

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 25, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of September 11, 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. Teresa Hamilton & Peter Curry – 458 Williams – Wood Windows & Doors
 - ii. Patricia McKenzie – 31 Sampson – Siding
 - iii. Elle Acquisitions, LLC – Dr. Robert Lemley – Historic Façade Easement – **Exhibit B**
 - c. Grant Extensions – **Exhibit C**
 - i. Mike Besso – 405 Williams – Elderly Resident
 - ii. Brett Bauman – 35 Jackson – Wood Windows & Doors
 - iii. Mark & Rose Speirs – 34 Van Buren – Elderly Resident
 - iv. James & Christine Mikla – 30 Adams – Foundation/Siding/Wood Windows & Doors
 - v. Tyson Almanza – 62 Taylor – Siding/Wood Windows & Doors
 - vi. Thomas & JoBerta Pehrson – 31 Jackson – Elderly Resident
 - vii. Tom McNary – 14 Van Buren – Windows & Doors
 - viii. Bob & Mary Sjomeling – 416 Williams – Elderly Resident
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan Program – **Exhibit D**
 - i. Dragon Belly LLC – 770 & 772 Main – Loan Extension Requests
5. Old or General Business
 - a. Update and issues of hillside cut at First Gold – Mike Towey
 - b. Main Street Initiative Update
 - c. Outside of Deadwood Emergency Grant Request – Mitchell Area Historical Society – **Exhibit E**
 - d. Not-For-Profit Grant Request – St. John's Episcopal Church – **Exhibit F**
 - e. Permission to Hire Part-Time Special Project Coordinator – Deadwood Chinatown Collection – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 190307 – Elle Acquisitions LLC – 674 Main – Exterior Repairs – **Exhibit H**
 - b. COA 190315 – Scott & Sharon Jacobs – 78 Sherman – Add two Doorway Accesses and Staircase – **Exhibit I**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190296 – Teresa Hamilton & Peter Curry – 458 Williams – Exterior Repairs – **Exhibit J**
 - b. PA 190306 – Lanny & Linda Shepherd – 16 Park – Construct Garage, Retaining Wall – **Exhibit K**
 - c. PA 190314 – Patricia McKenzie – 31 Sampson – Siding – **Exhibit L**
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, September 11, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. August 28, 2019, 2019 Regular Meeting
3. Operating Voucher Approval⁸.
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Erica Bussiere – 45 Burnham – Foundation and Residential Revolving Loan Programs
 - ii. Renee Burr – 25 McKinley Street – Siding Program
 - iii. Gene Hunter – 38 Van Buren – Foundation Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program – **Exhibit B**
 - i. Jeff & Tracy Munce – 36 Jackson – Foundation, Windows, RLF Life Safety, RLF Preservation Loan Request
 - ii. James Pontius – 118 Charles – RLF Life Safety Loan Extension Request
 - iii. David Herdt – 97 Forest – RLF Life Safety Loan Extension Request
 - iv. Anita Knipper – 422 Williams – Foundation Loan Extension Request
 - v. Brian Kinkler – 288 Williams – Windows Loan Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. DHI Quarterly Report – Carolyn Weber
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190291 – Jane Verba – 15 Stewart – Construct Carport – **Exhibit C**
 - b. PA 190292 – Josh Keehn – 38 Madison – Replace Windows – **Exhibit D**
 - c. PA 190293 – Erica Bussiere – 45 Burnham – Exterior/Electrical Repairs – **Exhibit E**
 - d. PA 190294 – Rick & Jaye Conrad – 62 Williams – Pre-purchased Roofing Consideration – **Exhibit F**
 - e. PA 190297 – Gene Hunter – 38 Van Buren – Foundation Repair - **Exhibit G**
 - f. PA 190298 – Grace Lutheran Church – 825 Main Street – Siding Repairs – **Exhibit H**
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.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, September 11, 2019

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

Absent:

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer 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, September 11, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

August 28, 2019 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, August 28, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$162,932.79. 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 \$60,377.95 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. Erica Bussiere – 45 Burnham –Foundation and Residential Revolving Loan Programs
- ii. Renee Burr – 25 McKinley Street – Siding Program
- iii. Gene Hunter – 38 Van Buren – Foundation Program

It was moved by Mr. Blair and seconded by Mr. Posey to enter Erica Bussiere, 45 Burnham, Foundation and Residential Revolving Loan Programs; Renee Burr, 25 McKinley Street, Siding Program, Gene Hunter, 38 Van Buren, Foundation Program, into the grant programs. Aye - All. Motion carried.

