

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, November 10, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. **Call meeting to Order**
 - a. Roll Call
2. **Approval of Minutes**
 - a. October 28, 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. Travis Conrad, 10 Harrison, Request to Forgive
 - b. Daniel & Shaunna Sjomeling, 405 Williams, Life Safety Loan Request
5. **HP Grant Program**
 - a. Jodi Campbell, 21 Burnham, Satisfaction of Grant – Exhibit B
6. **Old or General Business**
 - a. 20004 Headstone Grant Application – Cheryl Hoffman – Exhibit C
7. **New Matters before the Deadwood Historic District Commission**
 - a. COA 200255 – Jack Kucera–596 Main–Replace Front Door – Exhibit D
 - b. COA 200256 – Todd & Jill Weber–621 Main–Install Door/Windows – Exhibit E
8. **New Matters before the Deadwood Historic Preservation Commission**
 - a. COA 200257 – James Duffy–838 Main–Replace Garage Door – Exhibit F
 - b. COA 200258 – Todd & Jill Weber–562 Williams–Replace Roof – Exhibit G
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.)

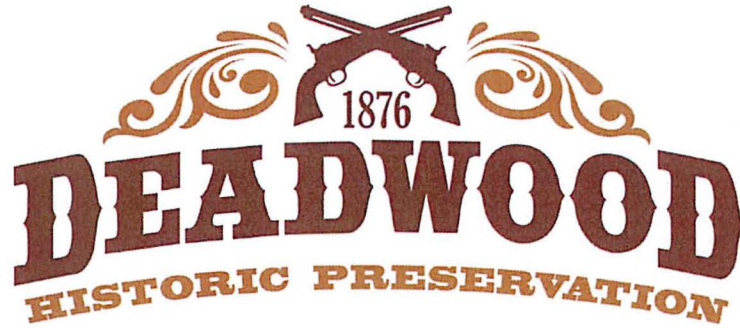
11. **Committee Reports**

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

Chairman Berg recessed the meeting for the Deadwood Wall of Fame Awards program.

Mr. Kuchenbecker presented the 2020 Wall of Fame Awards for James K.P. Miller and Llewellyn “Lew” Keehn. These two individuals were inducted into the Deadwood Historic Preservation Commission’s Wall of Fame for their outstanding contributions to Deadwood.

Chairman Berg reconvened the meeting.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Mr. Diede to approve the HPC minutes of Wednesday, October 14, 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 \$33,614.25. Ms. Weber abstained. Aye – Carmody, Williams, Posey, Diede, Santochi and Berg. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Williams and seconded by Mr. Diede to approve the HP Grant Vouchers in the amount of \$43,424.86. Ms. Weber abstained from the vote. Aye – Carmody, Williams, Posey, Diede, Santochi and Berg. Motion carried.*

Revolving Loan Vouchers: *It was moved by Ms. Posey and seconded by Ms. Carmody to approve the Revolving Loan Account in the amount of \$3,999.58. Aye – All. Motion carried.*

HP PROGRAMS AND REVOLVING LOAN PROGRAM – Exhibit A

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

Ms. Weber recused herself from the meeting.

It was moved by Ms. Posey and seconded by Mr. Santochi to approve the Vacant Loan Request for Todd and Jill Weber, 562 Williams. Aye – All. Motion carried.

Ms. Weber returned to meeting.

HP GRANT PROGRAM

Sean & Tiffany Byrne, 20 Denver Avenue, Vacant Home Program – Exhibit B

Mr. Kuchenbecker stated 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 the 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 has been 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.

It was moved by Ms. Posey and seconded by Mr. Santochi 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. Aye – All. Motion carried.

