

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 13, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of October 23, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Charlie Struble – 61 Taylor– Wood Windows & Doors Program
 - ii. Gary E. Gorder – 4 Rodenhaus – Foundation Program
 - iii. Gary E. Gorder – 4 Rodenhaus – Siding Program
 - iv. Gary E. Gorder – 4 Rodenhaus – Elderly Resident Program
 - v. Gary E. Gorder – 4 Rodenhaus – Wood Windows and Doors Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program – **Exhibit B**
 - i. Robert Sjomeling – 416 Williams – Request to Forgive
 - ii. Eugene Hunter – 38 Van Buren – Request to Forgive
 - iii. Tracie Johnson – 41 Taylor – RLF Life Safety & Preservation Loan
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Permission to hire M.S. Mail to print 2020 Calendar – **Exhibit C**
 - c. Acknowledge Payment to SD DOT for decorative light poles on 2016 Highway Project Walnut Street to Whistler Gulch – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190356 -- Rhon Underhill – 33 Taylor Avenue – Exterior Repairs -- **Exhibit E**
 - b. PA 190355 – Daniel Schaaf – 68 Lincoln – Construct New Garage – **Exhibit F**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 23, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order

Recess Meeting for Program

2019 Deadwood Century Award Program

Reconvene Meeting

2. Approval of October 9, 2019 HPC Meeting Minutes

3. Operating Voucher Approval.

4. HP Programs and Revolving Loan Program

a. Grant Voucher Approval

b. Grant Extension Requests – **Exhibit A**

- i. Kurt and Dawn Bialas – 24 Raymond– Wood Windows & Doors
- ii. Meghan Clemens – 462 Williams – Siding/Wood Windows & Doors
- iii. Sylvia Trents – 57 Lincoln – Foundation
- iv. Lee Thompson – 47 Forest – Wood Windows & Doors
- v. Kris Fenton – 27 Lincoln – Siding
- vi. Shirlene Joseph – 771 Main -- Foundation

c. Revolving Loan Program Voucher Approval

d. Revolving Loan Program – **Exhibit B**

- i. Travis Floyd – 81 Stewart -- Request to Prorate Loan Balance
- ii. Joette Johnson – 78 Williams – RLF Preservation Loan Extension Request
- iii. Joette Johnson – 78 Williams – RLF Life Safety Loan Extension Request

5. Old or General Business

- a. Main Street Initiative Update
- b. Update and issues of hillside cut at First Gold – Mike Towey
- c. Deadwood Chamber of Commerce – Supplement Budget Request – **Exhibit C**

6. New Matters before the Deadwood Historic District Commission

7. New Matters before the Deadwood Historic Preservation Commission

8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)

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

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

11. Other Business

Adjournment -- **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 Historic Preservation Commission Meeting.*

Back to Agenda

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, October 9, 2019

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody, Tom Blair, and Tony Williams

Absent: Willie Steinlicht

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks and Cindy Schneringer, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, October 23, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Meeting recessed for the 2019 Deadwood Century Award Program

Mr. Kuchenbecker presented the Century Award to the owners of the Adams Company Garage building, 51-55 Sherman Street, built in 1916.

Approval of HPC Minutes:

October 9, 2019 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, October 9, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Posey to approve the HP Operating Account in the amount of \$21,865.84. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$38,227.33 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. Kurt and Dawn Bialas – 24 Raymond– Wood Windows & Doors
- ii. Meghan Clemens – 462 Williams – Siding/Wood Windows & Doors
- iii. Sylvia Trents – 57 Lincoln – Foundation
- iv. Lee Thompson – 47 Forest – Wood Windows & Doors
- v. Kris Fenton – 27 Lincoln – Siding
- vi. Shirlene Joseph – 771 Main -- Foundation

It was moved by Mr. Blair and seconded by Ms. Posey to enter Kurt and Dawn Bialas, 24 Raymond, Wood Windows & Doors, Meghan Clemens, 462 Williams, Siding/Wood Windows & Doors, Sylvia Trents, 57 Lincoln, Foundation, Lee Thompson, 47 Forest, Wood Windows & Doors, Kris Fenton, 27 Lincoln, Siding, and Shirlene Joseph, 771 Main, Foundation into the grant programs. Aye - All. Motion carried.

