

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 28, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. **Call meeting to Order**

a. Roll Call

Recess Meeting for Program

2020 Deadwood Wall of Fame Award Program

Reconvene Meeting

2. **Approval of Minutes**

a. October 14, 2020 Regular Meeting

3. **Voucher Approvals**

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

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

- a. Todd & Jill Weber – 562 Williams – Vacant Loan Request

5. **HP Grant Program**

- a. Sean & Tiffany Byrne, 20 Denver Avenue, Vacant Home Program – Exhibit B
- b. Peter & Linda Christeleit, 61 Sherman Street, Historic Ghost Mural Program – Exhibit C

6. **Old or General Business**

- a. Design Services for continued implementation of Urban Trail Signage -- Exhibit D
- b. Purchase of Tipster Ash Urns – Exhibit E

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

- a. COA 200249 – Ron Russo – 628 Main St. – Construct Guard Shack – Exhibit F

- b. COA 200250 – Scott & Sharon Jacobs – 83 Sherman St. – Construct Enclosure
– Exhibit G

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

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.)

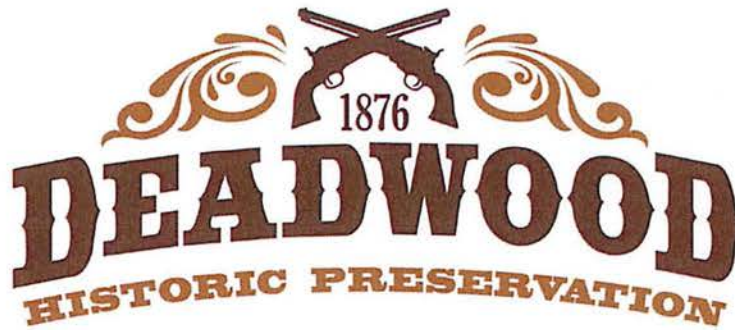
11. **Committee Reports**

(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 1st or 3^d Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.

Please practice the CDC's social distancing recommendations



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, October 14, 2020 – 5:00 p.m.

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

ABSENT:

PRESENT CITY COMMISSION:

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, October 14, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Mr. Diede and seconded by Ms. Posey to approve the HPC minutes of Wednesday, September 23, 2020 and Thursday, October 1, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: *It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$247,021.50. 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 \$17,464.15. Mr. Berg and Ms. Weber abstained from the vote. Aye – Carmody, Williams, Posey, Diede and Santochi. Motion carried.*

Revolving Loan Vouchers: *It was moved by Ms. Posey and seconded by Mr. Santochi to approve the Revolving Loan Account in the amount of \$61,265.11. Aye – All. Motion carried.*

HP PROGRAMS AND 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

It was moved by Mr. Santochi and seconded by Ms. Weber to approve the Extension Requests for Glen Fasnacht, 74 Van Buren, the RLF Loan Request for Steve Schramm, 7 Stewart, and the Rate Reduction Request for Nugget Saloon, 604-610 Main. Aye – All. Motion carried.

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HP GRANT PROGRAM – Exhibit B

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

It was moved by Ms. Posey and seconded by Ms. Weber to approve the Satisfaction of Grant for Michael Johnson, 8 Van Buren. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

Deadwood Brothel Video

Mike Walker presented a video about the Deadwood Brothel and how the collaboration between Historic Preservation, NeighborWorks, Deadwood History, Inc. and the Nugget Saloon brought the museum to fruition.

PA 200215 – Steve Hertel – 20783 Whitewood Creek Road – Dirtwork – Continued from last meeting – Exhibit C

Mr. Kuchenbecker reported on October 1, 2020 the HP Commission conducted a site visit to review the proposed request. 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. This area has evidence of surface artifacts and man-made cuts and fills to the landscape over a long period of Deadwood's existence. City Ordinances require an archaeological investigation before grading in this area is approved and permitted. The boundaries should be marked and reclamation plan presented which has not been seen to date. 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. ***It was moved by Mr. Diede and seconded by Ms. Posey based upon all the evidence presented, I find that this project may encroach upon, damage, or destroy an 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; however, to approve grant approval with conditions of requiring an archaeological investigation be completed and submitted to the City, owner to mark boundaries or extents of the excavation and a reclamation plan be provided prior to grading in the area. Aye – Berg, Posey, Williams, Santochi, Carmody and Diede. No – Weber. Motion carried.***

Not-for-Profit Grant Request – St. John's Episcopal Church – Exhibit D

Mr. Kuchenbecker stated St. John's Episcopal Church received a Not-for-Profit Grant in September 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 \$50,000.00 requirement. The Loan Committee recommends approval. ***It was moved by Ms. Posey and seconded by Mr. Santochi to approve the Not-for Profit Grant request for St. John's Episcopal Church in the amount of \$1,033.80 for return shipping of the incorrect fence. Aye – All. Motion carried.***

Digitization of Lawrence County Tax Records Phase III

Mr. Kuchenbecker stated this is a request 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 the surname, property description including lot and block, property value, division of finances and total amount for taxes. The cost for this project will not exceed \$5,500.00 dollars. This is a budget item from 2020 Archives Budget. Mike Runge would like to proceed so we can continue the digitization of our resources. ***It was motioned by Mr. Santochi and seconded by Mr. Diede to approve to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF forty-five (45) historic Lawrence County tax ledgers in the amount of \$5,500.00. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

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

Mr. Kuchenbecker stated this is a non-contributing structure currently being constructed in the Chinatown Planning Unit. The commission approved the four story building being constructed. The applicant is requesting permission to raise the parapet at the rear of new construction 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. A portion of the patio will also be above the existing Tin Lizzie's structure which is a contributing resource. Staff would like the railing setback from the front of the existing building to eliminate encroachment along the front part of the building so the railing will not be as readily visible. With that change, which agreeable by the ownership representative and the architect, it is staff's opinion the proposed work and changes 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. ***It was moved by Mr. Santochi and seconded by Ms. Weber based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a certificate of appropriateness for Deadwood Hotels LLC, 575 Main Street follow staff's recommendation to railing on the existing building. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

