and Advocacy Line item. Aye – All. Motion carried.***

Fountain House – 21 Charles Street – Landscaping – Mike Percevic – Exhibit D

Mr. Kuchenbecker stated the City Attorney sent a letter on July 13, 2020 to Mike Percivich regarding the landscaping of the Fountain House. In the letter the Commission requested the landscaping, sidewalk and yard be installed by no later than September 15, 2020. There has been no work completed to date. The City Attorney is trying one last time to have it completed by October 1, 2020 before taking legal action. The legal action would be a hearing before the courts to do a judgement which will cause the landscaping to be completed and then put a lien on the property for the amount of the landscaping. No action required.

SHPO Budget Presentation and Meeting Report

Mr. Kuchenbecker gave a report on the budget presentation to the SHPO Board. Mr. Diede and Ms. Weber, who also attended, gave their comments of the meeting. Mr. Diede asked for a copy of the law that states they shall approve the budget and the money shall stay in Deadwood.

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

None

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

PA 200212 – James Herron – 57 Forest – Revamp Stairs/Move Doors – Exhibit E

Mr. Kuchenbecker stated this is a non-contributing resource located in the Forest Hill Planning Unit constructed in 1890. The applicant is requesting permission to revamp the existing stairs to add an angled stair case that isn't so steep as the applicant is handicapped and needs to improve the access to the structure. The applicant is also requesting permission to replace the windows on the front, move the two doors to one entry in the middle and install French doors in place of the two moved doors. Since the application submittal the plans are to install windows instead of the French doors. Also, when the applicant has the design plans he will be requesting the construction of a garage with access from Selbie Street at a later date. It is staff's opinion the proposed work and changes does not further encroach upon, damage or destroy a historic resource nor 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. Santochi and seconded by Mr. Diede 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 James Herron, 57 Forest. Aye – All. Motion carried.***

PA 200213 – Alex Dickman/Toni Gerlach – 322 Williams – Permission to Change Material – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing resource located in the Forest Hill Planning Unit, circa 1895/c 1950. The applicant received a project approval for the construction of a deck on the front of the structure in June of 2019. The original plan was to skirt the deck with a stone veneer. Due to the high cost to purchase this skirting the applicant is requesting permission to change the type of material to meet their budget. The first option would be a horizontal deck skirting or option two would be corrugated metal skirting that will patina. It is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource it is staff's opinion the previous approved stone veneer is still the best option. Introducing new materials begins to have a greater 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. Discussion was held on what would be a proper material to use as skirting. Staff suggested a stucco style cement board as an acceptable alternative. The commission agreed. ***It was moved by Mr. Diede and seconded by Mr. Williams based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and move to deny the material change for Alex Dickman and Toni Gerlach, 57 Forest Avenue, but recommend using the current approved stone veneer or a painted cement board/stucco board skirting with staff approval. Aye – All. Motion carried.***

PA 200214 – Barbara & Joe Chapinski – 115 Charles – Replace Soffit with Metal – Exhibit G

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit. The applicant is requesting permission to replace the wood soffits and fascia with metal. The Commission has allowed very limited use of metal for fascia and soffits on resources within the districts. ***It was moved by Mr. Williams and seconded by Mr. Santochi based upon all the evidence presented, I find 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, and therefore move to deny the project approval. Aye – All. Motion carried.***

PA 200215 – Steve Hertel – 20783 Whitewood Creek Road – Dirtwork – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 20783 Whitewood Creek Rd, located in the First Ward Industrial Planning Unit in the City of Deadwood. The applicant is requesting permission to move dirt from the West hill side to Aspen Storage to build a pad for the future construction of more storage units. Staff reported this area has had surface artifacts and man-made cuts and fills to the landscape over a long period of Deadwood's existence. Montana City was perhaps in this location. It is staff's opinion an archeological investigation prior to additional grading in this area be completed. The boundaries should be marked and a reclamation plan should be presented. It is unknown, prior to an archaeological investigation being completed, if the proposed work and changes encroach upon, damage or destroy a historic resource or would have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Weber and seconded by Mr. Diede to continue***

*the item to the October 14, 2020 meeting so the Historic Preservation Commission can conduct a site visit of the location. Aye – All. Motion carried.*

**ITEMS FROM CITIZENS NOT ON AGENDA**

None

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

Mr. Kuchenbecker reported Mike Runge's report is also attached to the agenda packet. We were supposed to do a site visit on the Reynolds Ranch which was a stage stop for the Cheyenne to Deadwood Stage. However, it has been postponed. Working on the Mt. Moriah walking tour maps. Mr. Kuchenbecker thanked staff for their help on the budget presentation. People are moving forward on their grant projects. Work continues on retaining walls. Jessica is working on the process of hopefully receiving additional COVID funds.

**COMMITTEE REPORTS**

Mr. Diede stated the committee met on the Wall of Fame and he attended the SHPO Meeting in Pierre.

Ms. Weber stated the committee met on the Wall of Fame and the Headstone Grant.

Mr. Santochi stated he will not be at the next meeting.

**OTHER BUSINESS**

The Historic Preservation Commission Meeting adjourned at 6:08 p.m.

ATTEST:

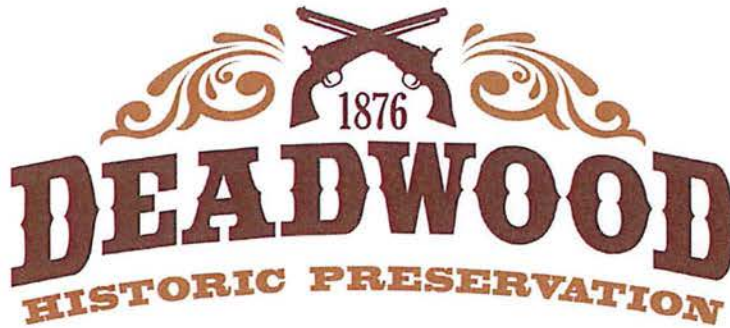
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Chairman, Historic Preservation Commission

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

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## HISTORIC PRESERVATION COMMISSION SITE VISIT

Thursday, October 1, 2020 – 2:00 p.m.

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

**ABSENT:**

**PRESENT CITY COMMISSION:**

**PRESENT STAFF:** Kevin Kuchenbecker, Historic Preservation Officer, Jeramy Russell, Planning & Zoning Administrator, Trent Mohr, Building Inspector, and Bonny Anfinson, Program Coordinator

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order at 2:00 p.m.

### **Site Visit**

**PA 200215 Steve Hertel – 20783 Whitewood Creek – Dirtwork**

The Historic Preservation Commission conducted a site visit to review the proposed request to move dirt from the west hillside to Aspen Storage to build a pad for future construction. No action was taken.

**PA 200214 Barb & Joe Chapinski – 115 Charles – Replace Soffit with Metal**

The Historic Preservation Commission conducted a site visit to review the soffit and fascia of the structure at 115 Charles. No action was taken.

The Historic Preservation Commission Meeting adjourned at 2:50 p.m.

ATTEST:

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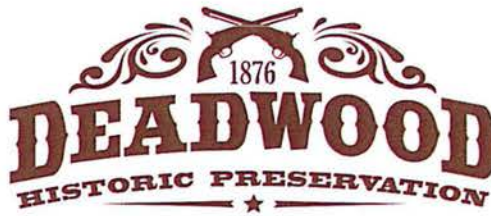
Chairman, Historic Preservation Commission

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

# EXHIBIT B



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:** October 9, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Michael Johnson, 8 Van Buren, Satisfaction of Grant

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Michael Johnson, 8 Van Buren, has participated in the Foundation, Siding, Elderly Resident and Wood Windows and Doors Programs. The applicant is refinancing this property and the lender is requesting a Satisfaction of Grants.

A Satisfaction of Grant form has been prepared and reviewed by the City Attorney. The Loan Committee reviewed this issue at their October 6, 2020 meeting and recommends approval.

**Recommend Motion:** *Move to approve a Satisfaction of Grant form for Michael Johnson, 8 Van Buren.*

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

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

Deadwood Historic Preservation Commission of Deadwood, State of South Dakota, HEREBY CERTIFIES, that a certain GRANT, bearing date of the 11th, day of August, 2017, executed by Michael R. Johnson to Deadwood Historic Preservation Commission of Deadwood upon the following real property situated in the County of LAWRENCE in the State of South Dakota, to-wit:

**Lot 5, a Subdivision of Lots 2, 3, 4, 5, 6 and 7 in Block 41 of the Original Townsite of Deadwood, Lawrence County, South Dakota, as shown by Plat recorded in Plat Book 2 Page 42.**

And recorded in the office of the Register of Deeds of said Lawrence County, South Dakota, Doc No. 2017-03662 on the 11th day of August, 2017 at 15:04:00 is, with the indebtedness thereby secured, fully paid, satisfied and discharged.

The Grantee shall continue to maintain above referenced property to the Minimum Maintenance Standards as adopted by the City of Deadwood and grantee shall allow the Deadwood Building Inspector and Historic Preservation Officer inspection of above referenced property within reasonable notice and

The grantee agrees to not demolish, move or allow above referenced property to deteriorate to a point of demolition by neglect. Grantor has the right to deny any request to demolish or move the above referenced property and shall enforce any possible actions for the grantee's neglect of the property.



Dated this 14th day of October, 2020.

Deadwood Historic Preservation Commission

Dale Berg-Deadwood Historic Preservation Chairman

State of South Dakota)  
County of Lawrence ) ss.

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

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

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

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

# EXHIBIT C



Date: September 18, 2020

Case No. 200215  
Address: 20783 Whitewood Creek Rd

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 20783 Whitewood Creek Rd, a Non-contributing structure located in the First Ward Industrial Planning Unit in the City of Deadwood.

Applicant: Steven Hertel  
Owner: ASPEN STORAGE INC C/O HERTEL, STEVEN R  
Constructed: NA

### **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:

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to move dirt from the West hill side to Aspen Storage to build a pad for the future construction of more storage units.

**Attachments: No**

**Plans: No**

**Photos: No**

#### **Staff Opinion:**

This area has had surface artifacts and man-made cuts and fills to the landscape over a long period of Deadwood's existence. It is staff's opinion an archeological investigation prior to additional grading in this area be completed. The boundaries should be marked and reclamation plan should be presented. It is unknown prior to an archaeological investigation is completed if the proposed work and changes encroach upon, damage or destroy a historic resource or would have an adverse effect on 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.	200215
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/17/20
Date of Hearing	9/23/20

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

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

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

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

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

PROPERTY INFORMATION	
Property Address:	20783 Whitewood Creek Rd / Deadwood
Historic Name of Property (if known):	No old City Dump

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

Owner's Name: <u>Steven Hertel</u>	
Address: <u>20783 Whitewood Creek Rd</u>	
City: <u>DEADWOOD</u>	State: <u>S.D.</u> Zip: <u>57732</u>
Telephone: <u>605-578-3601</u>	Fax: _____
E-mail: <u>Steven27hertel@gmail.com</u>	

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

Contractor's Name: <u>Leroy Singer</u>	
Address: <u>P.O. Box - 189</u>	
City: <u>DEADWOOD</u>	State: <u>S.D.</u> Zip: <u>57732</u>
Telephone: <u>605-920-9845</u>	Fax: _____
E-mail: _____	

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	
<input checked="" type="checkbox"/> Other <u>Dirtwork</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing
<u>Building A Pad For Future Storage 13/d</u>			



FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10/19/2020</u>		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> 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 <u>Dirt</u> Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY
Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.
Failure to supply adequate documentation could result in delays in processing and denial of the request.
<u>Move Dirt from My West Hill side</u>
<u>TO Aspen Storage To Build A Building</u>
<u>Pad, For A Future Bx Storage Units</u>

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

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

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

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

 _____ SIGNATURE OF OWNER(S)	DATE	9/17/2020 _____ SIGNATURE OF AGENT(S)	DATE
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_____ SIGNATURE OF OWNER(S)	DATE	_____ SIGNATURE OF AGENT(S)	DATE
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_____ 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.

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# EXHIBIT D





## MEMORANDUM

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**Date:** October 9, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** 2020 Not-for-Profit Grant Request – St. John's Episcopal Church

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The St. John's Episcopal Church received a Not-for-Profit Grant in September of 2019 for \$7,000.00 to match funds to replace the plastic fencing that was damaged in the 2018 hail storm with a wrought iron fence. The company sent a traditional fence instead of a Victorian fence as ordered. To make the appropriate changes to the fence it needs to be sent back to the manufacturer.

After several calls to and from the company including getting legal counsel involved it was agreed to ship the fence back and they would send the correct fence. St. John's Episcopal Church is requesting funds to pay for the return shipping of the fence in the amount of \$1,033.80. In the last five years the applicant has received \$35,960.00 which falls under the \$50,000 requirement.

The Loan Committee recommends to the Historic Preservation Commission approval of the Not-for-Profit Grant Request to the St. John's Episcopal Church in the amount of \$1,033.80 for returning the wrought iron fence.

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:**

401 WILLIAMS DEADWOOD SD 57732  
Street City State Zip

**2. Applicant Details:**

TODAY'S DATE: 9/23/2020

ST JOHN'S CHURCH 605920-8818 mrjohns@rrv.net  
Name Daytime Telephone E-mail Address

401 WILLIAMS DEADWOOD SD 57732  
Street City State Zip

\* PO Box 130

**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)*

( ) -  
Name Daytime Telephone E-mail Address

Street City State Zip



GRANT FUND –  
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM

1. Property Address

401 WILLIAMS DEADWOOD SD 57732  
Street City State Zip

2. Description of work to be performed as part of this project:

SHIPPING OF CHURCH FENCE TO STEWART  
IRON WORKS, IN KENTUCKY FOR REFITTING.

3. Project budget – itemized and showing disbursement of funding

Description (i.e. roof)	Grant	Total
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
Total:	\$	\$

4. Total Project Cost: \$ Grant Amount: \$ 1033,80

*GRANT FUND –  
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM*

**The following information must be presented with this application as attachments before being reviewed by the Deadwood Historic Preservation Commission (incomplete applications will not be reviewed)**

- a. Floor plan(s) (when necessary)
- b. Site plan(s) (when necessary)
- c. Photographs
- d. Copy of deed or notarized letter of authorization
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places
- f. Submission of specifications and contracts

# ST. JOHN'S DEADWOOD

Michael Johnson &lt;frmichael@stjohnsepiscopal.net&gt;

---

## Credit Card Payment Processed - 200923-01443494

1 message

Dawn.Phillips@odfl.com &lt;Dawn.Phillips@odfl.com&gt;

Wed, Sep 23, 2020 at 10:06 AM

To: MRJOHNS@rrv.net

Hello Michael R Johnson,

Below you will find a list of the invoices processed in OD Payment Number 200923-01443494 for your electronic credit card transaction.

Credit card number: 372585\*\*\*\*\*3001

Credit card type: Amex

Transaction ID #: 11FAB298-473D-4F75-BE1B-279BC1ACDB51

Approval code: 124347

Pro number : amount  
33800129950 \$1,033.80

Total amount : \$1,033.80 USD

This email was sent to: [mrjohns@rrv.net](mailto:mrjohns@rrv.net)

Thank you for choosing OD!

**Dawn Phillips**

Collections Clerk

Helping the World Keep Promises.®



Office: (336) 822-5353

Fax: (336) 822-5221

Email: [Dawn.Phillips@odfl.com](mailto:Dawn.Phillips@odfl.com)

Old Dominion Freight Line, Inc.