Revolving Loan Voucher Approval

It was moved by Mr. Blair and seconded by Ms. Posey to approve the Revolving Loan disbursements in the amount of \$25,591.80 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Travis Floyd – 81 Stewart -- Request to Prorate Loan Balance
- ii. Joette Johnson – 78 Williams – RLF Preservation Loan Extension Request
- iii. Joette Johnson – 78 Williams – RLF Life Safety Loan Extension Request

It was moved by Mr. Blair and seconded by Ms. Posey to approve the loan requests. Aye - All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker reported the Christmas tree lighting, Big Whiskey, and Ho Ho Holiday events are coming up. The Design Committee has not met since the last meeting but staff met with the design consultant today to get a proposal for pedestrian wayfinding for urban trails. Jeremy Russell started mapping of the urban trails with GPS. Staff met with the owner's representative of the Bodega to look at the ghost signs. There are a couple of different variations. Need to

determine if it is Owl Cigars at 5¢ or Stratton and Storm Cigars. There are a variety of layers of ghost signs and staff is trying to get a qualified sign painter lined up. Economic Restructuring Committee discussed the Main Street Master Plan which is coming up in January 2020. Main Street Initiative is also hosting local legislatures to get them better understanding of what is going on in Deadwood and they will tour Outlaw Square as well.

Update and issues of hillside cut at First Gold – Mike Towey

Mr. Kuchenbecker reported this needs be removed from the agenda at the applicants request until have they more information.

Deadwood Chamber of Commerce – Supplement Budget Request – Exhibit C

Mr. Kuchenbecker reported no action needs taken as the request has been withdrawn by the Chamber.

Items from Citizens not on Agenda

Staff Report (*items will be considered but no action will be taken at this time.*)

Mr. Kuchenbecker stated that Mike Runge's report for August and September is included in your packet. He has been busy with a variety of topics. He's doing great things with archives and archaeology. The Black Hills Studio Fassbender Collection quarterly newsletter is included in your packet as well. The synthetic ice is on the way from Switzerland and will be installed in November. December 6th is the dedication of Outlaw Square and the Christmas tree lighting.

Committee Reports

Ms. Posey reported there is an ad in the newspaper the house at 3 Shine will be open on Halloween from 9:00 a.m. to 9:00 p.m.

Other Business

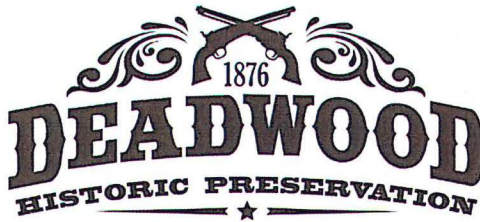
The Historic Preservation Commission Meeting adjourned at 5:36 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Cindy Schneringer, Historic Preservation Office/Recording Secretary

EXHIBIT A

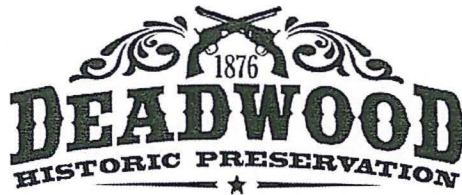


MEMORANDUM

Date: November 8, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

The following Historic Preservation Program applications were received by this office. Staff's recommendation follows the program request.

- Charlie Struble – 61 Taylor – Wood Windows & Doors Program
Staff has conducted a site visit and has determined the proposed project meets the criteria for the Wood Windows & Doors Programs. Staff will coordinate with the applicant during the proposed project.
- Gary Gorder – 4 Rodenhaus – Foundation, Siding, Elderly and Wood Windows and Doors
Staff has conducted a site visit and determined the applicant and proposed projects meet the criteria for the Elderly Resident, Foundation, Wood Windows and Doors and Siding Programs. Staff will coordinate with the applicant during the proposed project. The applicant originally was inquiring about demolition and located a travel trailer on the lot.