Peter & Linda Christeleit, 61 Sherman Street, Historic Ghost Mural Program – Exhibit C

Mr. Kuchenbecker stated Peter and Linda Christeleit are the new owners of the building located at 61 Sherman Street. They are applying for the Historic Ghost Mural Program. 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. ***It was moved by Ms. Posey and seconded by Mr. Williams to accept Peter and Linda Christeleit into the Historic Ghost Mural Easement Program for the “Adams Brothers Company” mural located on the building at 61 Sherman Street. Aye – All. Motion carried.***

OLD OR GENERAL BUSINESS:

Design Services for continued implementation of Urban Trail Signage -- Exhibit D

Mr. Kuchenbecker stated 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. BDT Architects and Designers has submitted a proposal 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. ***It was moved by Ms. Posey and seconded by Mr. Santochi 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 Architects and Designers. Aye – All. Motion carried.***

Purchase of Tipster Ash Urns – Exhibit E

Mr. Kuchenbecker stated cigarette butts on the sidewalks and in the public areas continue to be an issue along Main Street. A solution is to add more urns and install them within the public areas on and around Main Street. Staff is requesting to purchase an additional 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. ***It was moved by Mr. Williams and seconded by Ms. Weber 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.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

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

Mr. Kuchenbecker stated 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. 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 T1-11 siding and a metal roof. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Weber 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 certificate of appropriateness for Ron Russo, 628 Main Street to construct a guard shack to be located in the south side of the parking lot next to the parking garage. Aye – All. Motion carried.***

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

Mr. Kuchenbecker stated 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. 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. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Weber 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 certificate of appropriateness for Scott and Sharon Jacobs to extend and partially enclose the awning located on the rear of the building using standing seam steel. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

ITEMS FROM CITIZENS NOT ON AGENDA

Kevin Klein, Smith Apartments, expressed concerns regarding the retaining wall that is being repaired on the corner of Lincoln and Van Buren. The railing or fence has brown treatment on the wood. It does not look like the original wood railing and there is also a bow in the wall near the tree. Mr. Kuchenbecker stated there is a final walk through scheduled for tomorrow.

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

Mr. Kuchenbecker reported there is a final walk through on the Lincoln/Van Buren retaining wall. There was a gas line cut on the 30 Adams retaining wall project. Currently working on updates of the Ordinances dealing with Mt. Moriah Cemetery for 2021. Senior staff has also been working on a new parking management system.

COMMITTEE REPORTS

Mr. Berg shared thank yous from the West River History Conference, Days of 76 Rodeo and Deadwood History Inc.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:59 p.m.

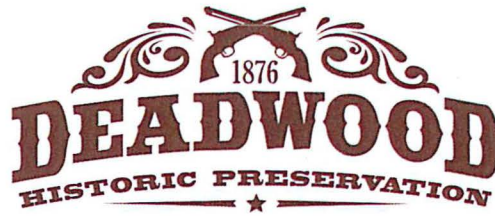
ATTEST:

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

Date: November 6, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Jodi Campbell, 21 Burnham, Satisfaction of Grant

The Deadwood Historic Preservation Commission entered Jodi Campbell, 21 Burnham, into the Siding and Wood Windows and Doors Grant Programs on June 22, 2016. The applicant is refinancing this property and the lender is requesting a Satisfaction of Grants. The grant projects at this location have been completed and all requirements fulfilled.

The Loan Committee reviewed this issue and recommends approval.

Recommend Motion: *Move to approve a Satisfaction of Grant for Jodi Campbell, 21 Burnham*

*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 25th, day of July, 2016, executed by Jodi Campbell 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 7, Block 10, Highland Park Addition to the City of Deadwood, Lawrence County, South Dakota according to P.L. Rogers Map of the City of Deadwood.

And recorded in the office of the Register of Deeds of said Lawrence County, South Dakota, Doc No. 2016-03693 on the 8th day of August, 2016 at 10:44:00 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 10th day of November, 2020.

Deadwood Historic Preservation Commission

Dale Berg-Deadwood Historic Preservation Chairman

State of South Dakota)
County of Lawrence) ss.