PA 200227 – Nyla & Tom Griffith – 21 Lincoln – Deck Flooring – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit constructed circa 1903. The applicants are 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. Staff has researched the product and believes this is a suitable alternative to the original straight grain Douglas fir. It is staff's opinion the proposed work and changes 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. ***It was moved by Ms. Posey and seconded by Mr. Santochi 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 Nyla & Tom Griffith, 21 Lincoln. Aye – All. Motion carried.***

PA 200228 – Nyla & Tom Griffith – 21 Lincoln – Construct Carport/Shelter – Exhibit H

Mr. Kuchenbecker stated this is a contributing resource located in the Ingleside Planning Unit constructed circa 1903. The applicants are requesting permission to construct a carport/shelter over the driveway where a garage type structure was once located. Plans are to use reproduction columns to match the porch and install an eight foot gate to match the deck railing. 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. ***It was moved by Mr. Williams and seconded by Ms. Carmody based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval for Nyla & Tom Griffith, 21 Lincoln. Aye – All. Motion carried.***

PA 200231 – Jo Roebuck-Pearson – 36 Lincoln – Construction Addition – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit. 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. This is a small addition to an addition 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. The project still needs Building Code and Planning & Zoning Commission review. 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 History District or the Deadwood National Historic Landmark District. ***It was moved by Mr. Santochi and seconded by Mr. Williams based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to approve the project approval for Joe Roebuck-Pearson, 36 Lincoln. Aye – All. Motion carried.***

PA 200233 – Jeff Snedeker – 71 Stewart – Replace Steps, Door, Windows – Exhibit J

Mr. Kuchenbecker stated this is a contributing structure located in the Cleveland Planning Unit constructed circa 1885. The applicant is requesting permission to replace the front steps, door, reinstall bathroom window, to replace back bedroom windows and skylight. 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 historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Williams based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to approve the project approval for Jeff Snedeker, 71 Stewart. Aye – All. Motion carried.***

PA 200234 – Todd & Jill Weber – 562 Williams – Replace Siding & Door – Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located in the City Creek Planning Unit constructed circa 1900. The applicants are 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. 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 historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Williams based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to approve the project approval for Todd & Jill Weber, 562 Williams. Ms. Weber abstained. Aye – Berg, Carmody, Santochi, Williams, Diede and Posey. Motion carried.***

PA 200235 – Doug & Misty Asermely – 830 Main – Replace Front Porch Decking – Exhibit L
Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Planning Unit constructed in 1905. The applicant is requesting permission to remove and replace front porch floor with same/similar wood decking. The proposed work and changes do not encroach upon, damage or destroy a historic resource or 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 Mr. Williams and seconded by Ms. Weber based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to approve the project approval for Doug & Misty Asermely, 830 Main. Aye – All. Motion carried.***

PA 200236 – Samantha Blanchard – 124 Denver – Replace Windows – Exhibit M
Mr. Kuchenbecker stated this is a non-contributing structure located in the City Creek Planning Unit constructed circa 1955. 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. The proposed work and changes do not encroach upon, damage or destroy a historic resource or 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. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to approve the project approval for Samantha Blanchard, 124 Denver. Aye – All. Motion carried.***

PA 200238 – Peter Christeleit – 2 Dunlop – Construct Roof Over Deck – Exhibit N
Mr. Kuchenbecker stated this is a non-contributing structure located in the Lare's Flat Planning Unit constructed in 2004. 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. 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 historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Santochi 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 approve the project approval for Peter Christeleit, 2 Dunlop, with the condition to use the metal standing seam. Aye – All. Motion carried.

PA 200240 – Robb & Wendy Nelson – 19 Centennial – Construct Driveway/Garage – Exhibit O
Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit constructed in 1896. The applicants are 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. Staff has met with the applicants and discussed the 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. ***It was moved by Ms. Posey and seconded by Ms. Weber based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to approve the project approval for Robb & Wendy Nelson, 19 Centennial, with the contingency for recordation of the existing wall and archaeology of the lot prior to construction. Aye – All. Motion carried.***

PA 200242 – William Zwingelberg – 11 Jackson – Replace Steps – Exhibit P
Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit constructed in 1942. 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. The proposed work and changes do not encroach upon, damage or destroy a historic resource or 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. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to approve the project approval for William Zwingelberg, 11 Jackson – 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 Deadwood hosted the West River History Conference last Thursday, Friday and Saturday and he was one of the speakers. This was the 28th year of the conference which was held both in person and virtual. Staff would like to see it strengthen and stay in Deadwood. There are a lot of projects going on. The retaining walls are moving forward. We are seeing quite a few projects with extensions being completed.

COMMITTEE REPORTS

Ms. Posey reported the Design Committee presented the 1st Best Window Display award this morning to Harley Davidson.

Mr. Berg shared a thank you of support from the Days of '76.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 6:10 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, 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

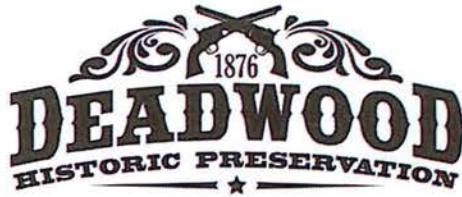
MEMORANDUM

Date: October 23, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Sean & Tiffany Byrne, 20 Denver Avenue, Vacant Home Program

Sean and Tiffany Byrne have purchased the vacant house at 20 Denver Avenue. They plan on applying for all the programs when the moratorium has lifted to do much needed repairs and rehabilitation to this property. This will include applying for the Vacant Home Program. However, per the guidelines of the program, the applicant must apply within three months of the purchase of the home.

The Loan Committee reviewed this issue at their October 20, 2020 meeting. Staff researched the property and determined it is vacant. The Committee recommends allowing the applicant to apply ONLY for the Vacant Home Program and the applicant will not be allowed to access the funds until the moratorium is lifted.