Revolving Loan Voucher Approval

It was moved by Mr. Toews and seconded by Ms. Posey to approve the Revolving Loan disbursements in the amount of \$31,243.55 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Jeff & Tracy Munce – 36 Jackson – Foundation, Windows, RLF Life Safety, RLF Preservation Loan Request
- ii. James Pontius – 118 Charles – RLF Life Safety Loan Extension Request
- iii. David Herdt – 97 Forest – RLF Life Safety Loan Extension Request
- iv. Anita Knipper – 422 Williams – Foundation Loan Extension Request
- v. Brian Kinkler – 288 Williams – Windows Loan Extension Request

It was moved by Mr. Toews and seconded by Mr. Blair to approve the revolving loan requests as submitted. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker handed out the event calendar from the Promotion Committee. The Economic Restructuring Committee will be meeting September 17 and the Design Committee will be in attendance. Main Street Initiative meets September 18. Work on the Outlaw Plaza continues with underground irrigation, brick work, roof decking on stage, installing tile and fixtures in the office and restrooms. Outlaw Square is scheduled to have a soft opening in early November with grand opening on December 6. Highway 14A will be closed at the intersection of Maitland Road the week of September 25.

DHI Semi-Annual Report – Carolyn Weber

Carolyn Weber with DHI presented a report on how Historic Preservation Funds have been utilized through children's programs, Preservation Thursdays, History on the Lawn, various programs and events and attendance numbers at the museums. Mr. Toews asked how the Brothel Museum Project is doing. Mr. Kuchenbecker stated the quote for the project has come in much higher than expected. Carolyn Weber and Wayne Morris met and reviewed the quote and plan to get additional estimates from other subcontractors.

New Matters before the Deadwood Historic Preservation Commission

PA 190291 – Jane Verba – 15 Stewart – Construct Carport – Exhibit C

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit circa 1950. The applicant is requesting permission to construct a car port constructed of wood and the shingles will match the house. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval to construct a wood carport at 15 Stewart. Aye – All. Motion carried.***

PA 190292 – Josh Keehn – 38 Madison – Replace Windows – Exhibit D

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit circa 1900. The applicant is requesting permission to replace the front picture window with new window that looks the same and replace side window with two double hung windows, removing the middle picture window. The proposed work and changes do 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 local historic district, the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Steinlicht and seconded by Ms. Posey 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 to replace the front picture window and replace side window with two double hung windows. Aye – All. Motion carried.***

PA 190293 – Erica Bussiere – 45 Burnham – Exterior/Electrical Repairs – Exhibit E

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit circa 1895. The applicant is requesting permission to cover delaminated concrete steps and replace with cedar porch steps, add gutters, demo part of side deck to repair foundation by adding buttresses to reinforce and stop movement of foundation wall and replace electrical box with updated box and appropriate amperage for modern use. If porch roof is replaced with new it must match existing wood. Columns should be turned rather than square. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Toews 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 with the stipulation if the roof is replaced it must match existing roof line and the columns should be turned rather than square at 7 Emery Street. Aye – All. Motion carried.***

PA 190294 – Rick & Jaye Conrad – 62 Williams – Pre-purchased Roofing Consideration – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing structure located in the Fountain City Planning Unit circa 1950. The applicant is requesting permission to consider allowing them to use the Classic Rib style roofing already purchased on sale before receiving their approval letter requiring vertical seam profile or the mini-batten profile back in May 2019. Ms. Posey stated if this is approved we will set a dangerous precedent for other metal roof projects we have denied. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building but begins to add to a cumulative adverse effect to the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Williams to deny the request to use the Classic Rib style roofing material already purchased for 62 Williams Street. Aye – All. Motion carried.***