On this the 10th day of November, 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



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

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: November 5, 2020
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Headstone Grant Application: #20004**

On November 5, 2020 the Projects Committee, a subcommittee of the Deadwood Historic Preservation Commission met and reviewed the below listed headstone grant application:

- **#20004 Hoffman, Cheryl L., Third Addition Section 1 Plot 75 Mount Moriah Cemetery**

As part of the grant program, applicants are required to furnish photographs, family trees, and any other pertinent information for the Historic Preservation Files. This information will be scanned and placed in the City's IMS (Internet Mapping Server) program. After reviewing the application, the Projects Committee moved to approve the applications for the 2020 Headstone Grant Program contingent on a photograph of the cemetery lot. City staff photographed the lot and the image and application is attached to this memorandum.

RECOMMENDATION

Accept application #20004 into the 2020 HPC Headstone Grant Program as approved by the Projects Committee on November 5, 2020.

EXHIBIT D

Date: 11/06/20

Case No. H200255
Address: 596 Main St.

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 596 MAIN ST, a contributing structure located in the Deadwood City Historic Planning Unit in the City of Deadwood.

Applicant: Jack Kucera
Owner: Jack Kucera
Constructed: 1891-1897

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic District 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 and dates from the period when Main Street came to dominate the retail trade in Deadwood. The design of the building is typical of the commercial buildings constructed in Deadwood during the late 1880's and early 1890's.
- 2. Architectural design of the resource and proposed alterations:** Applicant is requesting permission to replace the front door as it has reached the end of its useful service life. Major issues are it is not secure, it has had multiple door and locking mechanisms, multiple accommodation holes drilled and it is no longer viable to modify it further. It is extremely leaky and completely energy inefficient leading to higher operating costs and energy waste.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

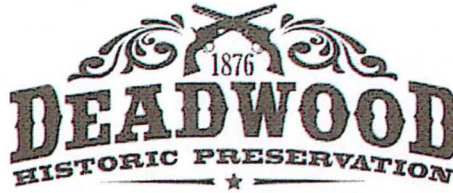
A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

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



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>200255</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	
Date of Hearing	<u>11/10/20</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>596 Main Street</u>
Historic Name of Property (if known): _____

APPLICANT INFORMATION
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: <u>Jack Kucera</u>
Address: <u>21245 US Highway 14A</u> <u>57754</u>
City: <u>Lead</u> State: <u>SD</u> Zip: _____
Telephone: <u>602.919.3161</u> Fax: _____
E-mail: <u>jackk@varitecsolutions.com</u>

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

Contractor's Name: <u>N/A</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: <u>N/A</u>
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"/> General Maintenance <input type="checkbox"/> Other _____	<input type="checkbox"/> New Building <input type="checkbox"/> Re-Roofing <input type="checkbox"/> Siding <input type="checkbox"/> Awning	<input type="checkbox"/> Addition <input type="checkbox"/> Wood Repair <input type="checkbox"/> Windows <input type="checkbox"/> Sign	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Exterior Painting <input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>2 weeks</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 checked="" 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>To be determined</u> Style/type <u>To be determined</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.

The front door has reached the end of its useful service life. Major issues are that it is not secure,
plus it has had multiple door and locking mechanisms. multiple accomodating holes drilled and it is no
longer viable to modify it further. In addition, it is extremely leaky and completely energy inefficient
leading to higher operating costs and energy waste.
Bottom line is that the door needs to be replaced or the contents and/or viability of the business
is at risk as money is wasted on utility bills and potential loss due to break in or theft.

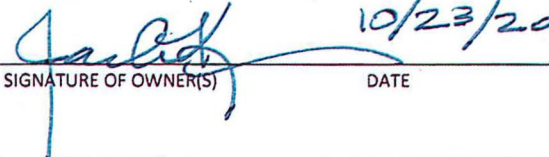
FOR OFFICE USE ONLY
Case No. _____

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)	10/23/2020 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 E

Date: 11/06/20

Case No. H200256
Address: 621 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 621 MAIN ST, a non-contributing structure located in the Deadwood City Historic Planning Unit in the City of Deadwood.