Recommend Motion: *Move to accept Sean and Tiffany Byrne, into the Vacant Home Program for the property located at 20 Denver Avenue and the applicant will not be allowed to access funds until the moratorium is lifted.*

**For Office Use Only:**

- ☐ Owner Occupied
☐ Non-owner Occupied
Assessed Value of Property _____
Verified Lawrence County Dept. of Equalization
Date: __/__/__ Initials: ____

Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

20 Denver Ave, Deadwood

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Sean and Tiffany Byrne

13153 St. Paul Circle

Thornton, CO 80241

Telephone: (303) 829 - 1439

E-mail: tiffmich27@gmail.com

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

Same

Telephone: () -

E-mail

4. Historic Preservation Programs applying for

- ☐ Foundation Program
☐ Siding Program
☐ Wood Windows and Doors Program
☐ Elderly Resident Program

What year were you born: _____

- ☒ Vacant Homes Program (must be vacant for 2 years)
☐ Revolving Loan Program
☐ Retaining Wall Program

5. Contractor

TBD

Telephone: () -

E-mail: _____

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is recommended the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. **Programs may be amended to reflect the availability of funding and the completion of high priority projects.** Along with this application please complete and submit a City of Deadwood Application for Project Approval and attach to this document. All documentation must arrive by 5:00 p.m. on the 1st and 3rd Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of what will be done to the structure. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home	\$10,000	Repair Foundation, Upgrade Substandard Electrical and Plumbing, Lead Paint Abatement, Asbestos/Asphalt Siding Removal on right hand side of home, Repair Wood Siding, Exterior Paint touch-ups and Paint Trim White, Add gutters, Repair Windows Painted Shut, Replace Aluminum Screens w/wood, Replace exterior wood doors & Storm Doors, Replace Front picture window (Home purchased 8/7/2020)
Revolving Loan		
Retaining Wall		

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if they will be repaired or replaced.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View	1	2	1	1	1
Right Side View	0	0	NA	0	0
Left Side View	0	0	NA	0	0
Rear View	0	0	NA	0	0
Total Windows/Doors	1	2	1	1	1
Office Use Only					
TOTAL FUNDS ALLOWED					

9. Acknowledgement

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

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

Applicant's signature: Sean Byrne Tiffany Byrne

Date submitted: 10 / 14 / 20

Owner's signature: Sean Byrne Tiffany Byrne

Date submitted: 10 / 14 / 20











[Back to Agenda](#)

EXHIBIT C

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



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

MEMORANDUM

Date: October 23, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Ghost Mural Request – 61 Sherman Street

The Historic Preservation Commission has received a Historic Ghost Mural Easement Program Application from Peter and Linda Christeleit new owners of the building located at 61 Sherman Street.

The mural is located on the upper right side of the building. It was white letters on red brick that says "Adams Brothers Company".

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

Recommend Motion: *Move to accept Peter and Linda Christeleit into the Historic Ghost Mural Easement Program for the "Adams Brother Company" mural located on the building at 61 Sherman Street.*



Historic Ghost Mural Easement Program Application

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

1. Address of Ghost Mural Location:

61 SHERMAN ST.

2. Applicant's name & mailing address:

PETER + LINDA CHRISTELEIT

P.O. BOX 265

LINGLE, WY 82223

Telephone: (307) 532-0220

E-mail lchristeleit@gmail.com

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

Telephone: (____) ____ - ____

E-mail _____

4. Describe the proposed mural(s) and specific location(s) on building (additional information may be attached).

Mural located on the driveway side of building.
This is a one-story building with easy access
to the mural. Original mural was white
letters on red brick - "ADAMS BROTHERS CO"
Building Legal - Lot 13 and 7' of Lot 15, Block 30
Original Town of Deadwood, SD, Lawrence Co, SD

5. Required Supporting Documentation

a. Complete an Application for Certificate of Appropriateness and submit with application including:

- Current and historic photos of the building and ghost mural(s)
- Legal Description of the ghost mural(s) historic structure

b. Acknowledgement of Ghost Mural Easement Program.

6. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining a ghost mural easement as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the program included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a ghost mural easement.