500 Old Dominion Way

Thomasville, NC 27360

[odfl.com](http://odfl.com) [LinkedIn](#) [Facebook](#) [Twitter](#)

CONFIDENTIALITY NOTICE: The information contained in this message may be confidential, privileged, proprietary, or otherwise legally exempt from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that you are not authorized to read, print, retain, copy or disseminate this message, any part of it, or any attachments. If you have received this message in error, please delete this message and any attachments from your system without reading the content and notify the sender immediately of the inadvertent transmission. Thank you for your cooperation.





OLD DOMINION FREIGHT LINE, INC.  
PHONE: 800-432-5335 WEB: www.odfl.com  
INTERNET STRAIGHT BILL OF LADING  
ORIGINAL - NOT NEGOTIABLE

RELIEVES THE WORLD  
FROM PROBLEMS

FREIGHT CHARGES:  
**Prepaid**

DATE:  
9/18/20

OLD DOMINION  
FREIGHT LINE

SHIPPER LABEL



33800129950

RSD

DRIVERS SIGNATURE ACKNOWLEDGES RECEIPT OF FREIGHT ONLY. UNLESS OTHERWISE AGREED UNDER SEPARATE CONTRACT, TERMS AND CONDITIONS ARE GOVERNED BY ODPL TARIFFS AND NMFC 100 SERIES.

NG  
NE

B/L# -

PO#: Return back to shipper

<b>SHIPPER</b>	Michael Johnson 67 Dunlap St Deadwood, SD 57732 605-920-8818	<b>CONSIGNEE</b>	Stewart Ironworks 30 Kenton Lands Rd Enlarger, KY 41018 Attn: Mike C. 859-431-1985	<b>COD</b>	<b>Amount:</b> Shipper required to note in special instructions if personal/company check not acceptable. <b>COD Fee:</b> Choose Method
	<b>BILL CHARGES TO:</b> Michael Johnson 67 Dunlap St Deadwood, SD 57732 605-920-8818				<b>REMIT TO (COD):</b> 

Subject to sec. 7 of the Uniform BOL conditions, if this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement: The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

(Signature of Consignor)

Pieces	HM		Type	NMFC No.	Class	Weight (lbs)
1	<input type="checkbox"/>	Cast Iron Fence 4'x8'x2'	Skid	68025-2	100	1,250
	<input type="checkbox"/>					
	<input type="checkbox"/>					
	<input type="checkbox"/>					
	<input type="checkbox"/>	STEWART IRON WORKS				
	<input type="checkbox"/>	DOES NOT RECEIVE				
	<input type="checkbox"/>	SHIPMENTS ON FRIDAYS				
	<input type="checkbox"/>					
	<input type="checkbox"/>					
	<input type="checkbox"/>					

SPECIAL INSTRUCTIONS

RATE REFERENCE# 731673089

Form Publication: 04/2018

HAZARDOUS MATERIALS EMERGENCY CONTACT:

FREEZABLE - NO

Total Weight: 1,250

Total Shipping Units: 1

RECEIVED and mutually agreed by the Shipper, his assigns and any additional party with an interest to any of said property hereto and by the Carrier of all or any of said property over all or any portion of said route to destination, that every service to be performed hereunder shall be subject to the National Motor Freight classifications (NMFC 100 Series) including the Rules, packaging, the Uniform Bill of Lading Terms and Conditions, applicable regulations of the US Department of Transportation (DOT), ATA Hazardous Materials Rules Guide Book, Household Goods Hileage Guides, Carrier's tariffs (including OD Rules 100), Carrier's pricing schedules, terms, conditions and rules maintained at Carrier's general offices all of which are in effect as of the date this Bill of Lading is tendered to Carrier. Shipper certifies that the consigned merchandise is properly weighed, classified, described, packaged, marked, labeled, destined as indicated, in apparent good order except as noted (contents and conditions of contents of packages unknown), and in proper condition for transportation according to the DOT and the NMFC 100 Series. Carrier (Carrier defined throughout this contract as meaning any person or corporation in possession of the property under this contract) agrees to carry to said destination if on its route, otherwise to deliver to another carrier on the route to said destination. Carrier shall in no event be liable for loss of profit, income, interest, attorney fees, or any special, incidental or consequential damages.

NOTE-Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property. Noting a value is not a request for Addl Cargo Liab. The agreed or declared value of the property is hereby specifically stated by the shipper to be not exceeding \$ \_\_\_\_\_

Carrier's maximum cargo liability, unless otherwise set forth in applicable contracts or tariffs (including OD Rules 100, Items 594 & 574), is: for new commodities - \$5.00 per pound or \$50,000 per occurrence; for used commodities (incl. machinery) or household goods - \$0.10 per pound or \$10,000 per occurrence. See tariffs for available higher levels of carrier cargo liability.

ACCESSORIAL SERVICES REQUESTED

Addl Cargo Liability Amt

☐ ARN ☐ CA ☐ HYD ☐ IDC ☐ IND  
☒ OV1 ☐ OV3 ☐ OV5 ☐ RDC ☐ TRS

Shipper 1) warrants it has read all applicable contract(s) or Carrier's applicable tariff(s), including but not limited to OD Rules 100, and the limitation of liability provisions set forth therein; and 2) has actual knowledge of and accepts the contract or tariff terms, including the limits on carrier liability.

SHIPPER **MICHAEL JOHNSON**

DATE **9/18/20** H/U RECEIVED **1510**

TRAILER NO **43436**

AUTHORIZED SIGNATURE (Shipper)

CARRIER **OLD DOMINION FREIGHT LINE, INC.**

AUTHORIZED SIGNATURE (Driver)

**AD BRYAN**

Can you move it 1-2-4-7-1  
Dawn Phillips EX. 5353

# EXHIBIT E



*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

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**Date:** October 9, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** **Digitization of Lawrence County Tax Records PHASE III**

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The City of Deadwood Archives is requesting permission to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF forty-five (45) historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. These ledgers date from 1916 to 1934 and provide a wonderful amount of genealogical information including individual surname, property description including lot and block, property value, division of finances and total amount for taxes. The project estimate is attached to this memorandum.

## RECOMMENDATION

Allow the City Archives to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF forty-five (45) historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. The cost for this project will not exceed \$5,500.00 dollars. Money for this project will come out of the 2020 Archives Budget.





**DOCUTEK, INC.**

THE DOCUMENT SCANNING COMPANY

**DocuTek, Inc. | Jay Hoagland**

750 West Hampden Ave., L-105

Englewood, CO 80110

jayhoagland@edocutek.com

www.edocutek.com

303.722.5200



***Tax Ledgers Books Microfilming and Digitization***

*May 15, 2020*

**PREPARED FOR:**

Michael Runge

City Archivist

City of Deadwood

108 Sherman St.

Deadwood, SD 57732

605.578.2082

[Michael.runge@cityofdeadwood.com](mailto:Michael.runge@cityofdeadwood.com)

## SCOPE OF WORK

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Thank you for the opportunity to submit pricing for the microfilming and digitization of City of Deadwood Tax Ledgers books. DocuTek, Inc. has been in business since 1995. Our areas of expertise are digitizing paper, digitizing microfilm, and the creation of microfilm. All areas of our expertise would be required for this project.

Based upon the information you have emailed, listed below is the general scope of work.

**Goal:** Digitize Tax Ledger books into PDF files. One PDF file per ledger book. Deliverable of one PDF image per open book page, because information goes across the two physical pages.

**Scope of Work:**

Microfilm and digitize to PDF approximately 45 ledger books, starting from 1911.

**Process:**

1. Tax Ledger books will be transported to DocuTek, Inc. (located in Englewood, CO).
2. DocuTek will provide sample scans to City of Deadwood with both processes.
3. Upon approval by City of Deadwood, the microfilming and digitization process will commence. Microfilming will be done on a Kodak MRD-2 Camera.
4. Microfilm Tax Ledgers (open book). Based upon your flat surface measurements, we should be able to microfilm these open book.
5. After microfilming and microfilm processing has occurred, DocuTek will digitize microfilm images using the FlexScan Microfilm scanner made by NextScan. I have included equipment spec sheets at the end of this proposal.
6. Microfilm digitizing will occur at 300DPI in grayscale.
7. Digitize microfilm images to PDF files. One open book page = one PDF image.
8. Create one multi-page PDF file per ledger.
9. City of Deadwood deliverables will be 35MM original silver archival quality microfilm rolls and an external USB hard drive containing 46 PDF files, one for each Tax Ledger book.
10. City of Deadwood will be responsible for pickup and transportation of Tax Ledger books back to South Dakota.





## COMPANY PROFILE & CLIENT REFERENCES

**DocuTek Incorporated** is located in Lakewood, Colorado and provides document scanning services throughout the United States. Our company provides Document Scanning Services, Microfilm Scanning Services, NextScan Virtual Film Software, PaperVision EDMS Software, Document Scanner Sales, Microfilm Scanner Sales, and Support Services for all hardware and software that we sell. The focus of our company is to help organizations effectively manage paper, microfilm, and electronic content through our Conversion Services Department and/or by recommending, designing and implementing "in-house" software/hardware solutions. DocuTek has established a proven track record and a large customer base throughout Colorado and Southern Wyoming.

DocuTek, Inc. has been in business since 1995. We have converted millions of images from paper and microfilm into digital format for a wide range of customers and industries. We have partnered with industry leading companies like Canon USA, Digitech Systems, E-Imagedata, nextScan, and Panasonic to allow us to offer our clients the best and most innovative solutions at extremely competitive prices. Over 23 years of experience in digitizing records (paper & microfilm) has enabled our company to develop a sound project workflow methodology, quality control practices, and the use of state-of-the-art scanning equipment and software that will insure that our conversion services are done to your complete satisfaction.

Listed below are some important facets of our company that we believe make DocuTek uniquely qualified and capable to complete this project for the City of Deadwood:

- **OWNERSHIP AND STAFF EXPERIENCE.** The two owners have over 50+ years of experience, with primary roles of Technical Expertise and Project Management. Key personnel that would be involved with your project have almost 100 years combined experience working in document conversion service bureaus. During our 23 years in business we have scanned millions of images from paper and microfilm.
- **SECURITY.** DocuTek has successfully completed many projects with highly sensitive and confidential information, including: state income tax returns, medical records, police department case files, human resources files, and various financial and legal records. All documents to be scanned at our facility will be transported by DocuTek authorized personnel in one of our company vehicles to ensure proper chain of custody. No third party transportation will be utilized. Once at our secured facility, City of Deadwood Tax Ledgers will be stored in a secured area, accessible only to authorized employees. During the scanning process, images will reside strictly on a "stand alone" computers and/or encrypted USB hard drives, with no network or internet capabilities.

- **CONFIDENTIALITY.** DocuTek requires that all employees submit to a background check and sign a non-disclosure agreement as a term of employment.
- **EXPERIENCE WITH DIFFERENT RECORD TYPES.** As indicated by our current client lists and references, DocuTek has worked on a number of projects involving various historical/archival document types, each with their own unique and challenging requirements. No matter what document type, condition or format, we have probably scanned it.
- **CUSTOMER SERVICE.** Client satisfaction is our first priority and our customer service is second to none. We are very responsive to any needs of our customers and are able to quickly implement changes as necessary. Through the course of the project, DocuTek will provide regular updates to insure we are on task and on time.
- **SCANNING/MICROFILMING EQUIPMENT AVAILABILITY AND RELIABILITY.** All servicing of our equipment is done "in house". Our Service Technicians are available to remedy hardware and software issues immediately. This minimizes down time by having onsite Service Technicians who can quickly resolve any issues and lowers our cost of doing business by not having to pay 3<sup>rd</sup> party companies. Additionally, this further protects our client's confidential records by minimizing or eliminating the need for non-authorized personnel entering work areas.
- **NO SUBCONTRACTING.** All work will be done by DocuTek employees at our document conversion facility in Englewood. NO PORTION of the job will be outsourced to a subcontractor.
- **FOCUS.** Document scanning, microfilming scanning, microfilming, sales/service of scanner equipment and the design, installation and support of electronic document management systems software is all we do. It is not just our primary line of business, it is our only line of business. We don't sell copiers or printers or any other business ventures outside of document scanning and document management.



Below are few of our other current clients, for whom we provide other document/microfilm conversion, software integration and/or hardware and software support services:

**COUNTY GOVERNMENT**

- Adams County Sheriff's Office
- Albany County Clerk
- Arapahoe County Court
- Arapahoe County Sheriff's Dept
- City and County of Denver
- Denver County Courts
- El Paso County Combined Courts
- El Paso County Clerk & Recorder
- Jefferson County Clerk and Recorder
- Jefferson County School District
- Kiowa County Clerk & Recorder
- Kit Carson County
- Lake County Public Library
- Laramie County Clerk
- Larimer County
- Lincoln County Clerk & Recorder
- Prowers County Clerk & Recorder
- Pueblo County Clerk & Recorder
- Washington County Clerk & Recorder
- Weld County Information Services

**FEDERAL GOVERNMENT**

- Adjutant General's Office
- Bureau Of Land Management
- Bureau Of Reclamation
- GSA Administration Office
- Interior Business Center
- Mine Safety & Health Administration
- Rocky Mountain Arsenal National Refuge
- U.S. Air Force Academy
- U.S. Geological Survey
- USDA Forest Service

**STATE GOVERNMENT**

- Colorado Dept of Agriculture
- Colorado Dept of Health & Environment
- Colorado Dept of Human Services
- Colorado Dept of Regulatory Agencies
- Colorado Dept of Revenue
- Colorado Dept of State
- Colorado Division of Water Resources
- Colorado Integrated Document Solutions
- Colorado Judicial
- Colorado Office of Natural Resources
- Colorado State University
- Colorado's Child Protection Ombudsman
- E-470 Public Highway Authority
- History Colorado
- University of Colorado
- University of Northern Colorado
- Wyoming Dept of Environmental Quality
- Wyoming State Archives

**LOCAL GOVERNMENT**

- Aurora Public Schools
- City of Colorado Springs
- City of Fort Collins
- City of Greenwood Village
- City of Lakewood Police Dept.
- City of Littleton
- City of Longmont
- City of Pueblo Clerk & Recorder
- Colorado Springs School District 11
- Denver Public Library
- Denver Water Department
- Eagle Valley Library District
- Englewood Public Schools
- Littleton Public Schools
- Pueblo Library District
- Pikes Peak Library District
- Thompson School District
- Town of Castle Rock



## CLIENT REFERENCES

The following organizations have relied on DocuTek for their document digitization projects.



### Colorado Library Consortium

#### **Regan Harper**

Director, Networking & Resource Sharing

303.866.6907

Denver, CO

[Harper\\_r@cde.state.co.us](mailto:Harper_r@cde.state.co.us)

*Scanning of Microfilm Rolls*

**June 2014 to Present**



### History Colorado

#### **Kerry Baldwin**

Library Director

303.844.4600

Denver, CO

[Kerry.baldwin@state.co.us](mailto:Kerry.baldwin@state.co.us)

*Microfilming, Scanning, and*

*Digitization of Newspapers*

**2010 to Present**



### Wyoming State Archives

#### **Michael Strom**

State Archivist

307.777.7020

[Michael.strom@wyo.gov](mailto:Michael.strom@wyo.gov)

*Microfilming, Scanning, and*  
*Digitization of Newspapers and*  
*Documents*

**May 2011 to Present**

## FEE SCHEDULE AND PROJECT ESTIMATES

### Microfilming and Digitizing Tax Ledger books

OFF-SITE CONVERSION SERVICES FEE SCHEDULE			
DESCRIPTION	Cost Per Unit	QUANTITY	TOTAL
Microfilm and digitize 45 Ledgers to 35MM Negative Silver Master Microfilm and PDF Images (one PDF = one ledger)	\$0.30	15,000	\$4,500.00
Extra Handling and Preparation for Microfilming Ledgers Open Book	\$20.00	45	\$900.00
Total Project cost for Delivered PDF images and Original Archive Quality Microfilm Rolls.			\$5,400.00

Please do not hesitate to contact me should you have any questions or need any additional information. I would be happy to explain any of the options in more detail.