Applicant: Todd and Jill Weber
Owner: Celebrity Hotels Inc.
Constructed: 01/02/2020

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic District 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 non-contributing resource in the Deadwood National Historic Landmark District. It is a new wooden structure designed to look like re-creation of an early 1880s store.
- 2. Architectural design of the resource and proposed alterations:** Applicant is requesting permission to install windows and a door to allow for winter usage.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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

Motions available for commission action:

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

OR

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



THE LUCKY HORSE CO.
=| STAGECOACH STOP & LIVERY =|

INFORMATION

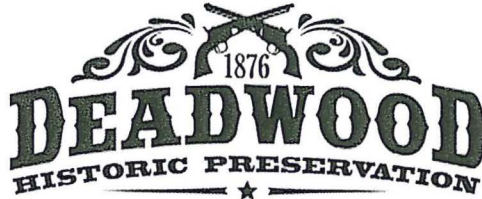
ADMISSION

TICKETS

THE LUCKY HORSE



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>200254</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u> / / </u>
Date of Hearing	<u>11 / 10 / 20</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>562 Williams 621 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>Shiloh Todd Weber</u>
Address: <u>562 Williams ST</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-641-6970</u> Fax: _____
E-mail: <u>Shiloh Todd @AOL.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 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 type="checkbox"/> Other _____ <input type="checkbox"/> Siding <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Porch/Deck <input type="checkbox"/> Awning <input type="checkbox"/> Sign <input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Wood/Glass</u> Style/type <u>1890's</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).

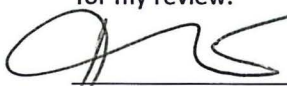
Adding Glass windows on front wall for Door & windows

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 10-26-2020

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

EXHIBIT F

Date: November 06, 2020

Case No. 200257
Address: 838 Main St

Staff Report

The applicant has submitted an application for Project Approval for work at 838 Main St, a Contributing structure located in the Upper Main Street Planning Unit in the City of Deadwood.

Applicant: James Duffy
Owner: AUEN, TODD & JANIE
Constructed: c 1890

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 a 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 replace existing garage door with a more appropriate looking door.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The garage door, as proposed, is appropriate to the resource. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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.



THE REPLACEMENT DOOR.

Clopay
America's Favorite Garage Doors

COACHMAN
4 LAYER 18.4
ALL WHITE
CLEAR GLASS INSULATED
TRACKS LOW PROFILE
SIDE MOUNT OPNER
ALL STRAPS HARDWARE
GLASS AND DESIGN AS IN
PIC.
484-525-5810

... a Clopay garage door through The Home Depot. Below is some basic information on the door you

Black Hills Garage Doors Installation Contract

This Independent Contractor Agreement (the “**Agreement**”) is entered into October 26, 2020 (the “**Effective Date**”), by and between Jim Duffy, with an address of 838 Main St., Deadwood, SD 57732 (the “**Client**”) and Black Hills Garage Doors, with an address of 4402 Seeaire St., Rapid City, SD 57702, (the “**Contractor**”), collectively “the **Parties**.”

BACKGROUND:

Contractor possesses the necessary experience, skills, and knowledge to complete the following services.

Client requires the following work to be completed and wishes to engage Contractor to perform such work:

THEREFORE, the Parties agree as follows:

1. **Services.** Client requests and Contractor agrees to perform the following specific Services (the “**Services**”):

Black Hills Garage Doors will install the following garage door & opener:

1) 9x7 Clopay Coachman series model CGU, insulation R-value 18.4, design 21, series 2, insulated SQ24 windows, all white, with decorative hardware.

1) Liftmaster 8500W opener

1) Wireless Keypad \$75 installed +tax

Contractor agrees to perform duties and tasks related to the Services as part of the Services. If additional Services, outside the scope of those Services set forth above, are required, the Parties will enter into a new agreement or amend this Agreement.

2. **Compensation.** The Parties agree Contractor will be compensated as follows:

Door) \$2,698 + 175.37 tax = 2,873.37 installed.

Opener plus wireless keypad) \$710 + \$46.15 tax = \$756.15 installed.