Applicant's signature: _____

Peter Christeleit
Linda Christeleit

Date submitted: 10/20/20

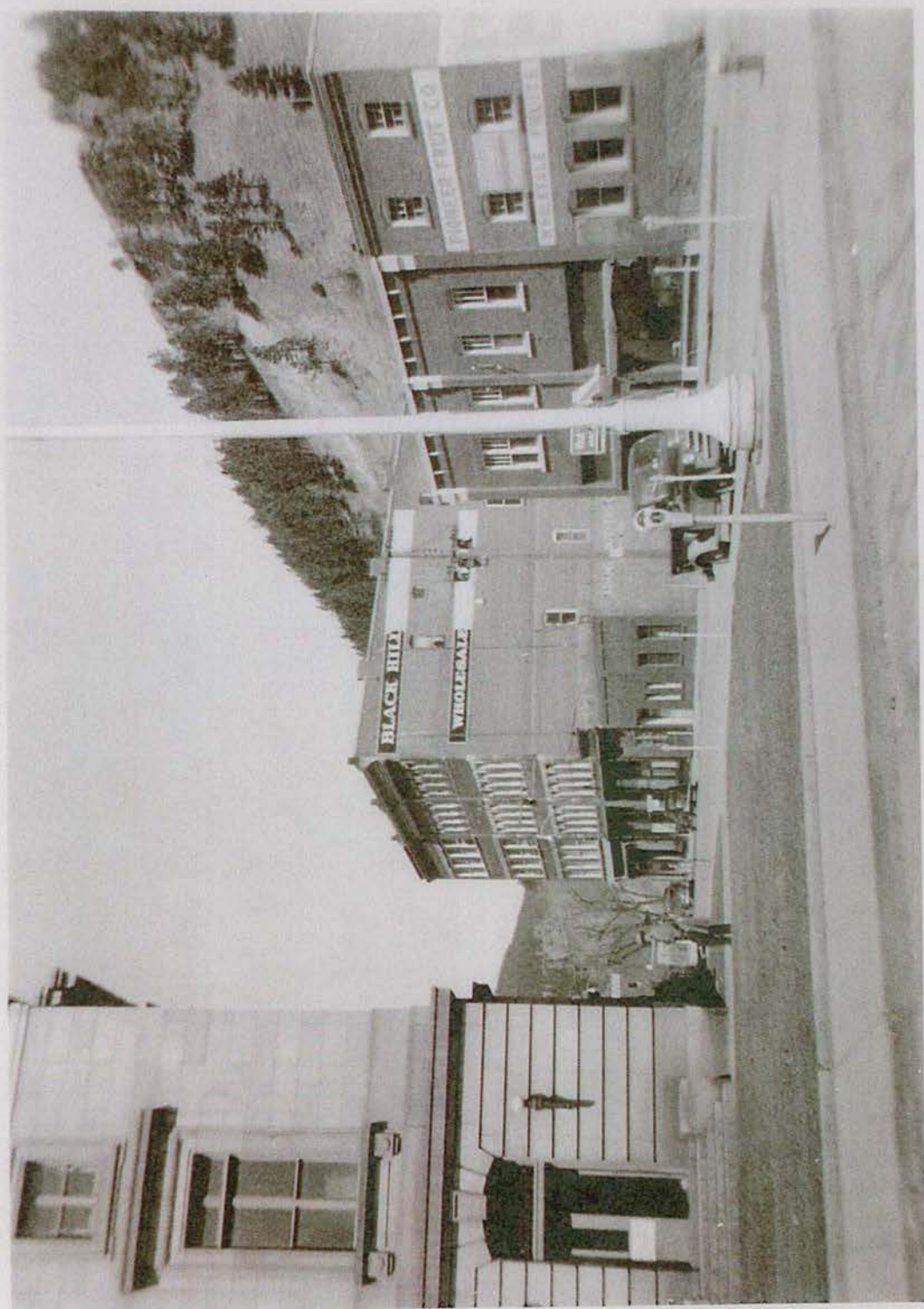
Owner's signature: _____

Same

Date submitted: ____/____/____

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

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







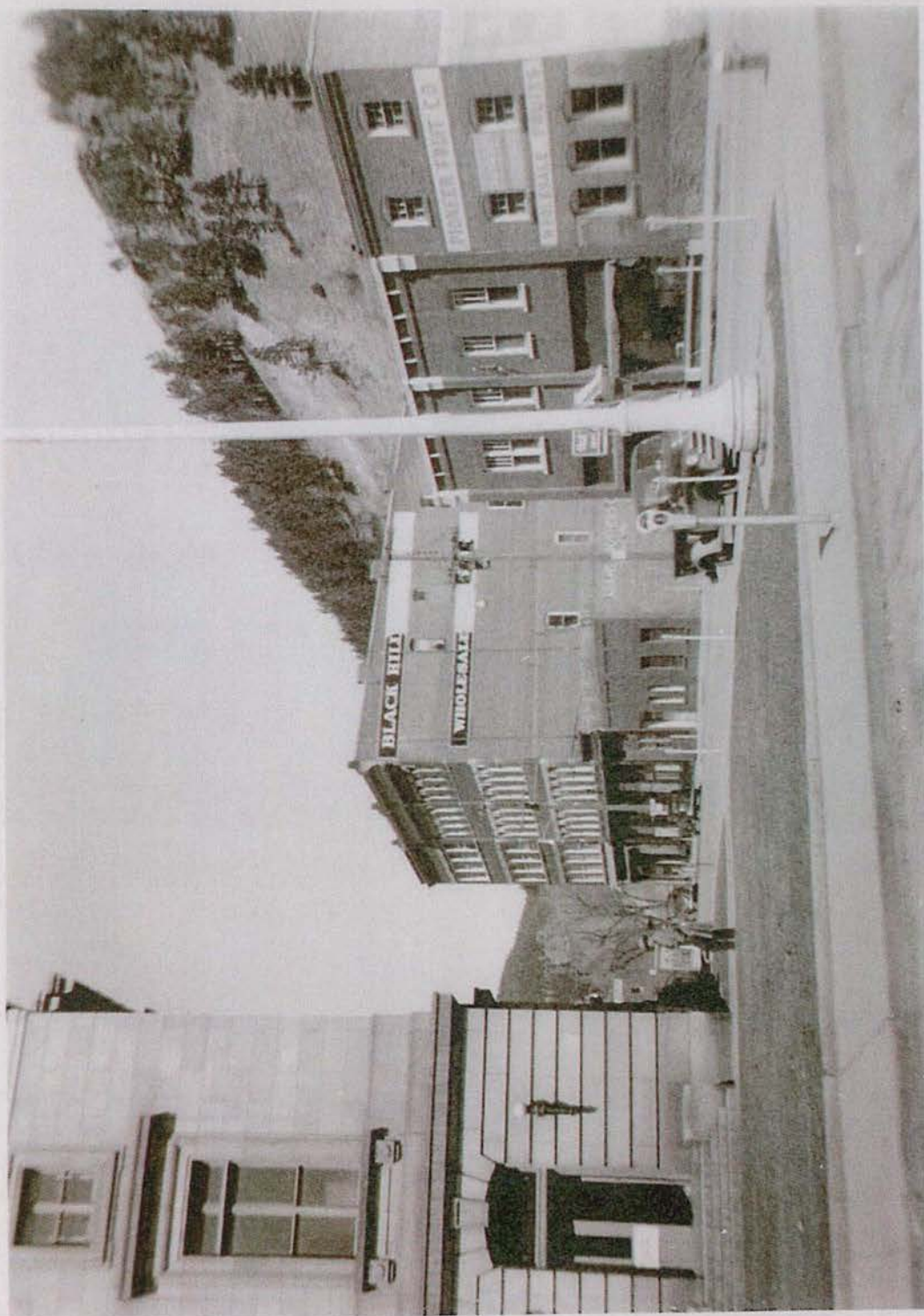
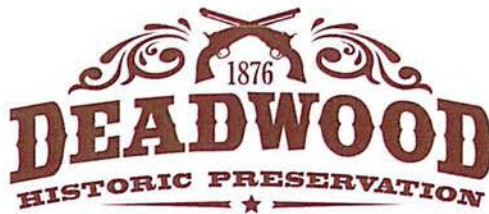


EXHIBIT D



MEMORANDUM

Date: October 22, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Design Services for continued implementation of Urban Trail Signage

The close proximity of the various walking trails throughout Deadwood provides residents and visitors the opportunity to explore all aspects of the City and surrounding area including numerous historical viewsheds and sites. To promote Deadwood as a "Walkable City" and encourage more usage, staff has begun to incorporate and install wayfinding signage to identify the trails, provide directional information, distances, city amenities, historic markers, etc.

Attached is a proposal from BDT Architects and Designers for design and consulting services for Trail System Signage in the amount not to exceed \$10,000.00. Mr. Ray Berberich with BDT is the designer on record for the archways and wayfinding systems installed over the past several years.

The Trail System Signage project is valuable to promote the walking trails to residents and visitors. The Historic Preservation Staff recommends approval of the Trail System Wayfinding Signage. This is a budgeted expenditure from the professional services line item.