Sincerely,



Jay Hoagland

[jayhoagland@edocutek.com](mailto:jayhoagland@edocutek.com)

303-722-5200

*This proposal contains proprietary and confidential information owned by DocuTek, Inc. This proposal is for informational purposes only and for the Recipient and is not authorized for distribution to anyone other than the Recipient. Recipient acknowledges and agrees that in order to protect DocuTek's interest in its proprietary and confidential information, this proposal will be maintained in strict confidence and will not be disclosed to third parties or used by the Recipient for any purpose other than considering whether to enter into an agreement with DocuTek, without the express written consent of DocuTek, Inc. Neither this proposal nor the information contained herein may be reproduced or used for any other purpose.*

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# EXHIBIT F



Date: October 09, 2020

Case No. 200244  
Address: 575 MAIN ST

### Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 575 MAIN ST, a Non-contributing structure located in the FOUR POINT SUBDIVISION in the City of Deadwood.

Applicant: Deadwood Hotels, LLC  
Owner: DEADWOOD PARKING LOTS LLC & BLUE SKY GAMING INC C/O TIN LIZZIE  
Constructed: 10/08/2020

### 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:**

New Construction

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

The applicant requests permission to raise the parapet of existing Tin Lizzie to provide guardrail attachment and roof strengthening. To align face of new construction with original patio/building face. Install new guardrail around patio matching guardrail on Main St. side patio and add door for access.

**Attachments:** Yes

**Plans:** Yes

**Photos:** No

#### Staff Opinion:

NOTE: Due to the hosting of the West River History Conference, staff has not been able to complete a review of this application in detail. A final staff report will be provided prior to the Historic Preservation Commission meeting.

[Back to Agenda](#)

**Motions available for commission action:**

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

**OR**

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

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



FOR OFFICE USE ONLY	
Case No.	200244
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	10/8/2020
Date of Hearing	10/14/2020

## 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: 575 Main Street

Historic Name of Property (if known): Tin Lizzie Casino

### APPLICANT INFORMATION

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

Owner's Name: Deadwood Hotels, LLC

Address: 502 West Blvd.

City: Rapid City State: SD Zip: 57701

Telephone: 605-341-0500 Fax: \_\_\_\_\_

E-mail: CalebA@livhotelgroup.com

Architect's Name: Chamberlin Architects

Address: 725 St. Joseph St, Ste. B1

City: Rapid City State: SD Zip: 57701

Telephone: 605-355-6804 Fax: \_\_\_\_\_

E-mail: bburns@chamberlinarchitects.com

Contractor's Name: Scull Construction Services Inc

Address: PO Box 7636

City: Rapid City State: SD Zip: 57709

Telephone: (605) 342-2379 Fax: \_\_\_\_\_

E-mail: sedwards@scullconst.com

Agent's Name: \_\_\_\_\_

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

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

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

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

### TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

Other \_\_\_\_\_

☒ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>04/01/2020</u>		Project Completion Date (anticipated): <u>05/30/2020</u>	
<input checked="" type="checkbox"/> <b>ALTERATION</b>	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" 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"/> Front	<input type="checkbox"/> Re-roofing <input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>GARAGE</b>	<input type="checkbox"/> New <input type="checkbox"/> Front	<input type="checkbox"/> Rehabilitation <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
<input type="checkbox"/> <b>FENCE/GATE</b>	<input type="checkbox"/> New <input type="checkbox"/> Front	<input type="checkbox"/> Replacement <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOW</b> <input type="checkbox"/> Restoration <input type="checkbox"/> Front	<input type="checkbox"/> <b>DOORS</b> <input type="checkbox"/> Replacement <input type="checkbox"/> Side(s)	<input type="checkbox"/> <b>STORM DOORS</b> <input type="checkbox"/> New <input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input checked="" 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, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

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

See attached.

## 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.

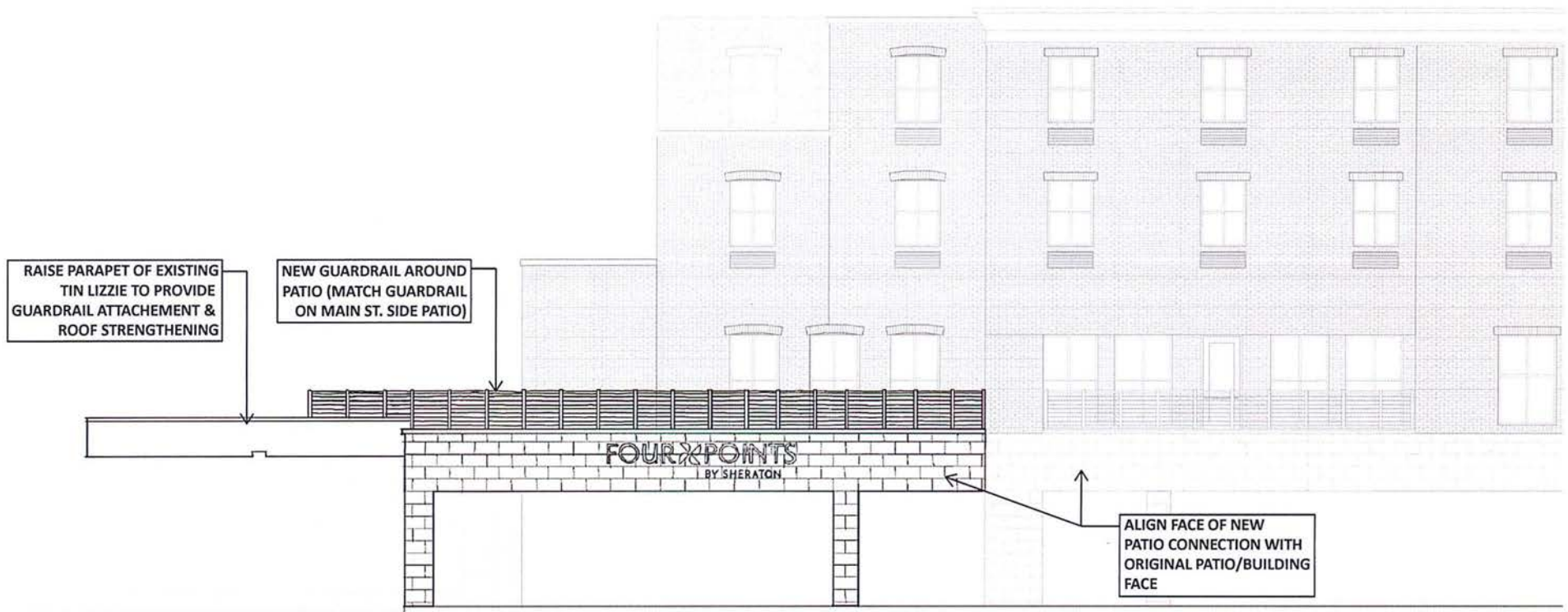
\_\_\_\_\_  
SIGNATURE OF OWNER(S)\_\_\_\_\_  
DATE\_\_\_\_\_  
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DATE\_\_\_\_\_  
SIGNATURE OF AGENT(S)\_\_\_\_\_  
DATE

## 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.

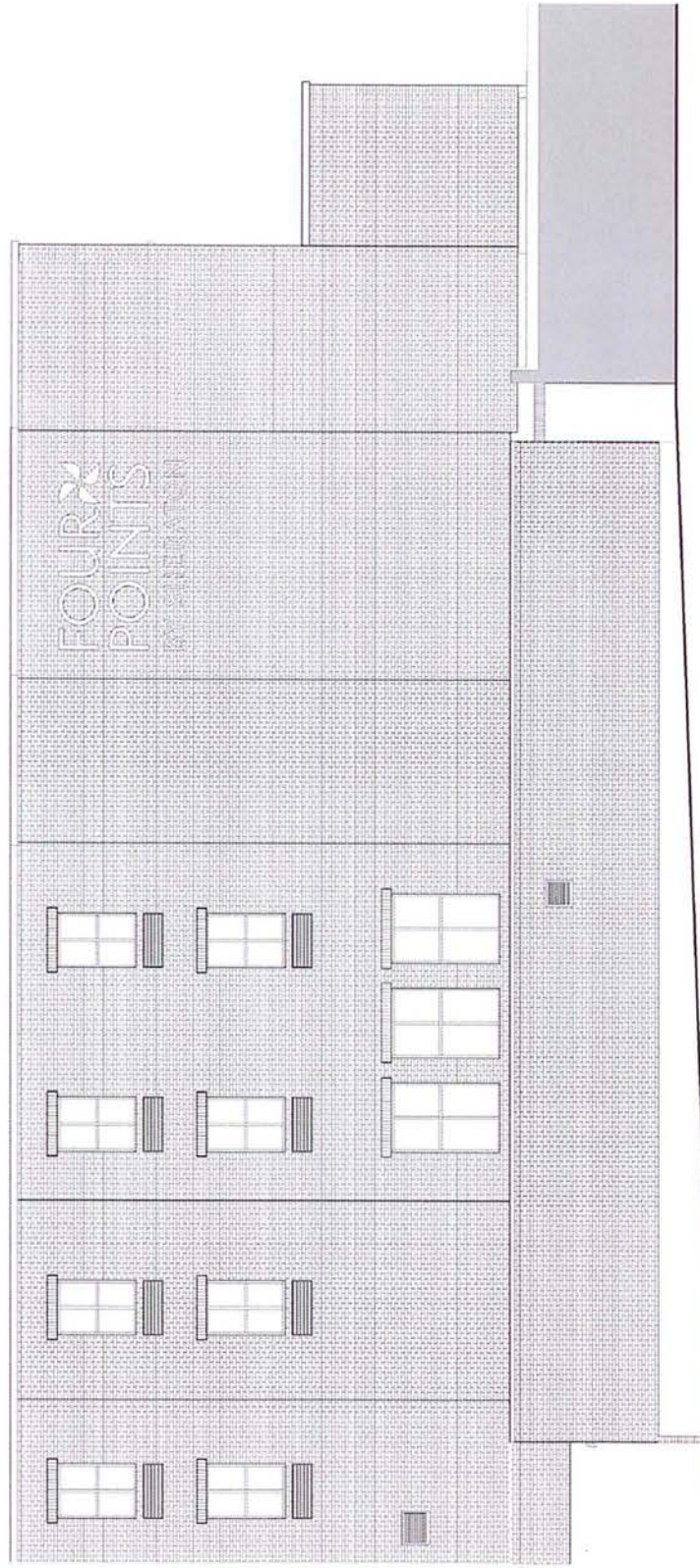
**Please use the attached criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece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