Wood Windows and Doors Application

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

1. Address of Property:

61 Taylor Ave

2. Applicant/Owner name & mailing address:

Alex "Charlie" Shuble
61 Taylor Ave
Deadwood SD 57732

Telephone: (605) 641-4847

E-mail Charlie@Sabor10.com

3. Applying for: ☐ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ___/___/___ Initials: _____

Assessed Valuation \$ _____

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

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

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

Applicant's signature: _____

Date submitted: 10/21/19

Owner's signature: _____

Date submitted: 10/21/19

Please complete Wood Window and Doors Worksheet on page 2 of this application

Revised 9/27/17

Wood Windows and Doors Worksheet

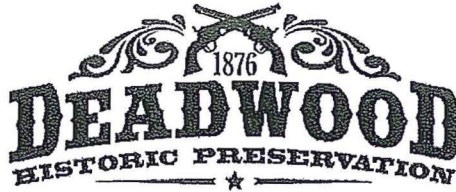
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	2	1				
Right Side View						
Left Side View						
Rear View	2					
Total Windows						
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$20,000.00 maximum.

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

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



Foundation Program Application

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

1. Address of Property:

4 Rodenhous

2. Applicant's name & mailing address:

Gary E. Gorder

4 Rodenhous

Deadwood, S.D. 57732

Telephone: (701) 293-3355 3351

E-mail _____

Robin 580-6929

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/11/19

Initials: MM

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

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

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

Applicant's signature: Mary E Gorder

Date submitted: 10/07/19

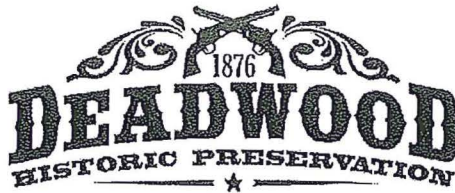
Owner's signature: Mary E Gorder

Date submitted: 10/07/19

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

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

Revised 9/28/17



Siding Program Application

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

1. Address of Property:

4 Rodenhaus

2. Applicant's name & mailing address:

Gary E. Gorder

4 Rodenhaus

Deadwood, S.D. 57732

Telephone: (701) 293-3351

E-mail Robin 580-6929

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ Maximun Allowed

Estimated Total Cost for Entire Project:

\$ Needs to get an Estimate

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/10/19

Initials: _____

Assessed Valuation \$ _____

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

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

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

Applicant's signature: Mary E Gorder

Date submitted: 10/07/19

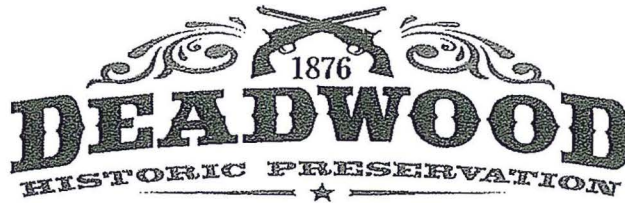
Owner's signature: Mary E Gorder

Date submitted: 10/07/19

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

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

Revised 09/27/17



Elderly Residents Program Application

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

Address of Property:

4 Rodenhous

Applying for: ☒ Grant or ☐ Loan

Applicant/Owner name & mailing address:

Gary E. Gorder
4 Rodenhous
Deadwood, S.D. 57732

Requested Grant Amount:

\$ Maximum Amount

Estimated Total Cost for Entire Project:

\$ Needs to get Estimate

Telephone: (701) 293-3351

E-mail Robin 580-6929

What year were you born? 12-9-1943

For Office Use Only:

☒ Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/11/19

Initials: _____

Assessed Valuation \$ _____

Description of work to be done Plumbing, Electrical, Flooring, Structure / Walls

Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

Certification

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

I acknowledge the Deadwood Historic Preservation Commission is merely granting 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 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.

Applicant's signature: Gary E. Gorder

Date submitted: 10/07/19

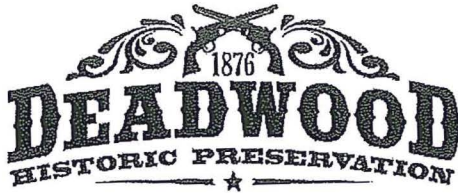
Owner's signature: Gary E. Gorder

Date submitted: 10/07/19

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

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

Revised 6/7/18



Wood Windows and Doors Application

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

1. Address of Property:

4 Rodenhaus

2. Applicant/Owner name & mailing address:

Gary E. Gorder

4 Rodenhaus

Deadwood, S.D. 57732

Telephone: (701) 293-3351

E-mail

Robin 580-6929

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ Maximum Amount

Estimated Total Cost for Entire Project:

\$ Needs to Get Estimate

For Office Use Only:	
<input checked="" type="checkbox"/> Owner Occupied	
<input type="checkbox"/> Non-owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: <u>10/11/19</u>	Initials: <u>MG</u>
Assessed Valuation \$ <u>62,350</u>	

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

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

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Applicant's signature:

Gary E Gorder

Date submitted: 10/07/19

Owner's signature:

Gary E Gorder

Date submitted: 10/07/19

Please complete Wood Window and Doors Worksheet on page 2 of this application

Revised 9/27/17

Wood Windows and Doors Worksheet

Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Existing Wood Door(s)
Front View						
Right Side View						
Left Side View						
Rear View						
Total Windows						
Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.						
Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.						
Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.						
Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.						
Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.						
Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.						

The forgivable loan or grant is available up to \$20,000.00 maximum.

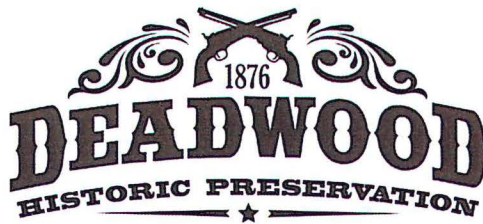
Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

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

Revised 9/27/17

[Back to Agenda](#)

EXHIBIT C



MEMORANDUM

Date: November 8, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Printing of 2020 Block Club Calendar

The Historic Preservation Office, in conjunction with the Neighborhood Blocks Clubs, has printed a community calendar for the residents of Deadwood since 2018. They are once again requesting permission to hire M.S. Mail to print and mail the 2020 calendar. The calendars are very popular with Deadwood residents.

With the help of Mike Runge and the Neighborhood Block Clubs historic photos are selected for the calendar and staff designs and plans the layout of the calendar for printing. The calendars are printed and mailed directly to the residents of Deadwood. The cost to print and mail the 1,500 calendars is \$2,850. Historic Preservation will pay for the printing which is \$2,500 from the Public Education budget line item and the postage and mailing cost of \$350 will be come out of the Neighborhood Block Club budget. A copy of the quote is attached for your review.

The Historic Preservation Staff is requesting permission to print the 2020 calendar and hire M.S. Mail to print and mail the calendar to Deadwood residents in the amount not to exceed \$2,850 with \$2,500 to come out of the Public Education line item and \$350 to come out of the Professional Services Neighborhood Block Club line item.

Recommended Motion:

Move to recommend to the City Commission to hire M.S. Mail to print and mail the 2020 Calendar in the amount not to exceed \$2,850 with \$2,500 to come out of the Public Education line item and \$350 to come out of the Professional Services Neighborhood Block Club line item.



140 SHERMAN STREET, DEADWOOD, SD 57732

♦ BLACKHILLMAIL.COM ♦

605.578.1429

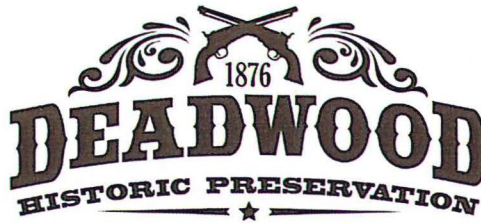
Thank you for the opportunity to print and mail the 2020 calendars for Deadwood Historic Preservation. There would be 1,500 calendars printed and mailed to the residents of Deadwood. Please see the approximate cost breakdown of \$2,850 below:

Printing:	\$2,500
Mailing preparation:	\$150
Postage:	\$200

Sincerely,

Lynn Milos, Owner

EXHIBIT D



MEMORANDUM

Date: November 8, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Acknowledge Payment to SD DOT for decorative light poles on 2016 Highway Project Walnut Street to Whistler Gulch

During the Highway 85 Construction Project there was much discussion regarding extending the historic lights to Highway 85 which were outside of the original design of the construction project. After much discussion and deliberation during the latter half of 2015 and early 2016 the Historic Preservation Commission and City Commission approved extending the decorative lights from Walnut Street to Whistler Gulch. Original design elements only had cobra head style lighting.