PA 190297 – Gene Hunter – 38 Van Buren – Foundation Repair – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1897. The applicant is requesting permission to repair deteriorating brick exterior and interior foundation. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District because it is not readily visible within the historic district. ***It was moved by Mr. Steinlicht and seconded by Ms. Posey 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 to repair deteriorating brick exterior and interior foundation at 38 Van Buren Street. Aye – All. Motion carried.***

PA 190298 – Grace Lutheran Church – 825 Main Street – Siding Program – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit circa 1930. The applicant is requesting permission to replace the hail damaged siding on all sides of the church, parsonage and garage. They will be replacing the siding through insurance and church funds. They will be changing the siding to a narrower 5 inch reveal white composite siding on all buildings to better comply with the historic image of the property. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District because it is not readily visible within the historic district. ***It was moved by Mr. Toes and seconded by Mr. Williams based upon all the evidence presented, I find that this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval to replace siding at 825 Main Street. Aye – All. Motion carried.***

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported Mike Runge's report is included in the packet. Mr. Toews requested staff to have a report on Firewise at an upcoming HP meeting. Dr. Wolf will be doing Preservation Thursday next week. First Interstate Bank had their Volunteer Day today with them working in Mt. Moriah Cemetery. Darnowski Landscaping Services has been working at Mt. Moriah as well. Visitation is strong at the cemetery. Mr. Berg requested staff to send a thank you to the bank. The Stagecoach and Chuckwagon are in need of repairs and services. They will have to be transported to Letcher, SD. Bill Haus is working on a book of Mayors and Sheriffs of Deadwood and Lawrence.

Committee Reports

Mr. Blair stated this is the 30th year of gaming. There will be a celebration on November 1.

Mr. Toews stated the Design Committee has a new member, Jeremy Russell. Pictures have been placed in the Midnight Star and working on putting them in Dairy Queen. Staff and committee are looking for painter/artists for the Ghost Mural Program. The Jacobs plan to put their own mural on the ABC building. Working on pedestrian signs and an arch over whitewood creek and butt receptacles. The committee will be attending the Economic Development Committee meeting next week regarding the Main Street Master Plan.

Ms. Posey stated she has True West Magazines from day one that she needs to find a home for. It was suggested she contact DHI.

Other Business

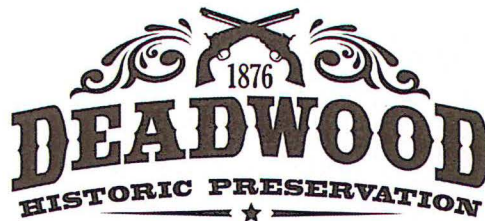
The Historic Preservation Commission Meeting adjourned at 5:40 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary

Back to Agenda

EXHIBIT A

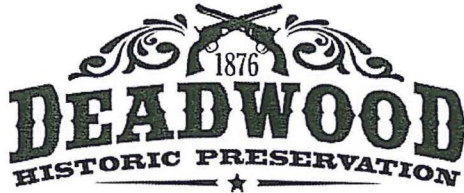


MEMORANDUM

Date: September 20, 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.

- Teresa Hamilton & Peter Curry – 458 Williams – Wood Windows & Doors & Siding Program
Staff has determined the proposed projects meet the criteria for the Wood Windows & Doors and Siding Programs. Staff will coordinate with the applicant during the proposed project.
- Patricia McKenzie – 31 Sampson – Siding Program
Staff has determined this structure does not meet historic requirements as it was constructed in the 1980s and does not recommend acceptance into the program. Staff will suggest the applicant go through Neighborworks for funds.



Wood Windows and Doors Application

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

1. Address of Property:

458 Williams Street

2. Applicant/Owner name & mailing address:

Teresa Hamilton & Peter Curry

458 Williams Street

Deadwood, SD 57732
228 223 7637

Telephone: (228) 223-7652

E-mail _____

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: 9/4/19

Initials: BA

Assessed Valuation \$ 124,470

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: Teresa Hamilton

Date submitted: 8/27/19

Owner's signature: Teresa Hamilton

Date submitted: 8/27/19

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

Revised 9/27/17

Wood Windows and Doors Worksheet

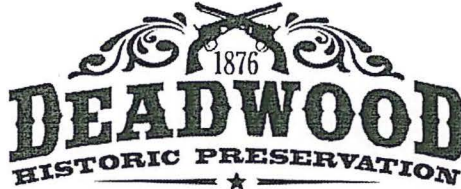
Please fill out below using numbers of windows, storm windows and doors.