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

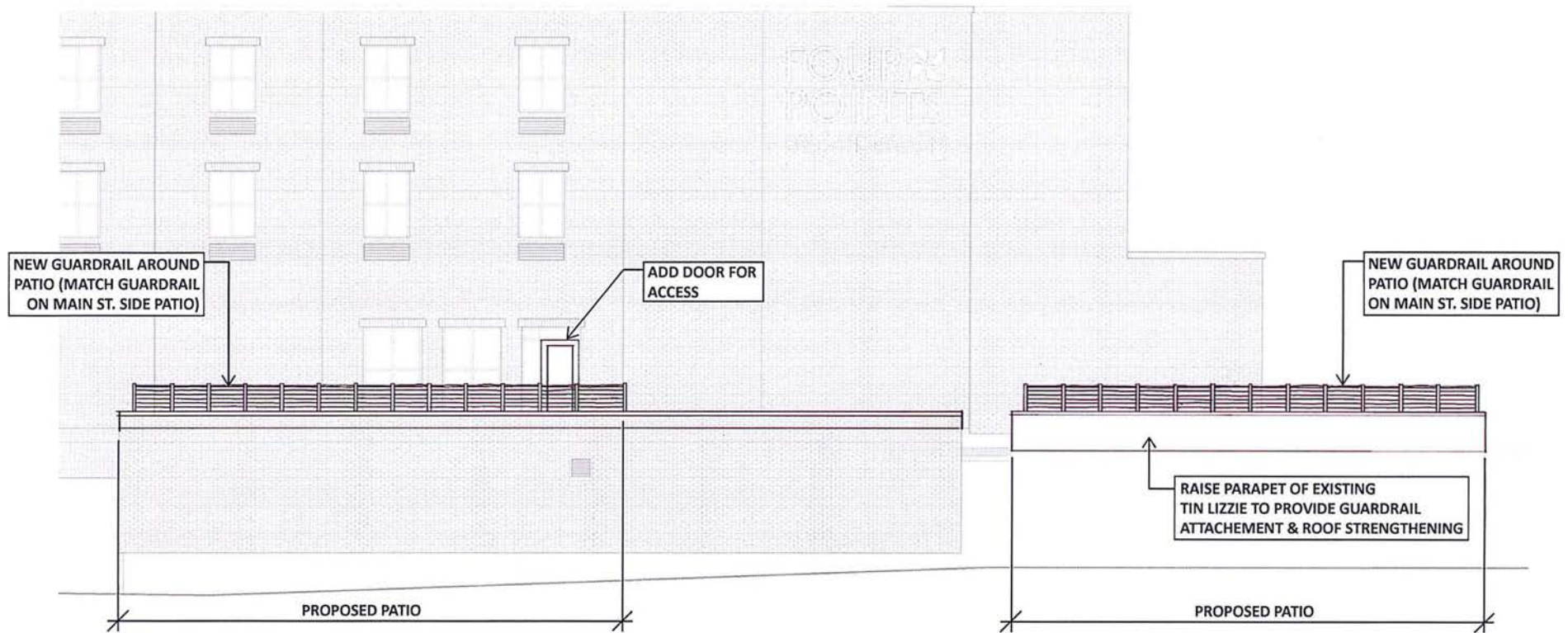


**SK2.2** FOUR POINTS HOTEL - NORTH ELEVATION

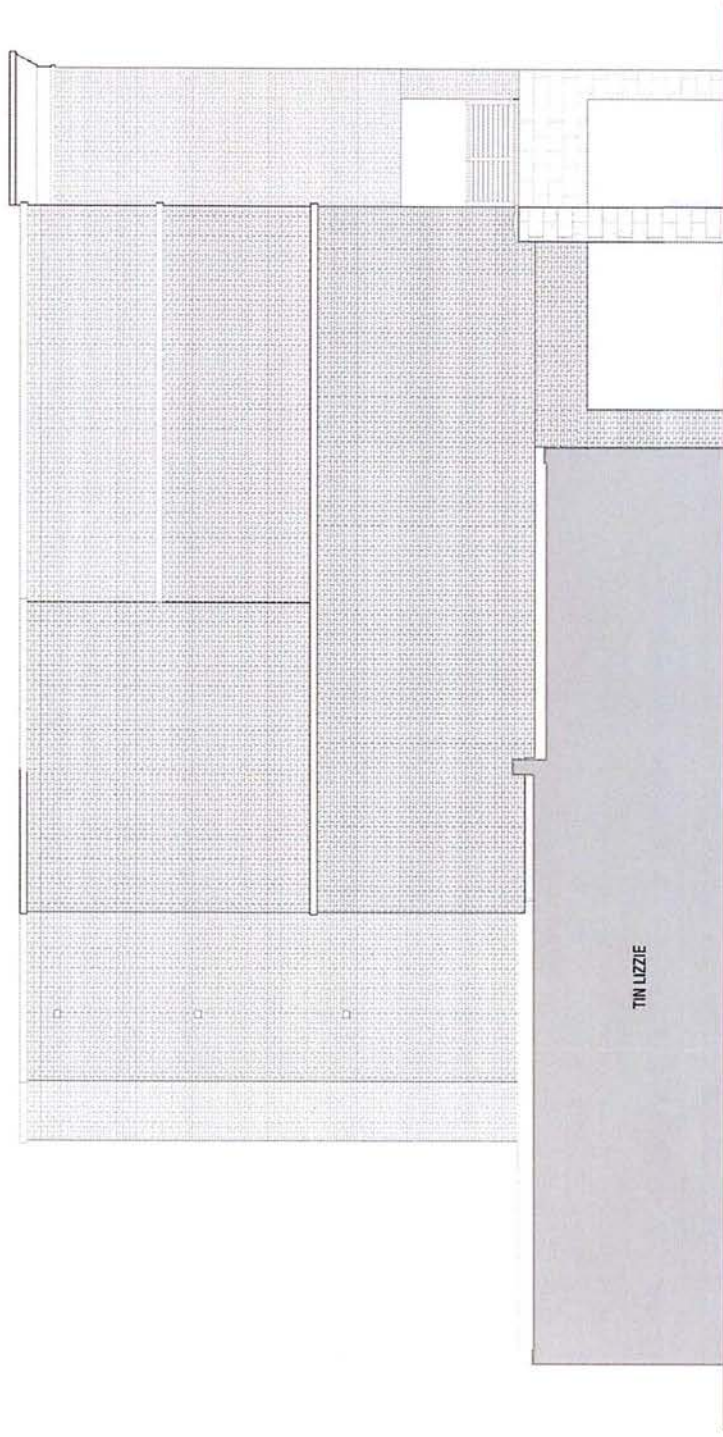




**SK3.1** | FOUR POINTS HOTEL - ORIGINAL SOUTH ELEVATION

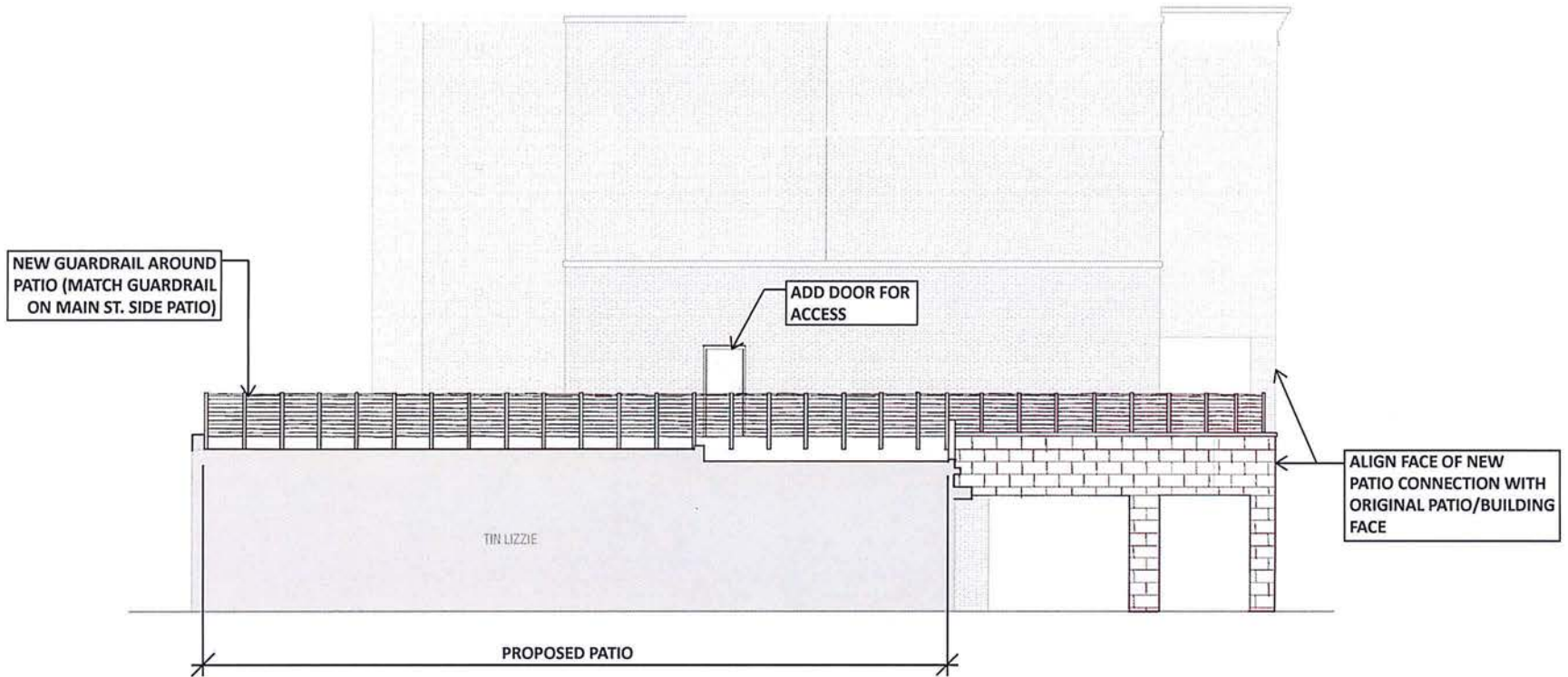


**SK3.2** FOUR POINTS HOTEL - SOUTH ELEVATION



**SK4.1** FOUR POINTS HOTEL - ORIGINAL WEST ELEVATION





## SK4.2 FOUR POINTS HOTEL - WEST ELEVATION

# EXHIBIT G

Date: October 08, 2020

Case No. 200227  
Address: 21 Lincoln Ave

### Staff Report

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

Applicant: Nyla & Tom Griffith  
Owner: FLOYD, DUSTIN & LAURA  
Constructed: c 1903

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This building, a contributing resource in Deadwood National Historic Landmark District, is significant for its historic association with the founding and initial period of growth 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-early 1900s reflected the construction of a number of large residences such as this one which displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial and Gothic variants found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom. Constructed 1903, it served as a multiple-family dwelling until early 1930s. Two long term residents both served terms as Mayor of Deadwood: WB Wardman (1909-1928) and Andrew Mattley (1933-1944).

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

The applicant is requesting permission to replace the front porch deck with AZEK PVC Porch Flooring. This is a slip resistant surface made of plastic but looks like wood.

Attachments: Yes

Plans: No

Photos: Yes

#### Staff Opinion:

Staff has researched the product and believes this is a suitable alternative to the original straight grain Douglas fir. Samples will be made available at the meeting. 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.

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



FOR OFFICE USE ONLY	
Case No.	200227
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/21/20
Date of Hearing	10/14/20

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

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

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

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

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

### PROPERTY INFORMATION

Property Address: 21 Lincoln Ave

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Nyla + Tom Griffith

Address: 21 Lincoln Ave

City: Deadwood State: SD Zip: 57732

Telephone: 605-920-0626 Fax:

E-mail: nyla@1899inn.com

Architect's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

Contractor's Name: TBD

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

Agent's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

### TYPE OF IMPROVEMENT

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>TBD 2020</u>		Project Completion Date (anticipated): <u>hopefully this fall</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 <u>replace decking with vintage-look PVC Boards</u>			
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input 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 the decking on the front porch with the PVC boards as approved by Kevin. Samples available. Grey color with white trim. Material to be purchased from Vintage Woodworks vintagewoodworks.com



### 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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 9/21/20  
SIGNATURE OF OWNER(S) DATE

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

 9-21-20  
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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Search

## PRODUCT CATEGORIES

Appliques

AZEK® Brand PVC

Balusters (Spindles)

Baseboards

Beadboard &amp; V-Groove

Blocks, Corner/Base/Etc

Brackets

Caps, Door &amp; Window

Casings, Door &amp; Window

Ceiling Medallions

Columns

Corbels

Corner Guards (Beads)

Cornices

Crown Mouldings

Deck Boards, Etc

Entry &amp; Window Systems

Finials &amp; Drops

Gable Decorations

Gallery Rails

Handrails

Headers

Lamp Posts

Mantels

Mouldings

Newel Posts

Niches, Wall

Panels/Medallions, Fretwork

Pediments

Pilasters

Polyurethane Products

Porches - START HERE!

Porch Flooring

Porch Posts

Rails

Roof Spires

Running Trim

Screen/Storm Doors

**COVID-19 Notice: Yes, we are open and shipping orders!** We are following government guidelines that businesses supplying residential and commercial construction remain open. As our first priority, we are all taking extreme measures to keep our customers and employees healthy. (Showroom remains closed.)

[Home](#) > [Products](#) > [Porches - START HERE!](#) > [Porch Parts Product Listings](#) > [Porch Flooring](#) > [AZEK PVC Porch Flooring](#)

## AZEK PVC Porch Flooring

# AZ-PB4 (caf)

[Order Porch Flooring](#) | [Sample Kit](#) | [Info](#) | [Deck Boards](#) | [Previous Page](#)



AZEK Porch - the next generation

### Outstanding features include:

- Lifetime Limited Warranty
- Truly Low Maintenance
- Slip Resistant Surface
- Stain Resistance
- Mold Resistance
- Scratch Resistance
- Solid Workability & Beauty
- Permanent Colors

With all these great features, AZEK® Porch Boards are by far your best choice in porch flooring. Over time it's also your least expensive choice!



AZEK's Tongue & Groove Joinery

Boards on his own porch! Series starts with repairs to the porch foundation and ends with a beautiful, authentic-looking, lifetime porch floor.

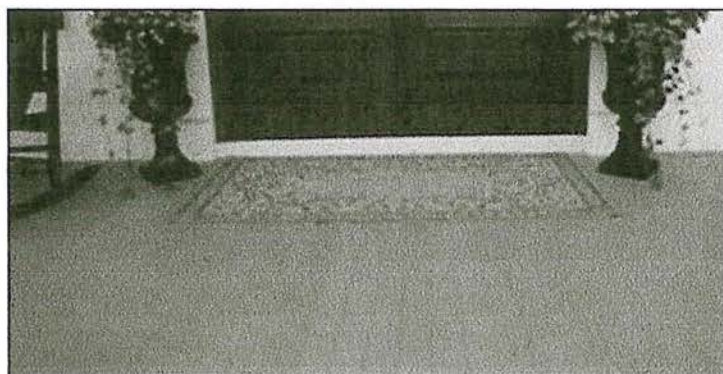
### Truly Low Maintenance

Because the finish is built in, AZEK® Porch Flooring requires almost no maintenance. An occasional, optional soap-and-water cleaning is all it takes to keep it looking and performing like new. This miracle material resists stains, moisture, scuffs, scratching, fading, mold, and mildew. (The Cellular PVC formulation doesn't contain wood fibers -

AZEK® Porch Flooring has eliminated virtually *all* the problems of both wood and composite porch floors. Made of Cellular PVC, AZEK® Porch Boards have the look, feel, and sound of premium wood porch decking and come with a lifetime limited warranty!

Size: 1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16".

[Order Below](#) ↓



**Tongue and groove installation** with a slight crack between boards... just like wood porch flooring! Wood grain surface is almost impossible to distinguish from wood porch decking. Quantity discounts available.

### Limited Lifetime Warranty

AZEK® Porch Flooring carries a Lifetime Limited Warranty by AZEK® Building Products, the leader in Cellular PVC technology. With more than 20 years of experience in Cellular PVC manufacturing, AZEK® also makes AZEK® Deck, the best decking on the market. Together with AZEK® Porch Flooring, these high performance, low maintenance products have revolutionized the porch and decking industries!

### See the Videos

View a 5-part video series showing how one of our owners installed AZEK® Porch Boards on his own porch! Series starts with repairs to the porch foundation and ends with a beautiful, authentic-looking, lifetime porch floor.

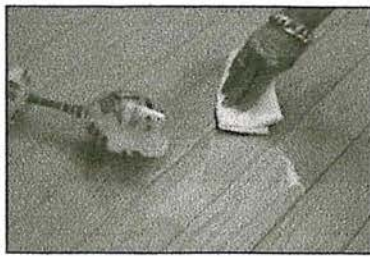


[Shingles, Cedar](#)[Shutters](#)[Signs](#)[Small Parts](#)[Spandrels](#)[Spindles \(and Balusters\)](#)[Stair Parts, Interior](#)[Sunburst Fans](#)[Trim Boards](#)[Vents, Louvered](#)[Wainscot Beadboard](#)[YellaWood® Pressure Treated](#)[The Bargain Room!](#)[More ...](#)

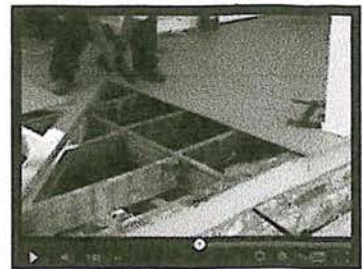
## HELP DESK

[Product Options](#)[Ordering Info](#)[Shipping & Returns](#)[How To Information](#)[Frequently Asked Questions](#)[Gift Certificates](#)[Our Company](#)

something which can promote mold and mildew growth.)



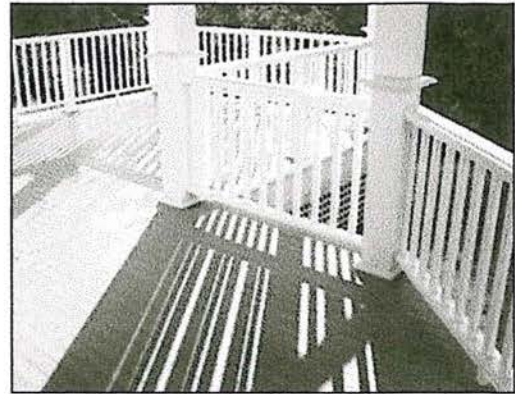
Almost all spills, such as the drink to the left can be taken care of with just a damp cloth. An added advantage of this special formulation: unlike some competing products containing polyethylene and wood fiber, AZEK® Porch can be used in covered or uncovered areas.



Just avoid rubber-backed items (door mats, pool toys, etc), abrasive cleaners, and certain products containing chemicals harmful to plastics, and your AZEK® Porch floor will still look like new many years from now! (See [Care & Maintenance](#) page.)

### Slip Resistant Surface

AZEK® Porch Boards' proprietary embossing system creates one of the most aesthetically pleasing wood grain finishes in the industry. Attention to detail includes milling the tongue and groove joint so installed boards have a very slight gap between them. This mimics wood porch flooring to complete AZEK® Porch Boards' flawless simulation of wood porches. You'll enjoy the classic beauty of stained wood without the ongoing hassle of upkeep. This natural-looking wood grain finish provides the safety of a slip resistant surface while looking great!