During our annual City audit process it was discovered by the State Auditor that South Dakota Department of Transportation (SD DOT) had not billed the City for the final work on the highway project including these approved decorative lights. The SD DOT finally closed out this project and sent the City of Deadwood the final bill. Total amount due from Historic Preservation is \$596,425.45. Since this is not a budgeted line item in 2019 and there are no funds available in the current budget the finance office along with the auditor is recommending doing a budget supplement adjustment for the prior year.

City staff is recommending to the Historic Preservation Commission as well as the City Commission to add this payable to the upcoming budget supplement and adjust for the prior year in the amount of \$596,425.45.

Recommended Motion:

Move to recommend to the City Commission to do a budget supplement adjustment for the prior year in the amount of \$596,425.45.



Department of Transportation
Division of Finance and Management

700 E. Broadway
Pierre SD 57501-2586
605/773-3265 FAX: 605/773-2804

773-4262

INVOICE S00109217

08/28/2019

10496
DEADWOOD CITY AUDITOR
102 SHERMAN ST
DEADWOOD SD 57732-1309

Description

Final Bill

Amount due the South Dakota Department of Transportation for share of costs paid
by the State in connection with Project NH0085(20) 26 0555

US85 FROM US385 TO CEMETARY ST IN DEADWOOD

Participating highway work	397,294.87	397,294.87
----------------------------	------------	------------

Share %	100.00	
---------	--------	--

397,294.87

Less: Previous Billed		(153,797.00)
-----------------------	--	--------------

243,497.87

Non-participating work	401,231.94	401,231.94
------------------------	------------	------------

Share %	100.00	
---------	--------	--

401,231.94

Less: Previous Billed		(10,111.66)
-----------------------	--	-------------

391,120.28

Amount Due this Invoice	634,618.15
-------------------------	------------

PLEASE CUT ON THE LINE AND SEND WITH YOUR PAYMENT

Remit To: Finance Office
SD Department of Transportation
700 E Broadway
Pierre SD 57501-2586

10496
DEADWOOD CITY AUDITOR

102 SHERMAN ST

DEADWOOD SD 57732-1309

Invoice: S00109217

Date 08/28/2019

Due Date 08/29/2019

Amount Remitted:

I declare and affirm under the penalties of perjury that this claim has
been examined by me, and to the best of my knowledge and belief, is in
all things true and correct.

Marilyn R. Jean
Authorization

8-28-19
Date

Agreement 614300

4. D. Low Bid Differential. None 0.00

F. Moisture Tests 15 tests @ \$ 25/Each 375.00
Density Tests 15 tests @ \$ 75/Each 1,125.00

5. Difference between installing standard lighting and decorative lighting. 213,738.20

Estimated Standard Cost

Number	Description	Qty	Bid	Total
150	45' Breakaway Base Lumin Pole w/ 8' Arm	9	2,140.00	19,260.00
156	Roadway Luminaire 400W w/P.E.	9	396.00	3,564.00
160	Footing - 2 Ft. Diameter	72	305.00	21,960.00
162	Type 2 Electrical Junction Box	6	492.00	2,952.00
165	Electrical Service Cabinet	1	1,930.00	1,930.00
177	2" Rigid Conduit Schedule 40	2300	5.60	12,880.00
180	2" Rigid Conduit Schedule 80	400	5.90	2,360.00
182	1/C #4 AWG Copper	10800	1.60	17,280.00
185	1/C #14 AWG Copper Cable	540	0.80	432.00
194	2/C #10 AWG Copper Pole & Bracket Cable	585	2.20	1,287.00
				83,905.00

Actual Decorative Cost

Number	Description	Qty	Bid	Total
151	Decorative Luminaire Pole	31	2,770.00	85,870.00
157	Decorative Luminaire, 100 watt with Photoelectric cell	93	962.00	89,466.00
160	Footing - 2 Ft. Diameter	210	305.00	64,050.00
162	Type 2 Electrical Junction Box	2	492.00	984.00
165	Electrical Service Cabinet	2	1,930.00	3,860.00
177	2" Rigid Conduit Schedule 40	4600	5.60	25,760.00
180	2" Rigid Conduit Schedule 80	100	5.90	590.00
182	1/C #4 AWG Copper	15427	1.60	24,683.20
185	1/C #14 AWG Copper Cable	1050	0.80	840.00
194	2/C #10 AWG Copper Pole & Bracket Cable	700	2.20	1,540.00
317	Extra Work, Lighting Contractor	1	3,614.60	3,614.60
				297,643.20