Recommended Motion: *Move to recommend to the City Commission to approve the professional services for the Trail System Wayfinding Signage in the amount not to exceed \$10,000.00 with BDT Architects and Designers.*



September 25, 2020
VERSION 01

PROPOSAL/AGREEMENT

BETWEEN CLIENT AND ARCHITECT
FOR LIMITED PROFESSIONAL SERVICES

DESIGNER

BDTAID, Inc. (BDT)
417 Kansas City Street
Rapid City, SD 57701
Cell: 605.430.5170
Project Manager: Ray Berberich
rberberich@bdtaid.com

CLIENT

Kevin Kuchenbecker
Historic Preservation Office
108 Sherman Street
Deadwood, South Dakota 57732
Office: (605) 578-2082
kevin@cityofdeadwood.com

PROJECT

City of Deadwood Trail System Wayfinding Signage

Dear Kevin,

BDT Architects & Designers (Designer) would like to thank you for this opportunity to provide the City of Deadwood (Client) with this proposal for professional design and consulting service. The following is an hourly proposal for the implementation of the Trail Signage that has been developed by the Designer and that will be phased in as the city budget(s) allows.

Project(s):

Project Facility/ Building:	Trail Signage Phased Implementation
Project Street Address:	Historic Preservation Office, 108 Sherman Street
Project State/ zip:	Deadwood, SD 57732

PROJECT SUMMARY:

To provide design and coordination services for the phased implementation of the new Deadwood Trail System Signage as outlined in the April 6th, 2020 design PDF. Each phase to be determined and defined by the needs of the Client.

SCOPE OF BASIC SERVICES

Designer/Architect Basic Services under this Agreement include preparation of the following:

Using an 11" x 17" drawing format, the development of the drawing package(s) shall consist of black / white sketches, color sketches, computer generated color drawings, and /or referential imagery that shall illustrate each sign panel that is to be fabricated. All content shall be reviewed and approved by the Client prior to fabrication. Documents and other pertinent information shall be presented as an electronic PDF for review by Client. The costs associated with any printing shall be invoiced as a reimbursable expense.

HOURLY FEES

For Basic Services listed above, we propose our hourly rates*.

- | | |
|--|---------------|
| o Design and Coordination | \$98.00/hr |
| o Mileage to the site, building department | \$0.58 / mile |

*Hourly rates listed above are subject to change every fiscal year. Should rate change, BDT shall notify you of the rate change around that time via an official notice sent with your invoice/statement.

REIMBURSABLE EXPENSES

The professional service fees listed above do not include Reimbursable Expenses, which are incurred during the course of the project on behalf of the Client. Reimbursable expenses shall consist of expenditures made in the interest of the project to include but not limited to, use of mileage, travel, postage, and overnight delivery charges. All reimbursable expenses incurred shall be billed at the completion of each project phase and payable upon receipt.

BILLING STRUCTURE

Design services listed in this proposal shall begin promptly upon the return of one signed copy signifying your acceptance and serve as our agreement. Designer shall invoice monthly for a percentage of completion of listed stages plus reimbursable expenses. All invoices shall be payable upon receipt.

DURATION OF SERVICE AND CANCELLATION

The duration of Designer's involvement shall be unlimited or an agreed upon timeline that shall be determined by the project schedule and the Client's requirements. Client may terminate this Agreement upon written notice. Upon receipt of such written notice of termination, Designer shall terminate its Services and Client shall pay Designer for any unpaid services and costs, including fees and costs for completed work for which Designer has not yet invoiced the Client.

WORKING ARRANGEMENTS

Designer shall perform the Services at the Designer's place of business. When it becomes necessary or appropriate for the Designer to perform services at Client's place of business, Client shall provide workspace, security arrangements and materials necessary in conjunction with the performance of the Services outlined above. Client shall have direct supervision over the assignment activities of the Designer, unless otherwise specified. Client shall designate specific persons to coordinate administrative and technical matters prior to the assignment.

ADA COMPLIANCE

Client acknowledges that the Designer will use reasonable effort and judgment to interpret applicable Americans with Disabilities Act ("ADA") requirements / guidelines and other federal, state and local laws, rules, codes, ordinances and regulations as they apply to this project. The Designer, to the best of his ability, shall interpret and comply with ADA guidelines and/or requirements of federal, state and local laws, rules, codes, ordinances or regulations as they apply to this project.

DESIGNS

Concepts, layouts, and color applications that are created for the outlined scope of work but not approved by the Client shall remain the exclusive property of the Designer, who will be free to use such designs in any way desired. No use of same shall be made except upon agreed to compensation.

CONFIDENTIAL INFORMATION

Consultant will treat all information and work product relating to assignments as secret and confidential when so identified by Client.

Thank you for this opportunity.

Respectfully submitted,

Ray Berberich

EXECUTION OF AGREEMENT

This Agreement entered into as of the date indicated above, and incorporates the attached Terms and Conditions.

CLIENT

(SIGNATURE)

DESIGNER

Ray Berberich

(SIGNATURE)

OFFICE USE:

SERVICES	Design Without Construction Observation
DISCIPLINES	Communications
PROJECT TYPE	Wayfinding Signage System
DELIVERY METHOD	Design Build
MARKET	Community
CUSTOMER TYPE	Public Sector

TERMS AND CONDITIONS

BDTAID, Inc., hereinafter called "BDT", shall perform services defined in this Agreement for the Client, The City of Deadwood, under the following Terms and Conditions:

Time

BDT shall perform services under this Agreement as promptly as is consistent with sound professional practices. BDT shall, upon request of Client, submit a schedule for completion of services which may be adjusted as the project proceeds, and shall include allowances for review by Client and approval by governing authorities.

Client's Consultants

Services provided for site survey, subsurface investigation, or pre-engineered building design, if a part of the project, shall be by licensed professional consultants and bear their seals. BDT shall have no responsibility for the components of the project designed by the Client's consultants. Review by BDT of the consultants' work is solely for consistency with BDT's design concept. BDT shall be entitled to rely on the technical sufficiency and timely delivery of documents and services of Client's consultants, as well as the consultant's computations, and shall not be required to review consultant's work for compliance with applicable codes, laws or other regulations. The Client shall indemnify and hold harmless BDT from and against claims, damages, losses and expenses, including attorneys' fees, arising out of services of other consultants of the Client.