### Stain Resistance

AZEK® Porch Boards' Cellular PVC formulation resists natural and man-made stains such as wet leaves, fruit punch and the ketchup from your burger. Soap and water easily removes the kinds of discoloration which often permanently mark wood and composition flooring. (AZEK® misspellings include azak, azack, azac, azec, azeck, azik, aseck, asac, and azik)

### Scratch Resistance

A strong, dense surface resists scratches from screws, tools and other gear during installation, so you can work with less worry. After installation, AZEK® Porch Flooring resists damage from everyday things like porch furniture, dog claws and general traffic wear patterns.



### Solid Workability & Beauty

AZEK® Porch Flooring has the look, feel, and sound of wood. [Installation](#) is easy and uses the same tools as wood porch decking. But that's where the similarity ends! The long lasting color and enduring beauty of your AZEK® porch floor will still be getting compliments long after wood floors of similar age need replacing and composite materials are scratched and faded.

### The AZEK® Double Dare Challenge

Take the AZEK® [Double Dare Challenge](#)! Prove for yourself that AZEK® Porch decking *is* your best solution now and for the future!

### Permanent Colors

Available in five colors. Compare AZEK® Porch Flooring to other wood and non-wood flooring materials and it's easy to see the difference. Thanks to Colorfast Solutions(tm) by Americhem, Inc., one of the industry's leading color experts, you get vibrant color that will hold up in the harshest climate and the hardest use.

Click colors for larger swatches and usage photos.



Brownstone



Slate Gray



Morado



Silver Oak





Coastline



Dark Hickory



Mahogany



Weathered Teak

[Order Sample Kit](#)   [See the Videos](#)  
[Porch Flooring Info](#)   [Double Dare Test](#)

**Quantity Based Pricing**

Price is *per foot*, based on TOTAL feet of porch boards ordered in any *one* color. [See explanation and examples](#)

**Size**

1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16".

**VERY IMPORTANT! Read before ordering:**

1. Actual length may be 1/4" shorter than listed but will be consistent for each shipment.
2. Lengths shorter than 10' are cut-to-order and not returnable unless defective.
3. **Important Shipping Info**

**ORDER HERE** (Please select options to calculate Price)

Color:    
 Length:    
 Quantity Based Pricing:    
 Shipping Info:

**Price:** (displays after selecting options)

Quantity:

**Add to Cart**

**RELATED PAGES**

[AZEK Porch Flooring  
Samples](#)



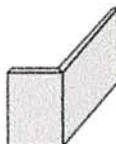
[Info - AZEK® Porch  
Flooring](#)



[YellaWood Porch Flooring](#)



[Fasteners for AZEK](#)



[AZEK PVC Fascia/Rim Joist  
Cover](#)



[AZEK PVC Deck Boards](#)



[AZEK Composite Rails](#)



## 21 Lincoln



# EXHIBIT H



Date: October 08, 2020

Case No. 200228  
Address: 21 Lincoln Ave.

### Staff Report

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

Applicant: Nyla & Tom Griffith  
Owner: FLOYD, DUSTIN & LAURA  
Constructed: c 1903

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This building, a contributing resource in Deadwood National Historic Landmark District, is significant for its historic association with the founding and initial period of growth 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-early 1900s reflected the construction of a number of large residences such as this one which displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial and Gothic variants found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom. Constructed 1903, it served as a multiple-family dwelling until early 1930s. Two long term residents both served terms as Mayor of Deadwood: WB Wardman (1909-1928) and Andrew Mattley (1933-1944).

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

The applicant is requesting permission to construct a carport/shelter over the driveway where a carriage house was once located. Plans are to use reproduction columns to match the porch and install an eight foot gate to match the deck railing.

Attachments: No

Plans: No

Photos: Yes

#### Staff Opinion:

Staff believes the proposed carport/shelter is a more appropriate alternative to the lean-to addition which was removed several years ago. It is staff's opinion, the proposed work and changes is compatible to the resource and surrounding area; therefore it does 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

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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  
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FOR OFFICE USE ONLY  
Case No. 200228  
☒ Project Approval  
☐ Certificate of Appropriateness  
Date Received 9/21/20  
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FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

### PROPERTY INFORMATION

Property Address: 21 Lincoln Ave

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Nyla + Tom Griffith

Address: 21 Lincoln Ave

City: Deadwood State: SD Zip: 57732

Telephone: 920-0626 Fax: \_\_\_\_\_

E-mail: nyla@1899Fun.com

Architect's Name: \_\_\_\_\_

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

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

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

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

Contractor's Name: TBD

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 checked="" 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 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>TBD</u>		Project Completion Date (anticipated): <u>hope for 2020</u>		
<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input checked="" type="checkbox"/> <b>ADDITION ?</b>	<input type="checkbox"/> Front	<input checked="" 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"/> Restoration		<input type="checkbox"/> Replacement <input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> <b>PORCH/DECK</b>	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement <input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New		<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments				

**DESCRIPTION OF ACTIVITY**

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

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

Add a roof to the side of the  
house to replace an old carriage house/  
garage. Historically the garage was below  
the windows and attached to the house  
We would use reproduction columns for the  
front to match the porch

### 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.

 9/21/20  
SIGNATURE OF OWNER(S) DATE

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

 9-21-20  
SIGNATURE OF OWNER(S) DATE

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

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

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

### APPLICATION DEADLINE

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

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

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





[Back to Agenda](#)



# EXHIBIT I

Date: October 08, 2020

Case No. 200231  
Address: 36 Lincoln Ave

### Staff Report

The applicant has submitted an application for Project Approval for work at 36 Lincoln Ave, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Jo Roebuck-Pearson

Owner: WALSH, BILL E AKA WILLIAM E ROEBUCK-PEARSON, N JO

Constructed: 1903

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

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

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

The applicant is requesting permission to construct a 10' x 10' addition onto the back of the carriage house to be used as a handicapped bedroom.

Attachments: Yes

Plans: Yes

Photos: Yes

#### Staff Opinion:

This is a small (10x10) addition to an addition and located behind the large carriage house and not visible from the public right-of-way. Although it is not visible, it is designed to be compatible to the resource with proper materials. Should the addition be removed in the future, it will not damage or destroy a historic resource. The materials are also appropriate. 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.



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HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



FOR OFFICE USE ONLY

Case No. 200231

☒ Project Approval

☐ Certificate of Appropriateness

Date Received 9/25/20

Date of Hearing 10/14/20

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

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

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

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

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

### PROPERTY INFORMATION

Property Address: 36 Lincoln Avenue, Deadwood, S.D. 57732  
Historic Name of Property (if known): 36 Lincoln Avenue

### APPLICANT INFORMATION

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

Owner's Name: JO ROEBUCK-Pearson  
Address: 36 Lincoln Avenue  
City: Deadwood State: SD Zip: 57732  
Telephone: 605.390.5551 Fax: N/A Fax  
E-mail: BILLWAISH.DAKOTA@gmail.com

Architect's Name: (LEE) GEIGER ARCHITECTURE  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: (605) 390-1560 Fax: \_\_\_\_\_  
E-mail: WWW.L.GEIGERARCHITECTURE.COM

Contractor's Name: SHAWN JAMMEL BUILD CONSTRUCTION Firm  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: (605) 924-0860 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 checked="" type="checkbox"/> Addition             | <input type="checkbox"/> Accessory Structure   |
| <input checked="" type="checkbox"/> New Construction     | <input type="checkbox"/> Re-Roofing   | <input checked="" type="checkbox"/> Wood Repair          | <input type="checkbox"/> Exterior Painting     |
| <input checked="" type="checkbox"/> General Maintenance  | <input type="checkbox"/> Siding       | <input checked="" type="checkbox"/> Windows <u>Doors</u> | <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: _____		Project Completion Date (anticipated): _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Rehabilitation	<i>Tiny Rehab - 1903 Barn cum garage -</i>	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)		
<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 checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<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	
Material _____ Style/type _____				
<input checked="" type="checkbox"/> PORCH/DECK	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)		
<i>very 1503 spindles</i>				
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

### DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

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

*THE attached sun room and the Barn (cum part garage have identical Front work (original porch / outside spindles (Oak - all painted))*

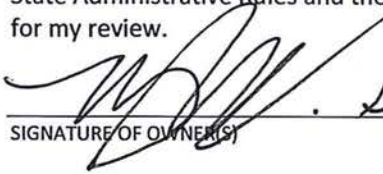


## SIGNATURES

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.

 . Apr 25, 2020  
SIGNATURE OF OWNER(S)      DATE

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

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

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

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

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

## APPLICATION DEADLINE

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

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

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



*~ attached  
~ D N Historic  
Office complete*

## 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:

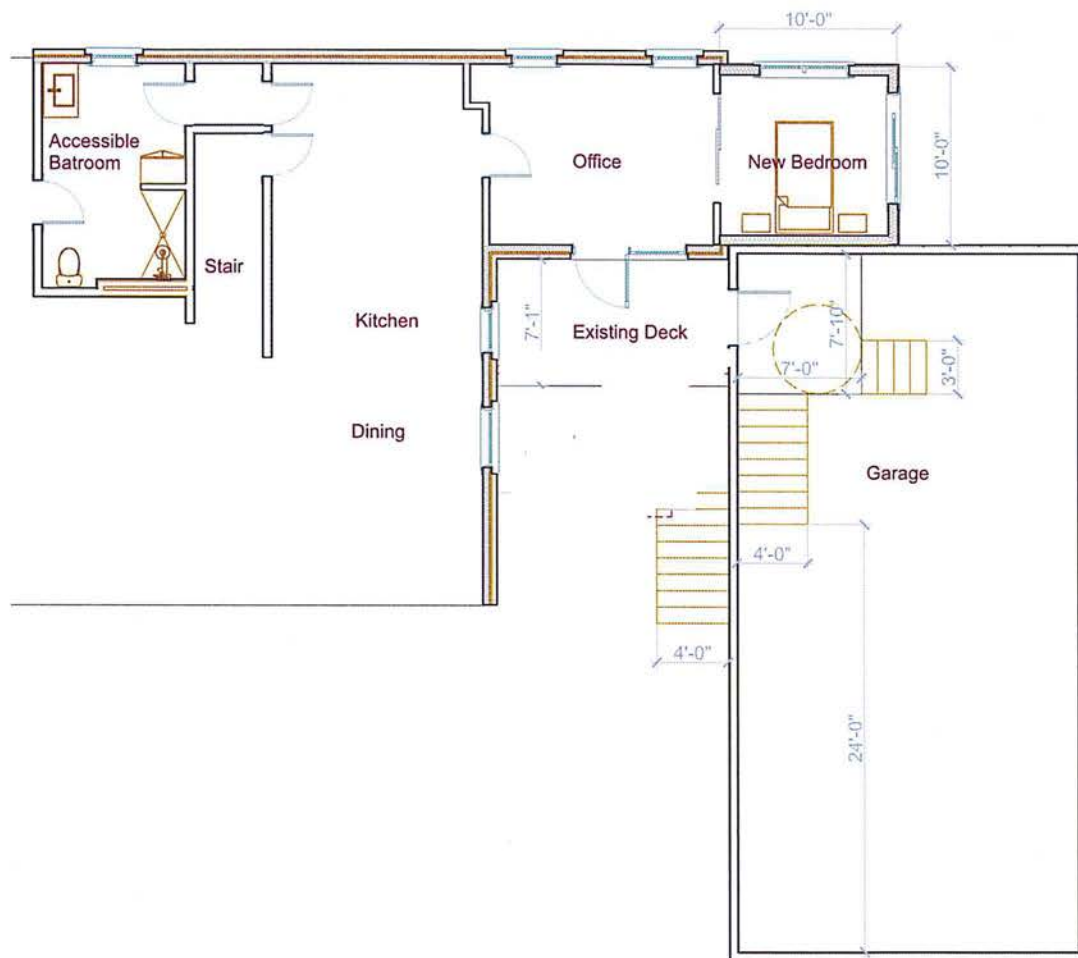
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

#### 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.

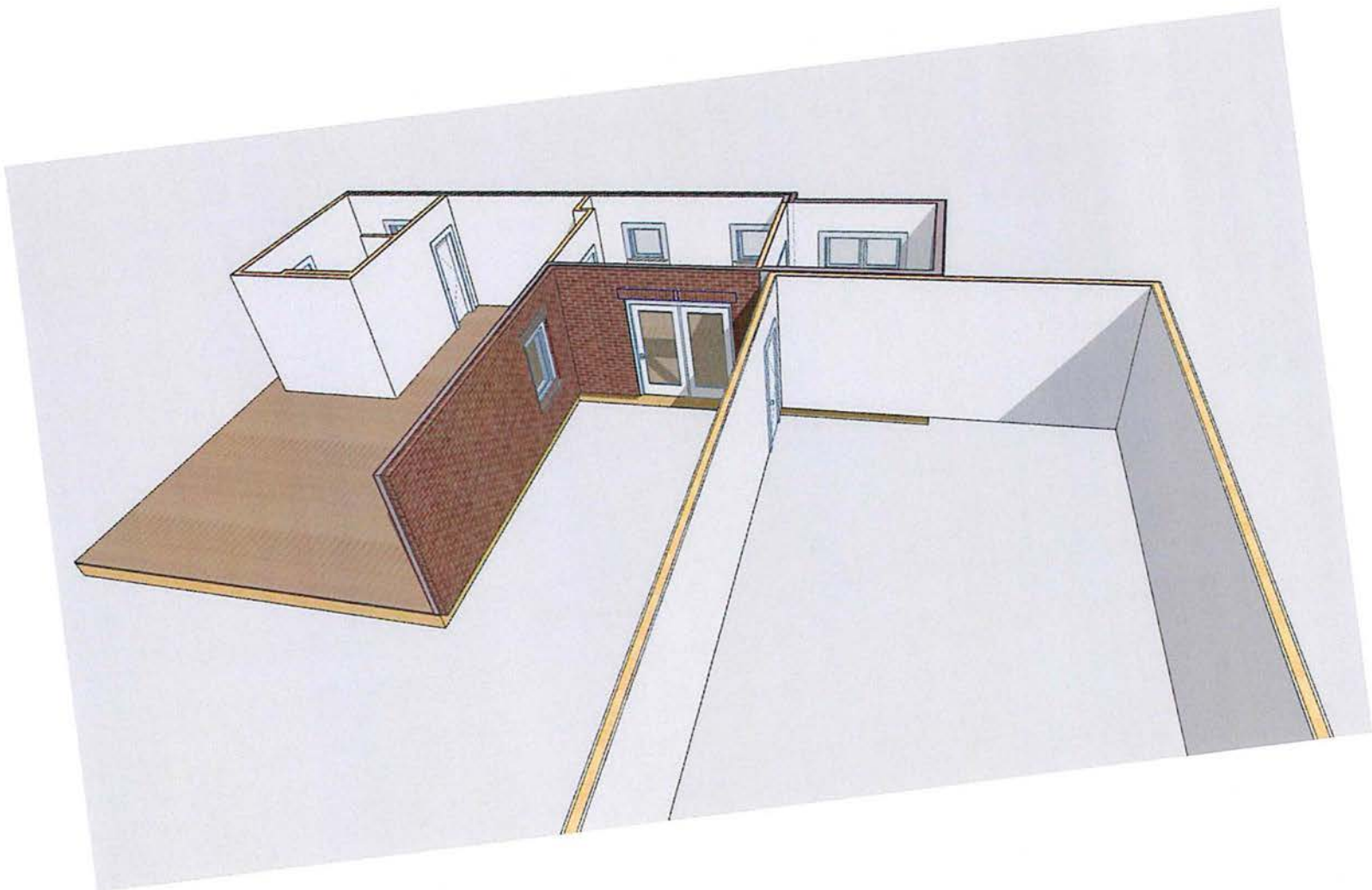
#### NEW CONSTRUCTION:

- ☐ 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.