Total price = \$3,629.52

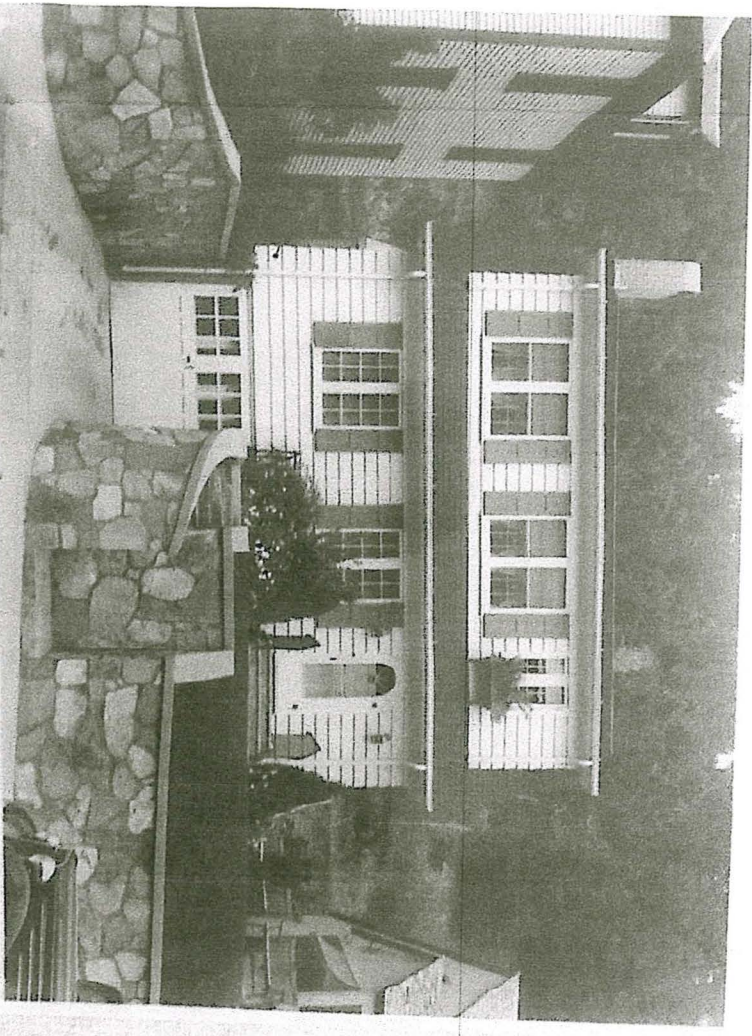
Deposit of \$1,814.76 is due on contract, remaining balance of \$1,814.76 due when installation is complete.

3. **Term.** This Agreement shall commence upon the Effective Date, as stated above, and will continue until completion of garage door installation.
4. **Termination.** This Agreement may be terminated at any time by either Party upon written notice to the other party. Client will be responsible for payment of all Services performed up to the date of termination,