Environmental Issues

It is understood and agreed that the Agreement does not contemplate the handling of or design including asbestos or any hazardous waste material. The Client agrees to notify BDT of hazardous materials known or suspected to exist at the project site. The Client agrees to indemnify and hold harmless BDT for all claims arising from encountering of unanticipated asbestos or other hazardous waste material as defined by the E.P.A.

Construction Means, Methods and Safety

It is understood that BDT has no control or authority over the means, methods, and sequences of construction; and therefore has no ongoing responsibility whatsoever for construction safety beyond its own personnel.

Payment

Invoices for services and reimbursable expenses will be submitted monthly or at the completion of each phase of work and are due upon receipt.

Invoices will be considered past due when unpaid after 30 days and subject to a service charge of 1.5 percent per month on the outstanding balance. In the event any portion of account remains unpaid 90 days after billing, Client shall pay cost of collection. BDT

reserves the right to terminate performance of its services, without waiving any rights and without liability, for failure of Client to make payments in accordance with the provisions of this Agreement.

Termination

This Agreement may be terminated upon ten days written notice by either party should the other fail to perform in accordance with the terms of the Agreement or if the project is delayed, suspended or abandoned. In this event, the Client shall pay BDT, within 30 days of the date of termination, for all services performed and reimbursable expenses to date of termination.

Dispute Resolution

All claims, disputes, or other matters in question between the Client and BDT arising out of this Agreement shall be submitted to mediation unless the parties mutually agree otherwise.

In the event the Client or BDT makes a claim or brings an action against the other for any act arising out of the performance of the services in this Agreement, and the Claimant fails to prove such claim or action, then the Claimant shall pay all legal and other costs, including attorneys' fees, incurred by the Defendant of such claim or action.

Standard of Care

Services performed by BDT under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in this locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or any other instruments of service.

Risk Allocation

In recognition of the relative risks, rewards and benefits of the project to both the Client and BDT, the risks have been allocated such that the Client agrees that BDT's total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this Agreement, from any cause or causes, shall not exceed the total fee for services on this project or \$20,000.00, whichever is greater. Such causes include, but are not limited to, BDT's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

Ownership of Documents

Client acknowledges BDT's documents, including electronic media, as instruments of BDT's service, not products. BDT shall retain records of services for a period of ten years, during which period they will be available to the Client at all reasonable times.

These documents are and shall remain the property of BDT, and are for use solely with respect to this Project. Documents may not be used for any other endeavor without the written consent of BDT. Any unauthorized modification or reuse of documents is at Client's sole risk, and Client agrees to indemnify and hold BDT harmless from all claims arising out of the unauthorized modification or use of BDT's instruments of service.

Electronic Data Limitations

Electronic data produced as part of this Agreement are compatible only with the software and hardware used in their production at BDT. BDT makes no representation as to the compatibility of electronic data with software or hardware of others.

BDT reserves the right to remove all indication of its ownership, including professional seals, from each electronic medium not held in its possession.

Agreement

This Agreement represents the entire understanding between the parties concerning the project to which it refers and supersedes all prior negotiations concerning it.

This Agreement shall be governed by the applicable laws of the State of Ohio.

If any provision of this Agreement is found to be invalid, the remainder of this Agreement shall not be affected.

This Agreement may be amended only in writing, agreed to by both parties.

This Agreement shall be binding on the parties, their successors, assigns and representatives. Neither party shall assign, sublet or transfer their interest in this Agreement without the prior written consent of the other.

Acceptance

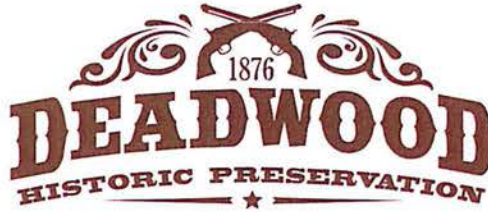
Authorization by the Client to proceed, whether oral or written, constitutes acceptance of the terms and conditions of this Agreement, without modification, addition or deletion. In the event Client's acknowledgment, invoice or other forms state terms additional to or different from those set forth herein, this shall be deemed a notification of objection to such additional and/or different terms and a rejection thereof. No waiver or modification of the terms and conditions set forth herein shall be binding upon Design Professional unless made in writing and signed by Design Professional's authorized representative. Agreement of Terms and Conditions, initiated by:

CLIENT

RB

BDTAID, Inc.

EXHIBIT E



MEMORANDUM

Date: October 23, 2020
To: Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Tipster Ash Urns

The Main Street Initiative Design Committee along with the Historic Preservation Commission is working together on the beautification of Historic Main Street and the National Historic Landmark District. Cigarette butts on the sidewalks and in the public areas continue to be an issue along Main Street. A solution to this issue is the installation of ash urns.

Staff researched different styles of ash urns and determined the T15 Tipster Ash Urn from Keystone Ridge Designs best suits the needs of Historic Main Street. The urns will be installed on benches and/or trash receptacles.

Staff is requesting to purchase twenty-five Tipster ash urns from Keystone Ridge Designs in an amount not to exceed \$5,375.00 plus shipping to be paid out of the HP Capital Asset Benches line item.

Recommended Motion: *Move to recommend to the City Commission to approve the purchase of twenty-five Tipster Ash Urns from Keystone Ridge Designs in an amount not to exceed \$5,375.00 plus shipping to be paid out of the HP Capital Asset Benches line item.*

EXHIBIT F

Date: 10/23/2020

Case No. 200249

Address: 628 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 628 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Ron Russo

Owner: Ron Russo

Constructed: 1898

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. It was built in 1898. Carr and Berry built this building a few years after its predecessor was destroyed by fire. The basement featured a Turkish bath, a plunge bath and a barber shop. As part of the Deadwood "Badlands," the upper floors witnessed a variety of activities. The lobby retains many of its original features, such as tile floors and wainscoting.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to construct a guard shack type structure to be used to monitor the parking lot and accept parking fees for the parking lot. The structure will be located along the south side of the parking lot next to the parking garage. It will be a 4x6 structure made of wood with TR-11 siding and a metal roof.