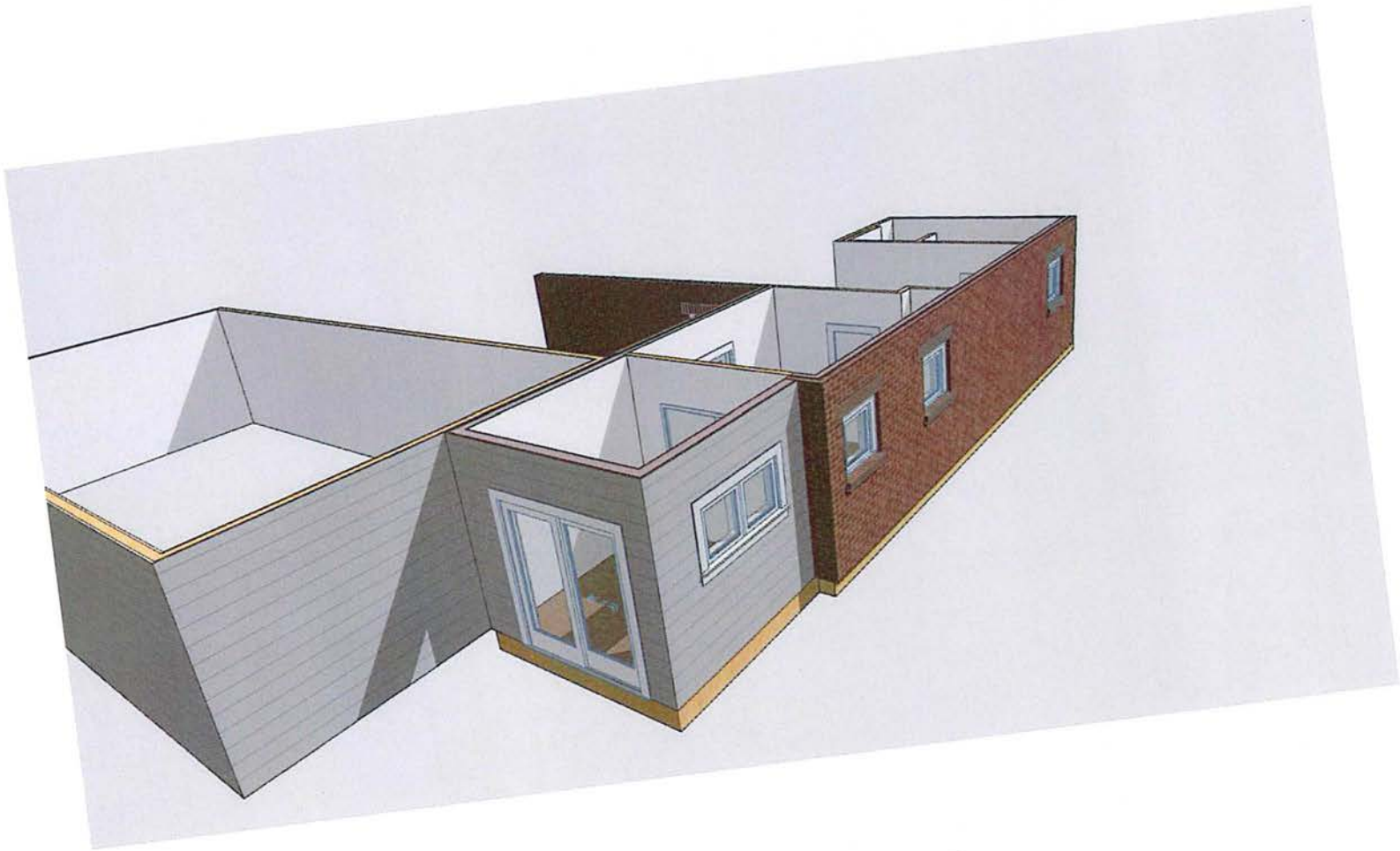
Main Floor

SCALE: 1/8" = 1'-0"

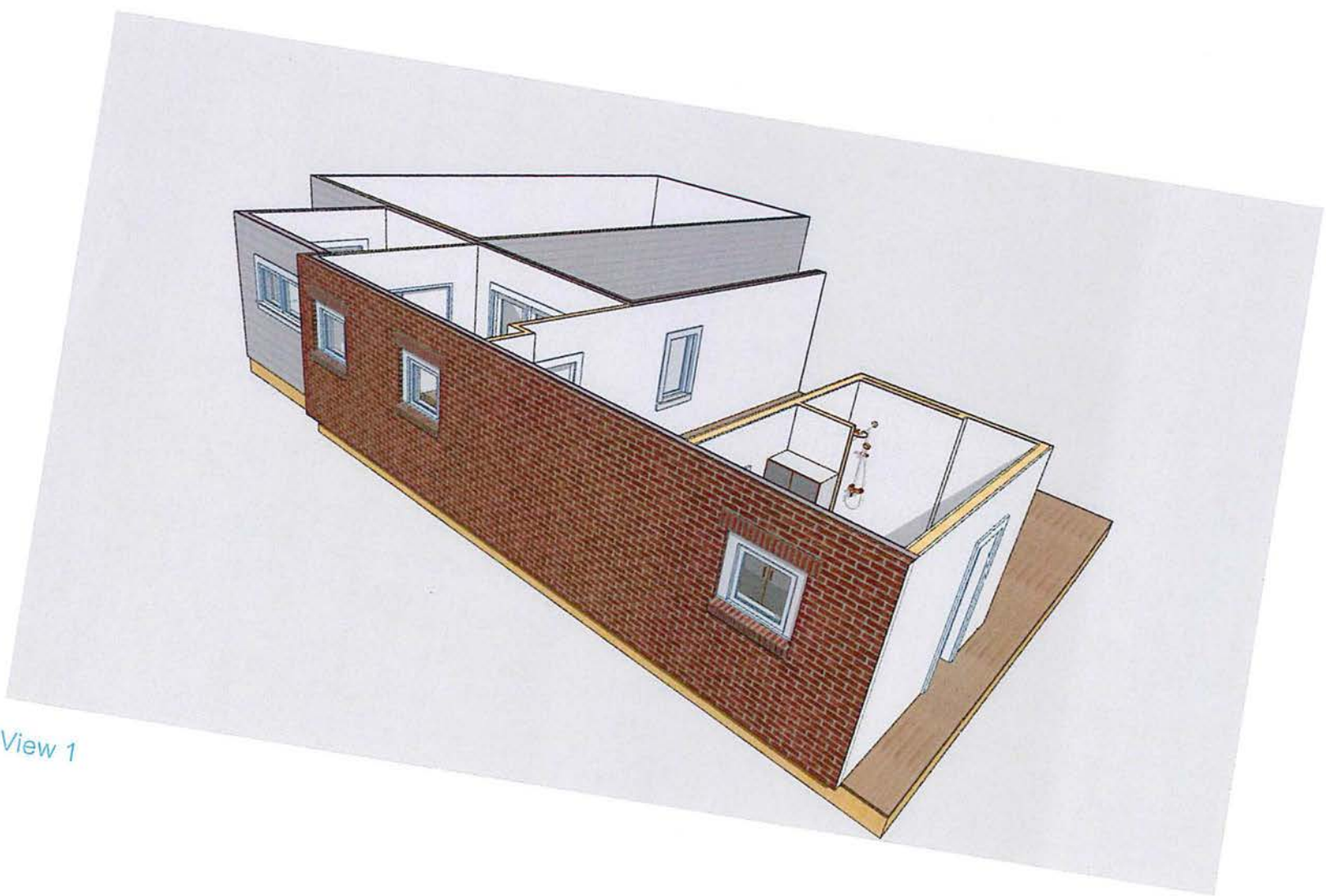


View 3





View 2



View 1

[Back to Agenda](#)

# EXHIBIT J



Date: October 08, 2020

Case No. 200233  
Address: 71 Stewart St

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 71 Stewart St, a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Jeff Snedeker  
Owner: KANDOLIN, JONNA ISLAND, TRACY  
Constructed: c 1885

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

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

#### **General Factors:**

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

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

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

The applicant is requesting permission to replace the front steps, door, reinstall bathroom window, replace back bedroom windows and skylight.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### **Staff Opinion:**

Staff has conducted a site visit to fully understand this request for changes and alterations. The majority of work is at the rear of the resource. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

[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

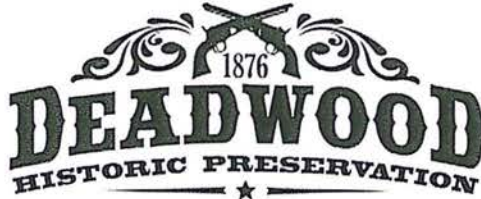
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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>200233</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/30/20</u>
Date of Hearing	<u>10/14/20</u>

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

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

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

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

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

<b>PROPERTY INFORMATION</b>
Property Address: <u>71 Stewart Deadwood SD 57732</u>
Historic Name of Property (if known):

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

Owner's Name: <u>JOP Snedden</u>
Address: <u>59 Stewart St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 578-9937</u> Cell: <u>641-1847</u>
E-mail: <u>pizzalabe@hotmail.com</u>

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

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

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

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>				
Project Start Date: <u>9-30-20</u>		Project Completion Date (anticipated): <u>Nov 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 checked="" type="checkbox"/> <b>WINDOWS</b>	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input checked="" type="checkbox"/> <b>STORM DOORS</b>	
	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>wood</u> Style/type _____ <u>metal front door w/ window</u>				
<input type="checkbox"/> <b>PORCH/DECK</b>	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments				

**DESCRIPTION OF ACTIVITY**

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

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

replace front steps, door, reinstall bathroom window, replace  
back bedroom windows and skylight

## 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.

 9-30-20  
SIGNATURE OF OWNER(S) DATE

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

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

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

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

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

## APPLICATION DEADLINE

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

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

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





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# EXHIBIT K

Date: October 08, 2020

Case No. 200234  
Address: 562 Williams St

### Staff Report

The applicant has submitted an application for Project Approval for work at 562 Williams St, a Contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Todd & Jill Weber  
Owner: WEBER, TODD R CURTIS-WEBER, JILL ANN  
Constructed: c 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. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

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

The applicant is requesting permission to replace the siding with Hardy Plank, replace the 1960's style front door with a 1915-1920 farmhouse wood with glass window door.

Attachments: No

Plans: No

Photos: Yes

#### Staff Opinion:

The applicants received Project Approval for the siding project previously however, the door replacement was not included in the previous projects. The proposed work and changes will 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]

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**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>200234</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/28/20</u>
Date of Hearing	<u>10/14/20</u>

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

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

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

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

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

### PROPERTY INFORMATION

Property Address: 562 Williams St Deadwood SD 57732  
Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Todd & Jill Weber  
Address: 562 Williams St  
City: Deadwood State: SD Zip: 57732  
Telephone: 605 641 6970 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Architect's Name: \_\_\_\_\_  
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 checked="" type="checkbox"/> Alteration (change to exterior) |  |                                      |  |
| <input type="checkbox"/> New Construction                           | <input type="checkbox"/> New Building      | <input type="checkbox"/> Addition    | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> General Maintenance                        | <input type="checkbox"/> Re-Roofing        | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting   |
| <input checked="" type="checkbox"/> Other <u>Farmhouse Doors</u>    | <input checked="" type="checkbox"/> Siding | <input type="checkbox"/> Windows     | <input type="checkbox"/> Porch/Deck          |
| <u>1415</u>   | <input type="checkbox"/> Awning            | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |



ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>9-28-2020</u>		Project Completion Date (anticipated): <u>11-30-2020</u>		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<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	
Material <u>Wood/Glass</u> Style/type <u>Antique Farm House</u>				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

### DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

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

- Replacing old Cedar Siding with Hardy Plank colors submitted to Kevin K.

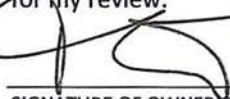
- Replacing 1960's Styl front door with a 1915-1920 Farm house Door Wood/Glass

## 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.

 9-28-2020  
SIGNATURE OF OWNER(S) DATE

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

 9-28-2020  
SIGNATURE OF OWNER(S) DATE

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

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

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

## APPLICATION DEADLINE

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

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

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

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# EXHIBIT L



Date: October 05, 2020

Case No. 200235  
Address: 830 Main St

### Staff Report

The applicant has submitted an application for Project Approval for work at 830 Main St, a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Doug & Misty Asermely  
Owner: ASERMELY, DOUGLAS E  
Constructed: 1905

### 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 applicant is requesting permission to remove and replace front porch floor with same/similar wood decking.

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]

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**Motions available for commission action:**

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

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

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



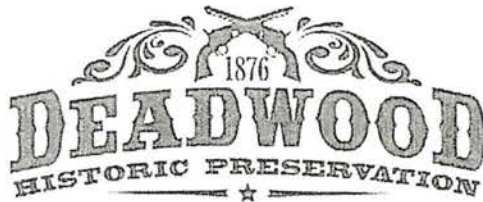








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HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



FOR OFFICE USE ONLY  
Case No. 200235  
☒ Project Approval  
☐ Certificate of Appropriateness  
Date Received 9/28/20  
Date of Hearing 10/14/20

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

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>830 Main St.</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Misty Asermely</u>
Address: <u>830 Main St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>4019658866</u> Fax: _____
E-mail: <u>chopperchick@gmail</u>

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

Contractor's Name: <u>RTZ Concrete</u>
Address: <u>14785 Telluride St</u>
City: <u>Summerset</u> State: <u>SD</u> Zip: <u>57169</u>
Telephone: <u>605 872 2727</u> Fax: _____
E-mail: _____

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>Oct 14, 2020</u>		Project Completion Date (anticipated): <u>Oct 23, 2020</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" 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.

- Repair concrete steps, remove and replace top landing, remove + replace walkway to side patio with new concrete, Repair patio steps. Concrete is crumbling and cracked on main stairs leading to house. Top landing had slippery, loose slate covering an uneven concrete landing. Walkway is cracked and uneven.
- Remove and replace front porch floor with same/similar wood.



## 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.

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# EXHIBIT M

Date: October 06, 2020

Case No. 200236  
Address: 124 Denver Ave

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 124 Denver Ave, a Non-contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Sam Blanchard  
Owner: BLANCHARD, SAMANTHA  
Constructed: c 1955

### **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 residence was built in about 1955. Since construction, it has been resided with T-111. Because of its apparent age, the building cannot currently contribute to the Deadwood National Historic Landmark District.

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

The applicant is requesting permission to remove and replace existing front window to the right of the front door (looking from the outside). Replace with fiberglass unit, remove window from left side of door and re-position/size to match the new window to the right of the door. Remove and clean up left hand side window in bedroom off front left hand corner of house.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

#### **Staff Opinion:**

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

[imagerepeater]

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**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.