6. Lump sum amount for the difference between the standard storm sewer and the upgraded storm sewer. 153,797.00

8. Rectangular Rapid Flash Beacons 17,087.00

Number	Description	Qty	Unit	Unit Price	Amount
152	Pedestal Signal Pole	4	Each	536.00	2,144.00
169	Pedestrian Push Button	4	Each	150.00	600.00
170	Pedestrian Push Button Pole	4	Each	367.00	1,468.00
172	Pedestrian Crossing Sign	4	Each	44.00	176.00
173	Rectangular Rapid Flashing Beacon	2	Each	5,520.00	11,040.00
180	2" Rigid Conduit Schedule 80	140	Ft	5.90	826.00
186	2/C #14 AWG Copper Tray Cable, K2	40	Ft	1.00	40.00
187	4/C #14 AWG Copper Tray Cable, K2	310	Ft	1.30	403.00
190	12/C #14 AWG Copper Tray Cable, K2	150	Ft	2.60	390.00

9. A. Lump Sum for the additional construction costs associated with the horizontal alignment shift at Cemetery Street. 13,000.00

HY

pd

P:T

Streets

Construction Change Order Number 3

A section of curb & gutter, sidewalk and asphalt to be removed and replaced that the City will pay.

Number	Description	Qty	Unit	Unit Price	Amount
250N	Remove Concrete Curb and Gutter, City	105	Ft	4.40	462.00
251N	Remove Concrete Sidewalk, City	42	SqYd	7.10	298.20
252N	Remove Asphalt Concrete Pavement, City	83.3	SqYd	5.20	433.16
253N	Type B66 Concrete Curb and Gutter, City	176.6	Ft	50.50	8,918.30
City of Deadwood 100%					<u>10,111.66</u>

pd
Streets

Construction Change Order Number 5

Weed Barrier Fabric and Landscaping Rock to be paid by City.

Number	Description	Qty	Unit	Unit Price	Amount
270N	Landscaping Rock	16.2	CuYd	235.00	3,807.00
271N	Weed Barrier Fabric	197.6	SqYd	7.50	1,482.00
272N	8" PCC Fillet Section	7.7	SqYd	171.00	1,316.70
City of Deadwood 100%					<u>6,605.70</u>

Ch
Parks

Construction Change Order Number 7, 11, and 12

Historic Decorative Lighting extended an additional 3000+ feet.

Number	Description	Qty	Unit	Unit Price	Amount
150P	Breakaway Base Luminaire Pole with Arm, 45'	-11	Each	2,140.00	(23,540.00)
150N	Breakaway Base Luminaire Pole with Arm, 45'	7.819	Each	2,140.00	16,732.66
156P	Roadway Luminaire, 400 Watt with Photoelectric Cell	-11	Each	396.00	(4,356.00)
156N	Roadway Luminaire, 400 Watt with Photoelectric Cell	6.331	Each	396.00	2,507.08
160N	2' Diameter Footing, City	107	Ft	305.00	32,635.00
162N	Type 2 Electric Junction Box, City	21	Each	492.00	10,332.00
164P	Surface Mounted Junction Box	-2	Each	803.00	(1,606.00)
165N	Electrical Service Cabinet, City	2	Each	1,930.00	3,860.00
175P	0.75" Intermediate Metal Conduit	239	Ft	4.60	1,099.40
176N	2" Rigid Galvanized Steel Conduit	59	Ft	10.50	619.50
177N	2" Rigid Conduit, Schedule 40, City	124	Ft	5.60	694.40
177P	2" Rigid Conduit, Schedule 40	765	Ft	5.60	4,284.00
178P	3" Rigid Conduit, Schedule 40	-30	Ft	5.40	(162.00)
180N	2" Rigid Conduit, Schedule 80, City	1200	Ft	5.90	7,080.00
180P	2" Rigid Conduit, Schedule 80	230	Ft	5.90	1,357.00
182N	1/C #4 AWG Copper Wire, City	9490	Ft	1.60	15,184.00
182P	1/C #4 AWG Copper Wire	1705	Ft	1.60	2,728.00
183P	1/C #6 AWG Copper Wire	385	Ft	1.20	462.00
183N	1/C #6 AWG Copper Wire, City	-2645	Ft	1.20	(3,174.00)
185N	1/C #14 AWG Copper Wire, City	1380	Ft	0.80	1,104.00
194N	2/C #10 AWG Copper Pole and Bracket Cable, City	604.4	Ft	2.20	1,329.68
194P	2/C #10 AWG Copper Pole and Bracket Cable	660	Ft	2.20	1,452.00
300N	Decorative Luminaire Pole	46	Each	3,273.07	150,561.22
301N	Decorative Luminaire, 100 Watt	138	Each	1,051.08	145,049.04
302N	Extra Work, DL Poles - City	0	LS	1.00	0.00
320P	Extra Work, Footing	1	LS	420.24	420.24
City of Deadwood 100%					<u>366,653.22</u>