Attachments: No

Plans: No

Photos: No

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



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.	200249
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	10/21/20
Date of Hearing	10/26/20

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:	628 Main St. Dwd
Historic Name of Property (if known):	The Fairmont Hotel

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

Owner's Name: <u>Ronald J. Russo</u>	
Address: <u>31 Charles St</u>	
City: <u>Dwd</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 920-0459</u>	Fax: <u>578-2157</u>
E-mail: <u>deadwood-oysterbay@gmail.com</u>	

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

Contractor's Name: <u>Aaron Maag</u>	
Address: <u>21057 US-385</u>	
City: <u>Deadwood</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 631-9490</u>	Fax: _____
E-mail: <u>AaronMaag@Yahoo.com</u>	

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input checked="" type="checkbox"/> Other <u>4x6' shed</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

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

☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear

☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear

☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____

☐ **ROOF** ☐ New ☐ Re-roofing
☐ Front ☐ Side(s) ☐ Rear

☐ **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 _____

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

Material _____ Style/type _____ Dimensions _____

☐ **OTHER** – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

Build a little 4'x6' guard shack, build with a metal roof and TR 11 siding on sheds.

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

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

EXHIBIT G

Date: 10/23/20

Case No. H200250

Address: 83 Sherman Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 83 Sherman Street, a non-contributing structure located in South Deadwood Planning Unit in the City of Deadwood.

Applicant: Scott & Sharon Jacobs

Owner: Scott & Sharon Jacobs

Constructed: 1946

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: Built in 1946 this non-contributing building constructed of concrete and brick does not conform to any particular style. The businesses which occupied this building reflect the commercial activity characteristic of this section of Sherman Street made up of small scale service businesses and offices. It has been used as a dry cleaners, real estate office and abstract/title company office.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to extend the existing awning and construct a partially enclosed area to house the meat smoker for year around use. This proposed project will be 8' x 25' standing seam steel structure with a 10' wide opening. There will be a smoke stack installed in the awning for the meat smoker.

Attachments: Yes

Plans: Yes

Photos: Yes

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



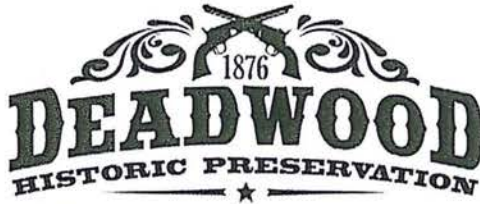
Motions available for commission action:

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.	<u>200250</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/22/20</u>
Date of Hearing	<u>10/28/20</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>83 Sherman Street</u>
Historic Name of Property (if known):	<u>Jacobs Brewhouse</u>

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

Owner's Name: <u>Scott & Sharon Jacobs</u>	Architect's Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input 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 <i>lean to for smoker</i>		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings			
<input checked="" 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 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 are requesting approval to extend existing awning, shield two sides covered by awning to shield meat smoker and recover awning and sides with new standing seam steel - (Brochure 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


SIGNATURE OF AGENT(S)