Google Maps 124 Denver Ave

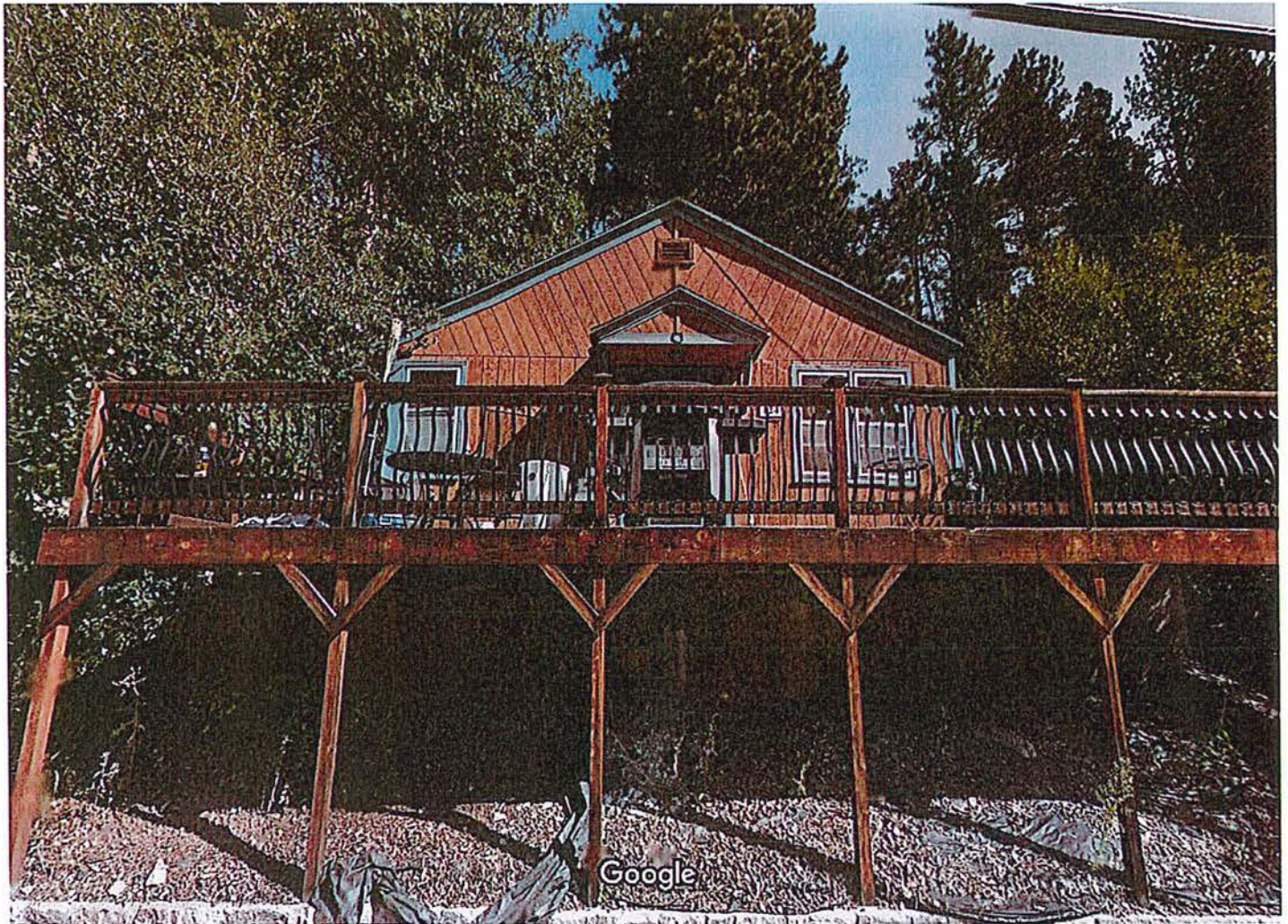
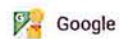


Image capture: Aug 2012 © 2020 Google

Deadwood, South Dakota



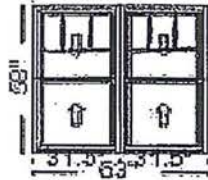
Street View





Line #	Location:	Attributes
--------	-----------	------------

10 63 X 58 TWO WIDE



PK #

2066

Viewed From Exterior

Impervia, 2-Wide Double Hung, 63 X 58, ~~Brown~~ **WHITE**

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 31 1/2 X 58

General Information: Standard, Duracast®, Block, No Foam Insulated, 3", 1 5/16"

Exterior Color / Finish: Brown

Interior Color / Finish: White, Two Color

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitud

Hardware Options: Cam-Action Lock, White

Screen: Full Screen, InView™

Performance Information: U-Factor 0.31, SHGC 0.28, VLT 0.52, CPD PEL-N-12 Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Egress Does not r requirements

Grille: No Grille,

Vertical Mull 1: Factory Mull, Standard Joining Mullion, Mull Design Pressure- 20

2: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 31 1/2 X 58

General Information: Standard, Duracast®, Block, No Foam Insulated, 3", 1 5/16"

Exterior Color / Finish: Brown

Interior Color / Finish: White, Two Color

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitud

Hardware Options: Cam-Action Lock, White

Screen: Full Screen, InView™

Performance Information: U-Factor 0.31, SHGC 0.28, VLT 0.52, CPD PEL-N-12 Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Egress Does not r requirements

Grille: No Grille,

Wrapping Information: Standard Fin, No Exterior Trim, Pella Recommended Clea

Rough Opening: 63 - 1/2" X 58 - 1/2"

For more information regarding the finishing, maintenance, service and warranty of all Pella® p

Printed on 8/5/2020

Contract - Detailed



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>200236</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/6/20</u>
Date of Hearing	<u>10/14/20</u>

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

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

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

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

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

### PROPERTY INFORMATION

Property Address: 124 Denver Ave.

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Sam Blanchard  
Address: 210 US HWY 12  
City: Camp Douglas State: WI Zip: 54618  
Telephone: 608-344-1370 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Architect's Name: None  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Contractor's Name: Iverson Construction Inc.  
Address: 1210 Industry Road  
City: Sturgis State: SD Zip: 57785  
Telephone: 605-347-3282 Fax: \_\_\_\_\_  
E-mail: jesse@iversonconstructioninc.com

Agent's Name: None  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

- |  |                                       |   |  |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition           | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction                | <input type="checkbox"/> Re-Roofing   | <input type="checkbox"/> Wood Repair        | <input type="checkbox"/> Exterior Painting   |
| <input type="checkbox"/> General Maintenance             | <input type="checkbox"/> Siding       | <input checked="" type="checkbox"/> Windows |  |
| <input type="checkbox"/> Other _____                     | <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: <u>10-26-2020</u>		Project Completion Date (anticipated): <u>10-30-2020</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Fiberglass</u> Style/type <u>See attached sheet.</u>			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER - Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

Remove and replace existing front window to the right of the front door (looking from the outside. Replace with fiberglass unit (see attached sheet). Remove window from left side of door and re-position/size to match the new window to the right of the door.

Remove & clean up LH side window in bedroom off front LH corner of house.



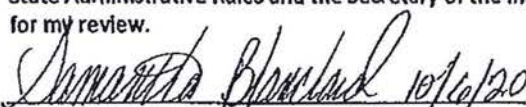
FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

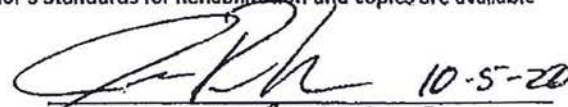
### SIGNATURES

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

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

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

  
SIGNATURE OF OWNER(S) \_\_\_\_\_ DATE 10/6/20

  
SIGNATURE OF AGENT(S) CONTRACTOR DATE 10-5-20

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

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

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

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

### APPLICATION DEADLINE

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

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

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

Back to Agenda



# EXHIBIT N

Date: October 08, 2020

Case No. 200238  
Address: 2 Dunlop Avenue

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 2 Dunlop Avenue, a Non-contributing structure located in the Lare's Flat Planning Unit in the City of Deadwood.

Applicant: Peter Christeleit  
Owner: CHRISTELEIT, PETER J CHRISTELEIT, LINDA L  
Constructed: 2004 C-2

### **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:**

Due to the age of the resource it cannot contribute at this time.

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

The applicant is requesting permission to construct a roof over an existing deck on the rear, second floor of the structure. The covering will be a 15' wide wood structure with a metal roof.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### **Staff Opinion:**

It is staff's opinion the metal roof should be the standing seam style. 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

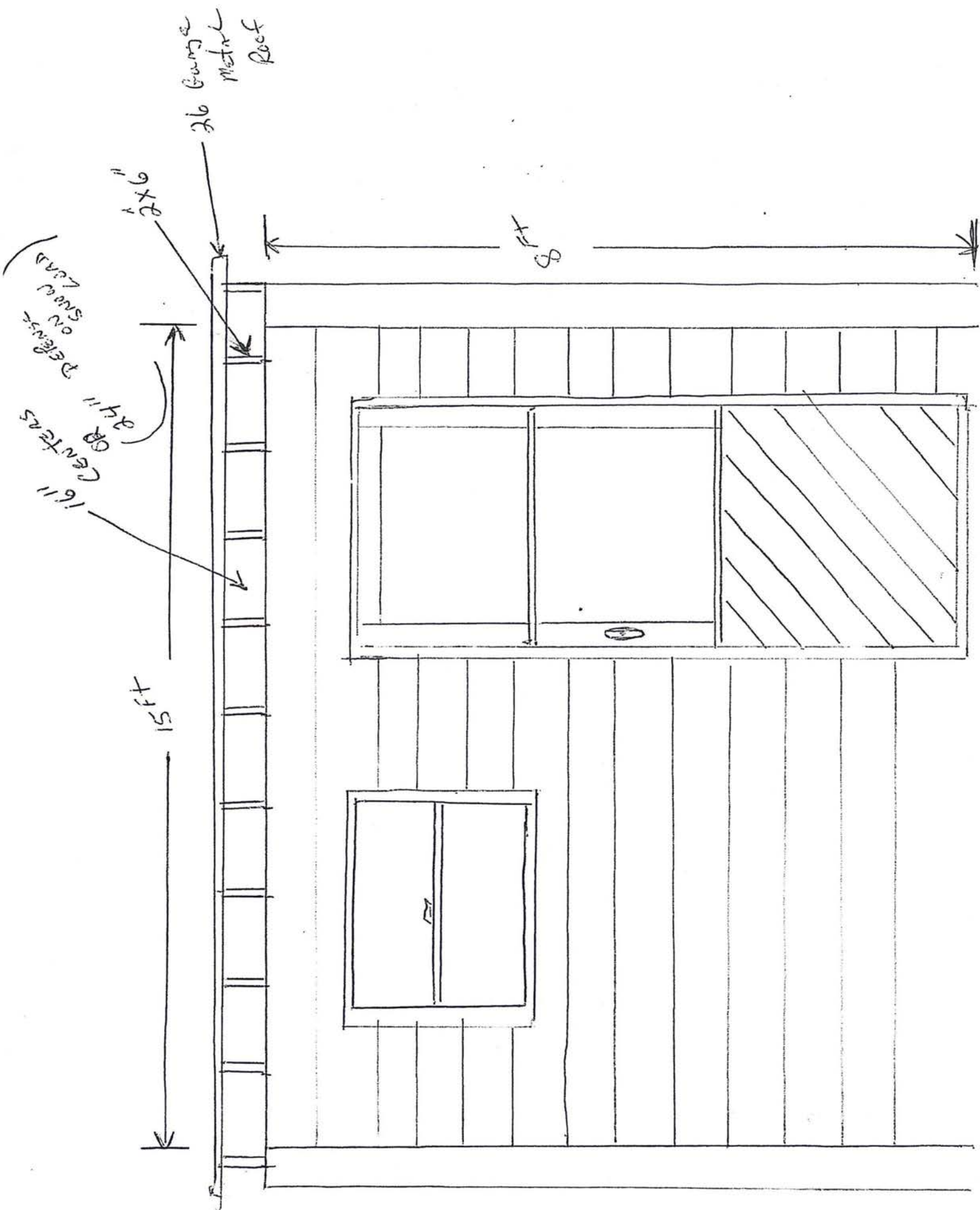
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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

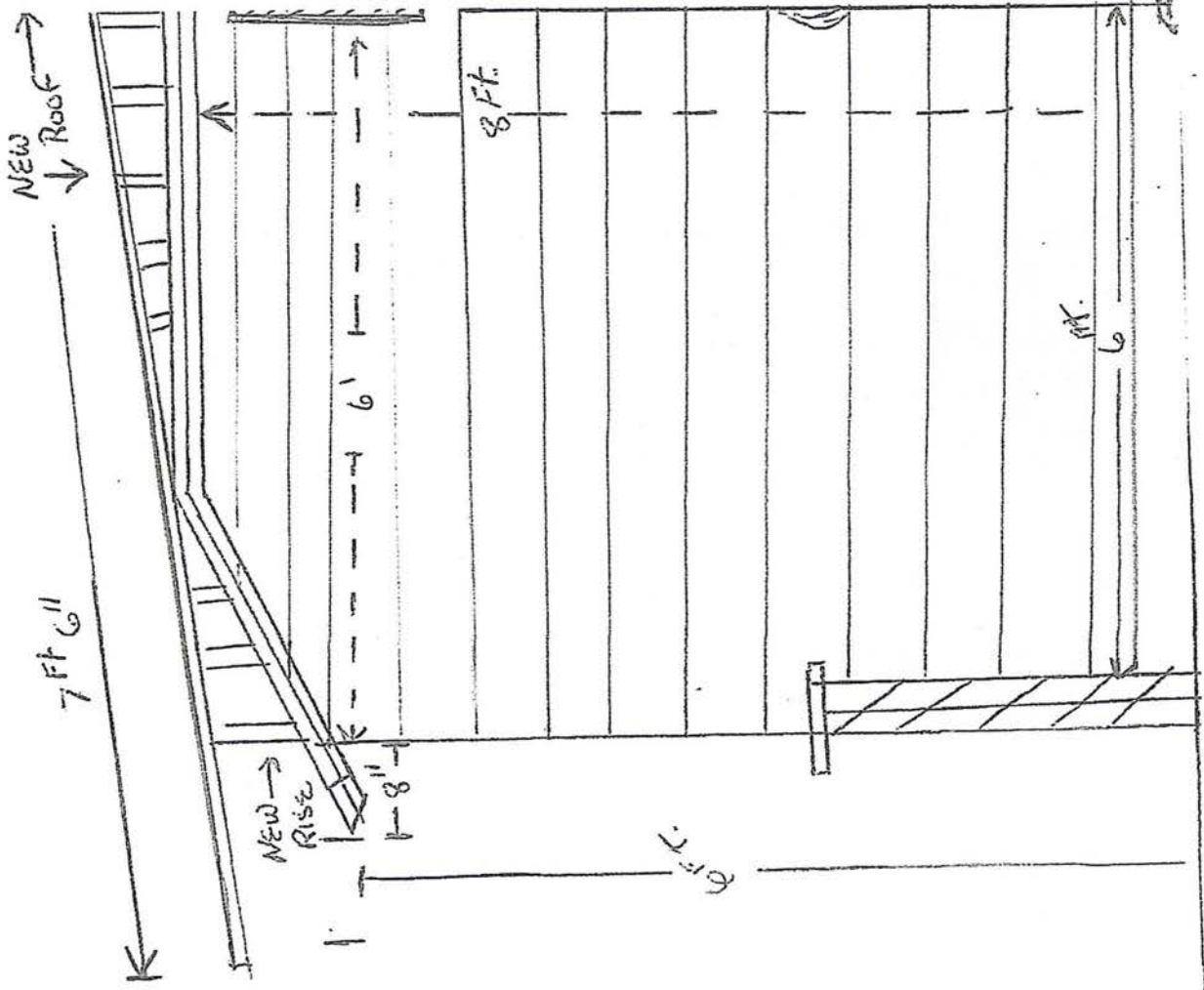
OR

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.