HP
HP

Construction Engineering for Non-Participating Work

HP - 213,738.20
366,653.22
16,034.03

Total	798,526.81
Previously Paid	(163,908.66)
Amount Due	634,618.15

596,425.45

Parks 6,605.70
Streets 13,000.00
P.T. 17,087.00

633,118.15
1,500.00 - Dispute(?)
634,618.15
doesn't add
as needed

EXHIBIT E

Date: November 08, 2019

Case No. 190356
Address: 33 Taylor Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 33 Taylor Avenue, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Rhon Underhill
Owner: ALMANZA, RONALD J
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 founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

Applicant requests permission to repair roof and install cyanide lids. Replace siding with wood siding, repair/replace windows and install wood storms. Remove porch and reconstruct to look like original. Install new fence. Restore garage on back of building. Repair foundation on south side. Install gutters.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

Unfortunately, this historic resource has deteriorated drastically over the past few years. Previous owner's have not maintained the property and let it go back to the financials institution. Mr. Underhill is in the process of purchasing the resource and plans to address the deficiencies of the resource next spring. As new owner, he plans to utilize the Historic Preservation programs and rehabilitate the building. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

[Back to Agenda](#)

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

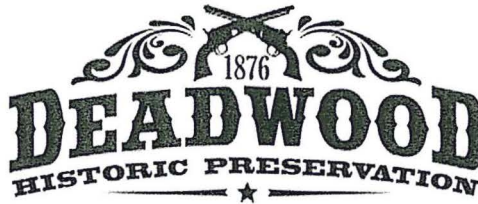
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	190356
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/21/19
Date of Hearing	11/13/19

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: 33 Taylor Avenue
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: Rhon Underhill	Architect's Name: _____
Address: 32 Taylor Ave.	Address: _____
City: Deadwood State: SD Zip: 57732	City: _____ State: _____ Zip: _____
Telephone: 641-1928 Fax: _____	Telephone: _____ Fax: _____
E-mail: rudawg1@gmail.com	E-mail: _____

Contractor's Name: _____	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 checked="" type="checkbox"/> Accessory Structure
<input checked="" 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 checked="" type="checkbox"/> Siding	<input checked="" 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: <u>SPRING 2020</u> Project Completion Date (anticipated): _____				
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>WROUGHT IRON</u> Style/type <u>WOOD</u> Dimensions <u>2,</u>				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS	
	<input checked="" type="checkbox"/> Restoration		<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>WOOD</u> Style/type <u>MATCHING</u>				
<input type="checkbox"/> PORCH/DECK	<input checked="" type="checkbox"/> Restoration <u>OR</u>		<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> 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).


reinstall!
Repair roof & replace with cyanide lids. Replace siding
with wood siding, repair/replace windows & install
wood Storms. Remove porch & reconstruct to look like
original. Install new fence. Restore garage in back
of Bldg. Repair Foundation on South side. Install
gutters to ~~resolve~~

SIGNATURES

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

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

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

 10-31-19
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.

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 08, 2019

Case No. 190355
Address: 68 LINCOLN AVE

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 68 LINCOLN AVE, a Non-contributing structure located in the PROBATE LOTS DEADWOOD in the City of Deadwood.

Applicant: Daniel Schaaf
Owner: SCHAAF, DANIEL
Constructed: 2011

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource:

Due to new construction, this building can not contribute to the Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

Applicant requests permission to add a new 16' x 20' garage to be placed off the northwest corner of the existing structure. Part of the new garage (2 walls) will act as retaining walls. The exterior structure will match as close as possible to the existing structure. The siding of the garage will be board and batten with a stone veneer.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff has conducted a site visit to review the proposed work. This resource is a non-traditional building constructed in 2011. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District.