10/21/20

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

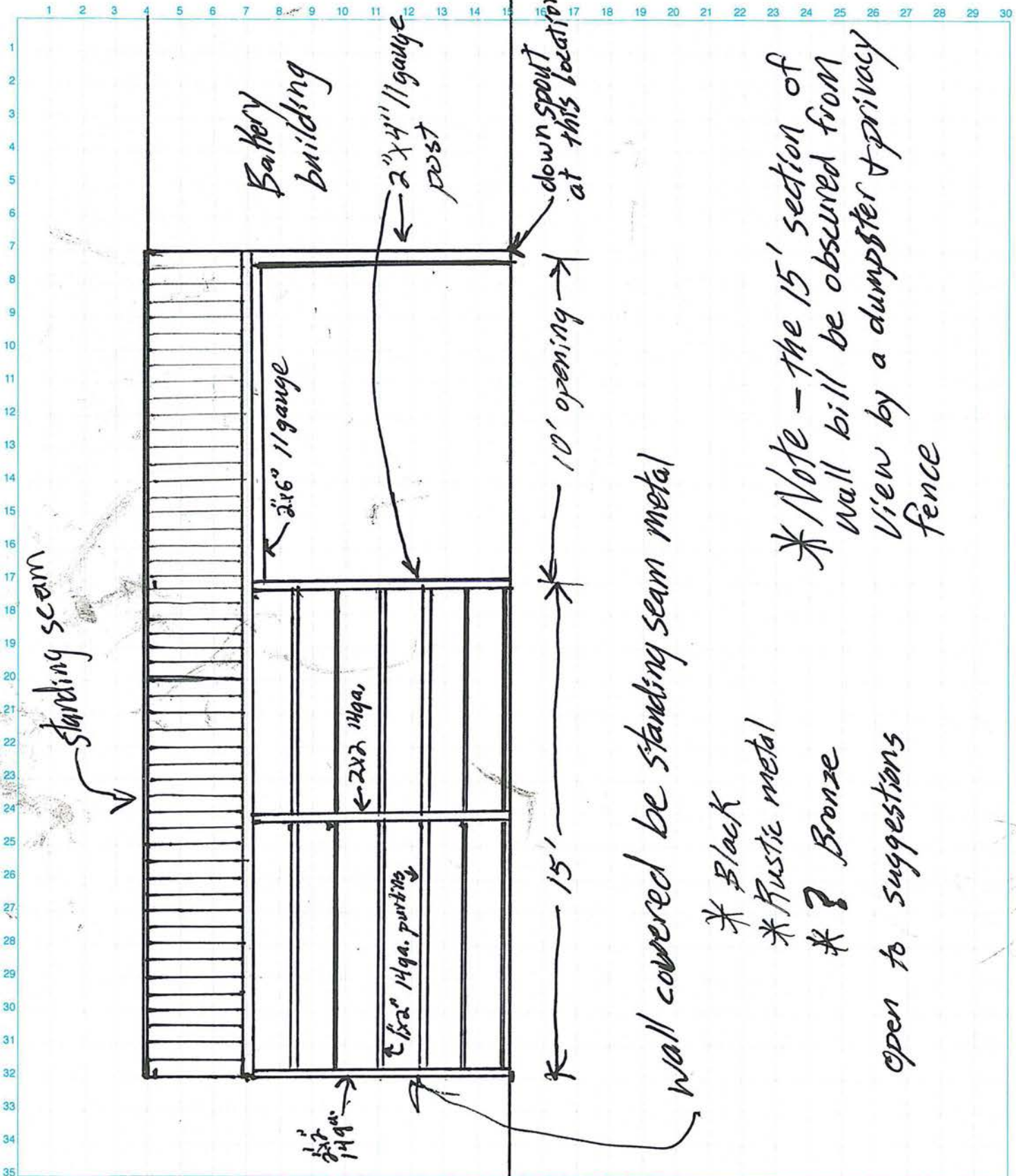
DATE

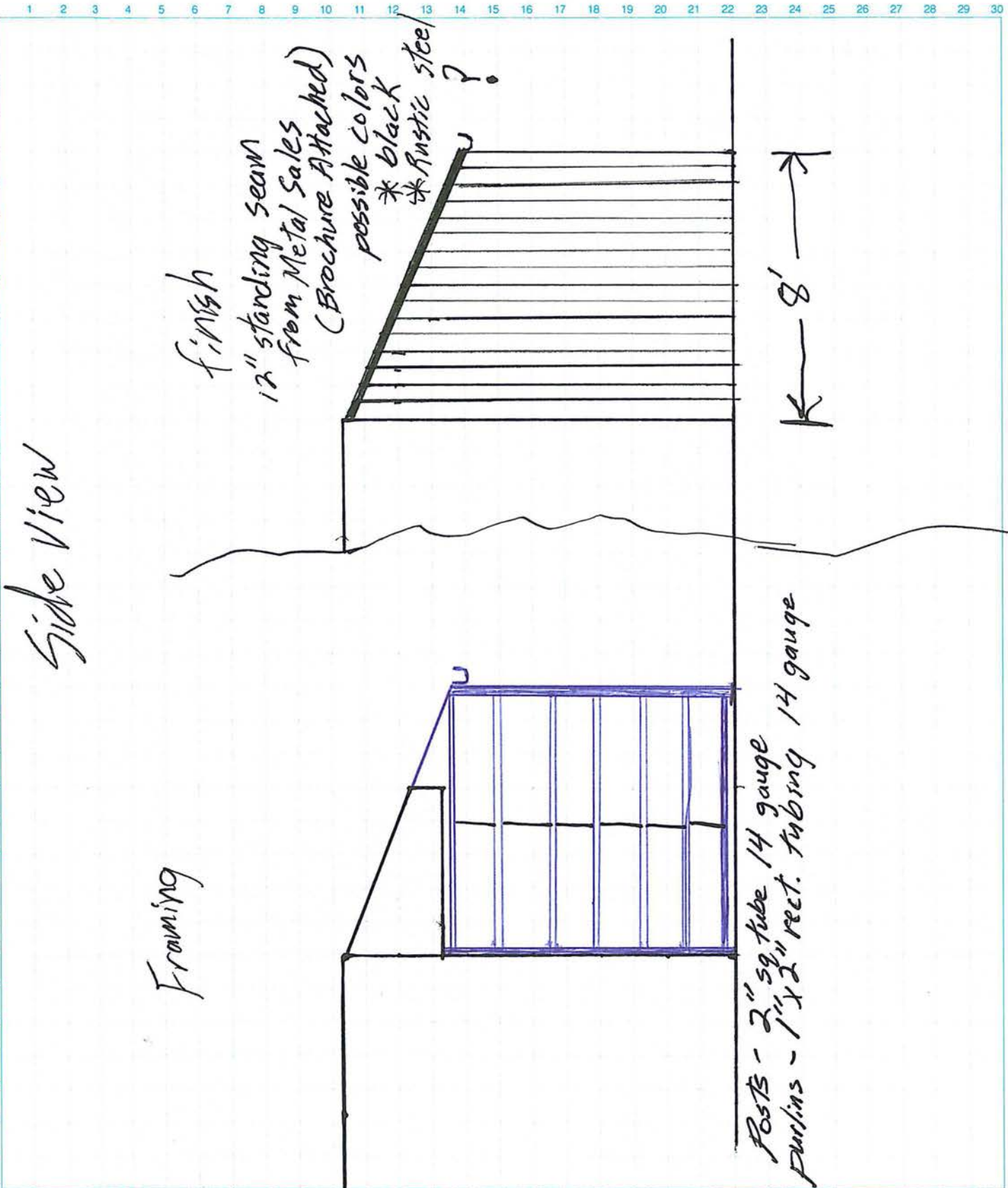
APPLICATION DEADLINE

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

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

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





Color Guide

26 & 29 Gauge Colors

							
White (30)	Polar White (80)	Light Stone (63)	Mocha Tan (22)	Carlsbad Canyon (10)	Ash Grey (25)	Charcoal (17)	Burnished Slate (49)
							
Burgundy (15)	Ocean Blue (35)	Forest Green (26)	Fern Green (07) Low Gloss	Patina Green (58)	Red (24)	Patriot Red (73) Upcharge will apply	Brown (12)
							
Mocha Brown (13)	Black (06)	Native Copper (190) Upcharge will apply	Rustic Steel (W45) 26 Ga Only Upcharge will apply	Galvalume® (41) Non-Painted 25 year warranty	Galvanized (00) Non-Painted No warranty		

24 Gauge Colors

							
Snowdrift White (W81)	Linen White (81)	Sandstone (W51)	Parchment (W74)	Taupe (74)	Khaki (88)	Medium Bronze (H4)	Weathered Copper (W50)
							
Mansard Brown (133)	Dark Bronze (50)	Ash Grey (25)	Old Town Grey (W25)	Old Zinc Grey (W29)	Slate Grey (W38)	Matte Black (106)	Aged Copper (65)
							
Patina Green (W58)	Hemlock Green (M7)	Classic Green (66)	Felt Green (W66)	Patriot Red (73)	Terra Cotta (W72)	Colonial Red (W75)	Brandywine (P8)
							
River Teal (59)	Antique Patina (M1)	Tahoe Blue (W71)	Ocean Blue (35)	Regal Blue (W35)	Metallic Silver (K7)	Champagne Metallic (168)	Mistique Plus (W31)
							
Copper Penny (W92)	Galvalume® (41) Non-Painted 25 year warranty						

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Representation of colors will vary due to printing limitations. Color Charts and Sample Color Chips are available upon request.

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manufacturing corporation

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