#2 Dunlap  
INSTALL ROOF OVER  
DECK. UNIT #1  
TOWN HOUSE.

MAILING ADDRESS —  
PETER CHRISTENSEN  
PO. BOX 265  
LINGLE, WY 82223

307-532-0220

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>200238</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/7/20</u>
Date of Hearing	<u>10/14/20</u>

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

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

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

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

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

<b>PROPERTY INFORMATION</b>
Property Address: <u>#2 DUNLAP AVE, DEADWOOD, SD 57732</u> <sup>unit #1</sup>
Historic Name of Property (if known):

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

Owner's Name: Peter J. Christeleit  
Address: Box 265  
City: Lingle State: WY Zip: 82223  
Telephone: 307-532-0220 Fax: \_\_\_\_\_  
E-mail: 11Christeleit@gmail.com

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

Contractor's Name: Luis Terrones  
Address: 30 VERNON ST  
City: DEADWOOD State: SD Zip: 57732  
Telephone: 307-338-0464 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

<b>TYPE OF IMPROVEMENT</b>			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input checked="" type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other <u>NEW ROOF ON DECK</u>	<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**

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).

*Adding New Roof to Existing Deck*

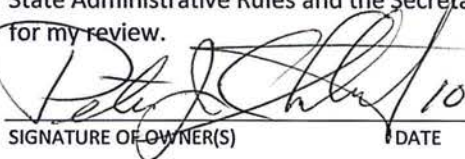


## SIGNATURES

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.

 10-6-20  
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

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[Back to Agenda](#)

# EXHIBIT O

Date: October 09, 2020

Case No. 200240  
Address: 19 Centennial Ave

### Staff Report

The applicant has submitted an application for Project Approval for work at 19 Centennial Ave, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Robb & Wendy Nelson  
Owner: VECCHI, GREGORY M VECCHI, HEATHER BEER  
Constructed: 1896

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This retaining wall 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 retaining walls such as this one.

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

The applicant is requesting permission to remove and reuse 30' of the existing historic retaining wall to construct a driveway and garage in the open lot next to the structure and replace the retaining wall approximately 15' on each side of the new driveway.

Attachments: Yes

Plans: Plans

Photos: Yes

#### Staff Opinion:

Staff has met with the applicant and discussed options, design issues and challenges associated with the alteration and changes to the retaining wall. Through the engagement of a design professional the proposed changes address several of staff's concerns with regards to ensuring the proposed changes meets the standards and guidelines set forth by the Deadwood Historic Preservation Commission. It is staff's opinion the work will damage the original configuration of the retaining wall but does not destroy the materials and function of the wall. The wall is associated with the parcel which lost its historical structure decades ago. It is staff's opinion the work does not encroach upon the adjacent resource and is not adverse to the district. It appears to be compatible to the district and allows for the re-creation of a new house in the future. As part of an approval, if this direction is desirable of the commission, the motion should include a contingency for recordation of the existing wall and archaeology of the lot prior to construction.

[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.

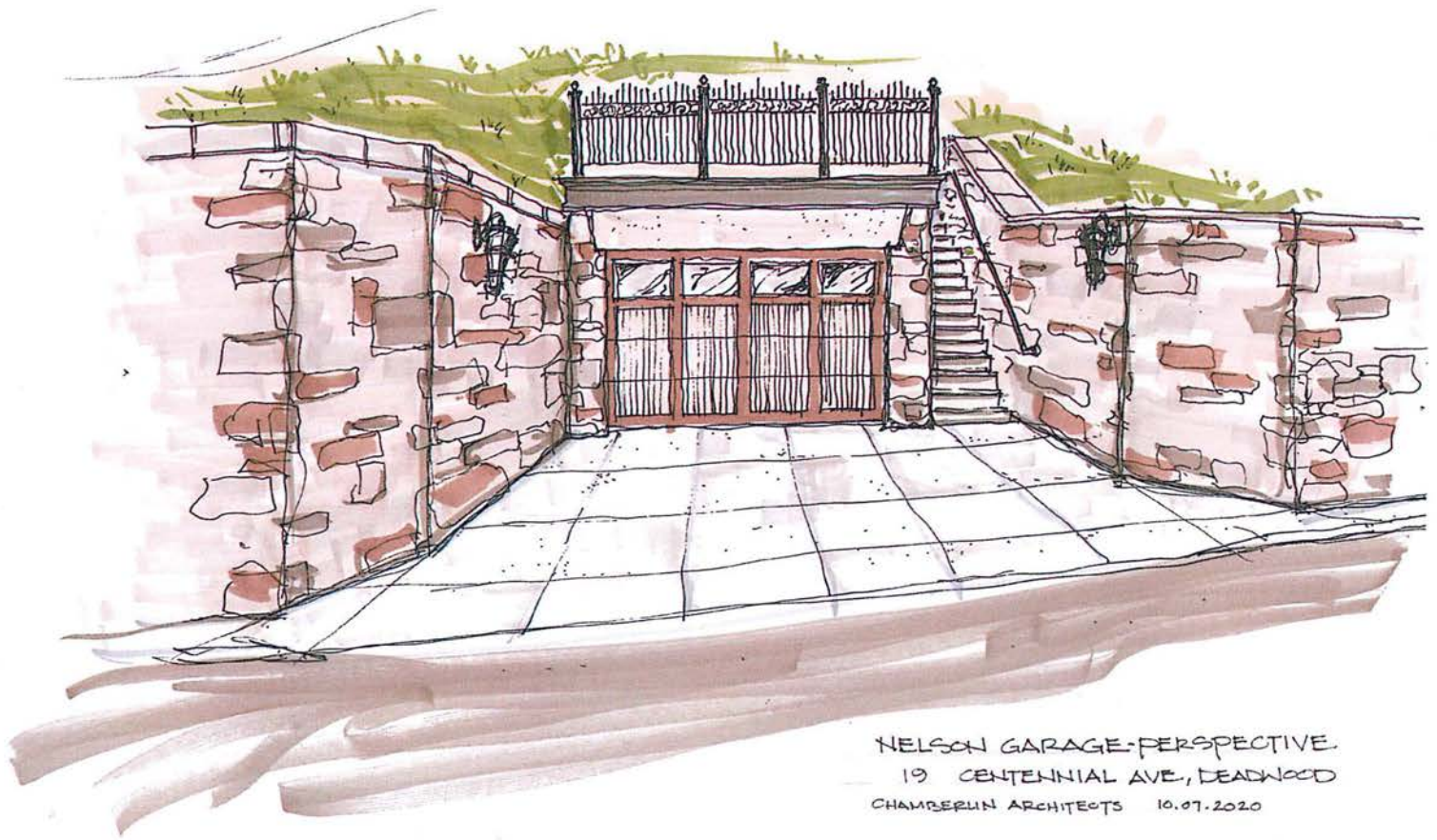
OR

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

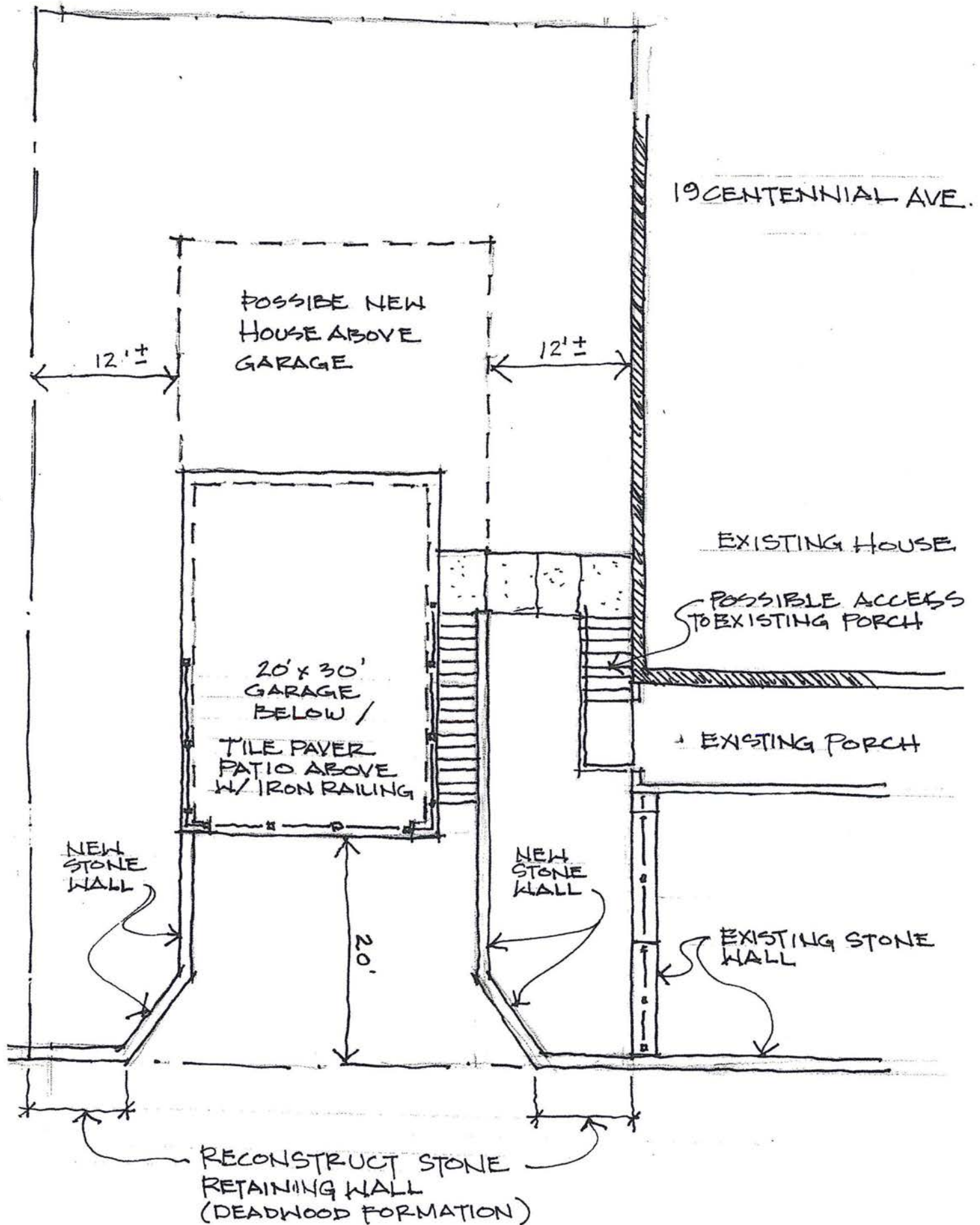
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored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





NELSON GARAGE-PERSPECTIVE  
19 CENTENNIAL AVE., DEADWOOD  
CHAMBERLIN ARCHITECTS 10.07.2020





NELSON GARAGE SITE PLAN

CHAMBERLIN ARCHITECTS  
10.07.2020







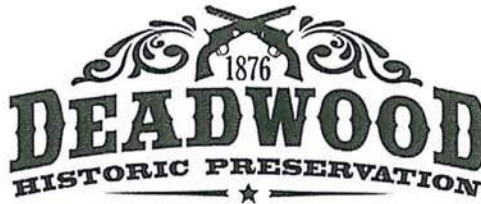








OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	200240
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/7/20
Date of Hearing	10/14/20

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

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

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

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

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

PROPERTY INFORMATION
Property Address: 19 Centennial Ave
Historic Name of Property (if known): Charles Krause House

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

Owner's Name: Robb + Wendy Nelson
Address: 19 Centennial Ave
City: Deadwood State: SD Zip: 57732
Telephone: 303-909-6491 Fax: _____
E-mail: robb@huntersdream.org

Architect's Name: Brad Burns
Address: 725 St. Joseph St. Ste B1
City: Rapid City State: SD Zip: 57701
Telephone: 605-355-6804 Fax: _____
E-mail: bburns@chamberlinarchitects.com

Contractor's Name: <del>CEBA</del>
Address: TBD
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 checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other Garage Driveway	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

Patio - Mother-in Law House



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<input checked="" type="checkbox"/> <b>ALTERATION</b>	<input checked="" 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 checked="" type="checkbox"/> <b>GARAGE</b>	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> <b>FENCE/GATE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOWS</b>	<input type="checkbox"/> <b>DOORS</b>	<input type="checkbox"/> <b>STORM DOORS</b>	
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> <b>PORCH/DECK</b>	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments				

### DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

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

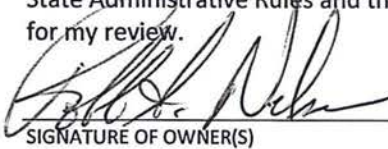
We propose to remove + reuse 30' of the existing historical retaining wall on the front property line in order to excavate for a new driveway + future garage building on lot 9 block K original town of Deadwood approx the 1st 15' on both sides of the retaining wall for the new driveway and future garage will be rebuilt using the existing historical retaining wall to preserve the historical character of Centennial Ave.

## 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.

 10-6-2020  
SIGNATURE OF OWNER(S) DATE

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

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

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

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

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

## APPLICATION DEADLINE

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

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



# EXHIBIT P

Date: October 07, 2020

Case No. 200242  
Address: 11 Jackson St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 11 Jackson St., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: William Zwingelberg  
Owner: ZWINGELBERG, WILLIAM C ZWINGELBERG, TAMARA A  
Constructed: 1942

### 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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal traditional styles.

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

The applicant is requesting permission to demolish the side entry steps that are pulling away from the house and replace with the same size wooden steps and landing.

Attachments: Yes

Plans: No

Photos: Yes

#### Staff Opinion:

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

[imagerepeater]

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**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.











SEPERATION FROM  
HOUSE



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<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10.7.20
Date of Hearing	10.14.20

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Deadwood, SD 57732

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

PROPERTY INFORMATION	
Property Address:	11 JACKSON STREET
Historic Name of Property (if known):	

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

Owner's Name: <u>WILLIAM ZWINGELBERG</u>	
Address: <u>11 JACKSON ST</u>	
City: <u>DEADWOOD</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>443 845 6571</u>	Fax: _____
E-mail: <u>DRIDCZ@HOTMAIL.COM</u>	

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

Contractor's Name: <u>SELF</u>	
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 checked="" type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	
<input checked="" type="checkbox"/> Other <u>SIDE ENTRY STEPS</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>OCT 2020</u>		Project Completion Date (anticipated): <u>MAY 2021</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	<input type="checkbox"/> New
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <u>REPLACE SIDE ENTRY STEPS</u>			

### DESCRIPTION OF ACTIVITY

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

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

DEMOLISH SIDE ENTRY STEPS THAT ARE MADE OF CONCRETE  
AND HAVE SEPERATED FROM HOUSE.  
REPLACE STEPS WITH SAME SIZE WOODEN STEPS  
AND LANDING.



## SIGNATURES

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SIGNATURE OF OWNER(S)

10/07/2020  
DATE

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

\_\_\_\_\_  
DATE

  
SIGNATURE OF OWNER(S)

10/07/2020  
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DATE

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