[Back to Agenda](#)

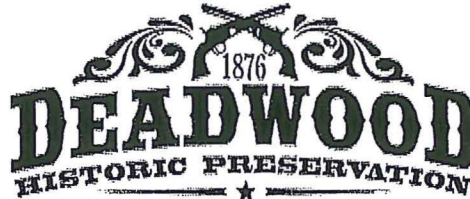
Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	190355
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	11/5/19
Date of Hearing	11/13/19

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: 68 Lincoln Avenue, Deadwood, SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Daniel Schaaf
Address: P.O. Box 70
City: Deadwood State: SD Zip: 57732
Telephone: 417-422-9072 Fax:
E-mail: interstfutures@qwestoffice.net

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

Contractor's Name: Brady Erickson
Address:
City: Spearfish State: SD Zip: 57783
Telephone: 605-209-6975 Fax:
E-mail: bradenerickson82@gmail.com

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

TYPE OF IMPROVEMENT

- | | | | | |
|----------------------------------------------------------|------------------------------------------------------|--------------------------------------------------|--------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Alteration (change to exterior) | <input checked="" type="checkbox"/> New Construction | <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input checked="" 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"/> 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 checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other	<u>New garage</u>
<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 checked="" 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.

A new 16' x 20' garage will be placed off the Northwest corner of the existing structure. Part of the new garage (2 walls) will act as retaining walls. See attached picture of site location. The exterior of the structure will match as close as possible to the existing structure. See attached photos. The siding of the garage will be board and batten with a stone veneer.


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.

 11-5-19
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.

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:

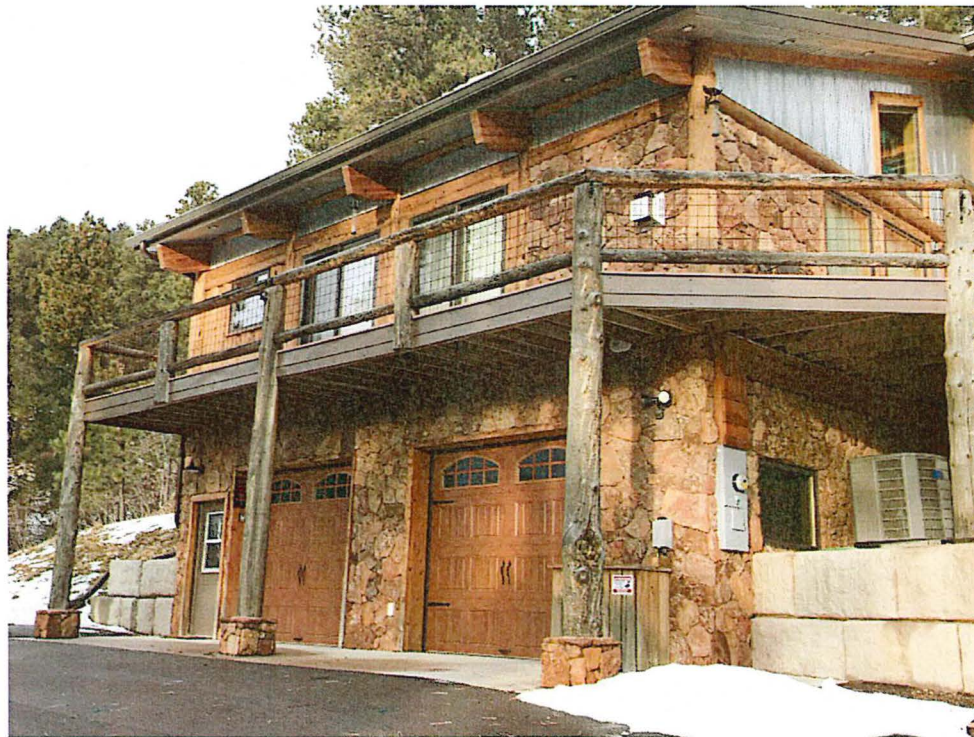
- ☒ Written description of area involved.
- ☒ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

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.





Proposed Garage Site