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 Wood Door(s)	Replacement of Inappropriate Wood Door(s)
Front View	6	4		1		
Right Side View	5	12	7			
Left Side View	8	3	1			
Rear View	3	5	2		1	
Total Windows	22	24	10	1	1	
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



Siding Program Application

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

1. Address of Property:

458 Williams Street

2. Applicant's name & mailing address:

Teresa Hamilton & Peter Curry
458 Williams Street
Deadwood, SD 57732

Telephone: (228) 223-7637

E-mail _____

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: 9/4/19

Initials: BA

Assessed Valuation \$ 124,470

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.

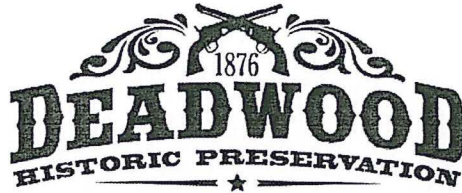
Applicant's signature: Teresa Hamilton Date submitted: 8/27/19

Owner's signature: Teresa Hamilton Date submitted: 8/27/19

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



Siding Program Application

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

1. Address of Property:

31 Sampson Street

2. Applicant's name & mailing address:

Patricia A. McKenzie

31 Sampson Street

Deadwood, SD 57732

Telephone: (605) 722-6284

E-mail pford51@hotmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ 4000⁰⁰

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.

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.

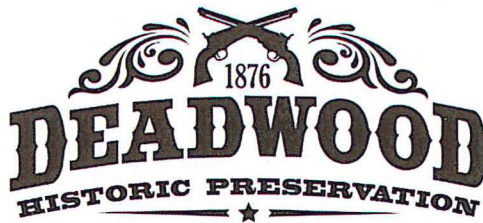
Applicant's signature: Patricia McKenzie Date submitted: 9/16/19

Owner's signature: _____ Date submitted: ____/____/____

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

EXHIBIT B



MEMORANDUM

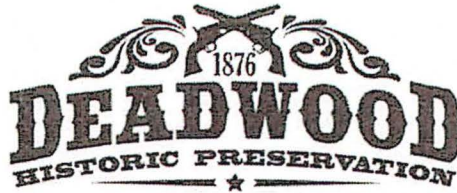
Date: September 20, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Façade Easement Program Application

Elle Acquisitions, LLC of Bozeman, Montana is applying for the Historic Façade Easement Program for property located at 674 Main Street. This is a contributing resource located in the Deadwood City Planning Unit constructed c 1879/1883/1937.

The applicant is requesting \$23,693.58 to help replace the roofing, siding with LP Smartside and repair the fascia. Per the guidelines of the program Historic Preservation will pay 80% of the project cost in exchange for the purchase of a Conservation Easement which will be 80% of the qualified expenditures of \$11,460.00. The Projects Committee met on September 19 and determined the portions of the project does meet the requirements for the program and recommend acceptance into the Historic Façade Easement Program.

RECOMMENDED MOTION:

Move to accept Elle Acquisitions, LLC into the Historic Façade Easement Program in the amount of \$11,460.00.



Historic Facade Easement Program Application

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

1. Address of Property:

674 Main Street, Deadwood, SD

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

2. Applicant's name & mailing address:

Elle Acquisitions, LLC, c/o: Dr. Robert Lemley

1404 S. Black Ave.

Bozeman, MT 59715

Telephone: () -

E-mail

Telephone: (406) 600 - 8069

E-mail doclemley@aol.com

4. Project Costs:

Total cost of the façade restoration project:

\$ 23,693.58

Amount requested for the façade project

\$ 23,693.58

(Keep in mind eligible expenses and program maximums)

Total cost of building rehabilitation project

\$

(Include additional interior work planned)

Anticipated appraisal value at conclusion of project

\$ ~\$590,000

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
 - Provide detailed description of exterior changes including materials, colors and dimensions
 - Proposed rehabilitation renderings and elevations
 - Current and historic photos of the building
 - Project budget including the entire project and façade project
 - Project timeline
 - General information on project financing or other such information showing feasibility of project
 - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement.