Jim Duffy
838 Main St

Deerwood SD 57732

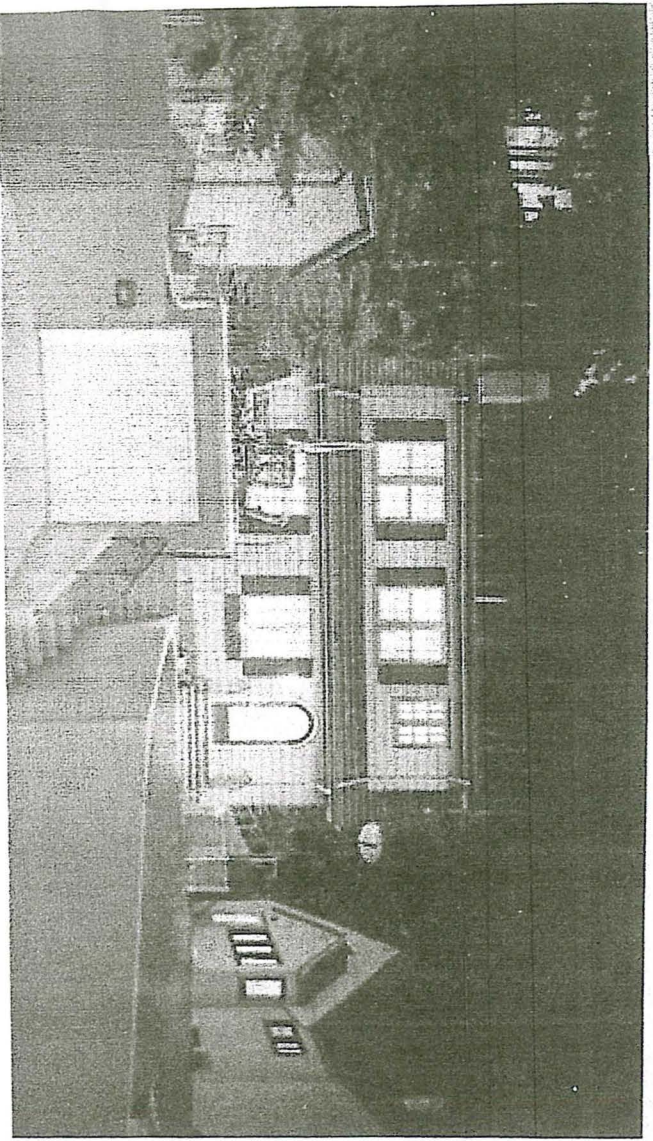
* original *



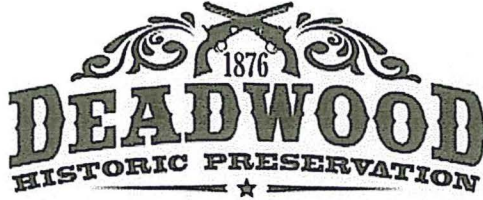
Jim Nuffi
838 Main St
Beachwood SA 57732

* Current *

Map View Street View



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



FOR OFFICE USE ONLY	
Case No.	200257
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	/ /
Date of Hearing	11/10/20

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 838 MAIN ST

Historic Name of Property (if known): _____

APPLICANT INFORMATION

Applicant is: owner contractor architect consultant other _____

Owner's Name: JAMES DUFFY

Address: 838 MAIN ST

City: DEADWOOD State: SD Zip: _____

Telephone: 605-525-5810 Fax: _____

E-mail: J.DUFFY.2005@COMCAST.NET

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: BLACK HILLS GARAGE DOOR
(SUZ)

Address: 4402 SEEAIRE ST.

City: RAPID CITY State: SD Zip: 57702

Telephone: 605-545-2254 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 type="checkbox"/> Other <u>NEW GARAGE DOOR</u> <u>REPLACEMENT</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input 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 checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<i>REPLACE EXISTING DOOR.</i>			
<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 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.


REPLACE EXISTING GARAGE DOOR WITH A DOOR THAT LOOKS LIKE
THE ORIGINAL DOOR
ALL WHITE DOOR
STEEL DOOR
REPLACEMENT DOOR LOOK LIKE ORIGINAL DOOR SEE
Pic.

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 10/26/2020

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

EXHIBIT G

Date: November 06, 2020

Case No. 200258
Address: 562 Williams

Staff Report

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

Applicant: Todd 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 wood shakes with a composite Brava Shake.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The original or early roofing material (wood shingles) is still under the layer(s) of asphalt shingles. The composite is similar to wood shingles and has been allowed on historic resources. It is staff's opinion 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]

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.

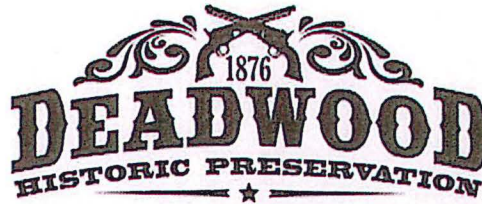
OR

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>200258</u>
<input checked="" type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>1/1</u>
Date of Hearing	<u>11/10/20</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>562 Williams Street</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>Todd Weber</u>
Address: <u>562 Williams st</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-641-6970</u> Fax: _____
E-mail: <u>TheLuckyHorseLLC@Gmail.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 checked="" 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"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

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

Re Roofing with Composite Shakes to go back to the original roofing look from 1900.

The Shake we are looking at is the BRAVA SHAKE. Sample of material in the HP Offices.