7. 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 façade easement as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the program included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree 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 purchasing the façade 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 project 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 façade easement.

Applicant's signature: Elle Dequisto, LLC

Date submitted: 8 / 3 / 19

Owner's signature: _____

Date submitted: ____/____/____

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

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

Elle Acquisitions
%: Dr. Robert Lemley, Managing Member
1404 S. Black Ave.
Bozeman, MT 59715

September 6, 2019

City of Deadwood
Deadwood Historical Preservation Office
108 Sherman Street
Deadwood, SD

RE: 674 Main Street, Deadwood, SD 57732

Legal Description: Lot 3 of Block 21, Original Townsite of Deadwood, City of Deadwood

Parcel ID: 30025-02100-030-00

Ownership: Current ownership is Elle Acquisitions LLC as evident in a deed dated 8.3.2011 in document 2011—3717.

Dear Historical Preservation Office,

Elle Acquisitions is the owner of premises located at 674 Main Street, Deadwood, which is listed on the Historic Sites inventory. Elle acquired the premises in 2011, and is a commercial/residential rental that leases its main floor to the Gold Dust Casino (owned by Black Diamond Capital, Inc), and has a 3 bedroom/2 bath rental unit above.

The building's exterior, specific to the east, north and west sides, are in need of rehabilitation. There is a large, east facing exterior stucco wall on the second floor that has portions which are cracked, damaged and leaking. Some of the brick wall behind a portion of crumbling stucco has caved into the now-defunct chimney due to exposure, leaving a decent sized hole. The stucco surrounding the hole is furthermore cracked, peeling, and flaking off. This east facing exterior elevation is weathered, old, and in need of repair and rehabilitation for the life safety of the structure. Likewise, the other exterior walls to the north and south have a tar/asphalt siding leftover from previous owners. This siding is old, bubbling, cracked, damaged, leaking, and is also in need of replacement for purposes of life safety to protect the premises and tenants inside from the elements.

In addition, the roof has two sections: 1) 2, A-frame types consisting of shingled asphalt, and 2) a tar/gravel "swimming pool" portion located near the front of the building. The shingled asphalt section, installed new in late 2011, has suffered damage from summer hail storms and needs replacement. The tar/gravel portion is outdated, drains poorly, is torn on sidewalls, and has been proven to be problematic with periodic tears and leaks despite a handful of repairs and patches performed. This section too is old and outdated, requiring replacement with a system other than tar/gravel as the tar/gravel systems appear to not be utilized much anymore by roofers.

As per exterior siding and per roof, two bids are attached, one from RainTite and from All American Roofing. RainTite can move replace the old tar asphalt siding with LP Smartside while covering existing wood fascia with aluminum pre-finished and pre-bent fascia, however this requires approval from the Historical Preservation Office. This owner is eager to work with the City of Deadwood in finding a solution which satisfies the aesthetic demands of the

Historical Preservation Office while also insuring the life safety of the building. All American Roofing can replace the tar/gravel roof portion with a new foam-type system. This also renders approval from Historical Preservation. In conjunction to replacing/repairing the two roofs systems, there is an area I call the "trench" which drains predominately the 2 A-Frame portions. The "trench" is nestled and adjacent to the nearby building of the Scott Jacobs art gallery. This "trench" area received damage by a vagrant about 7-8 years ago. The vagrant accessed this roof area, and his body weight punctured multiple foot holes in this soft roof section leading to profuse roof leaking. An emergency repair was required once it was discovered. A system was put into place utilizing the existing structure of the building to remedy, however that system is not fullproof. It has held up well, however, it too is in need of proper renovation and reinforcement to secure the life safety of the building out of concern that weight received by any major snow storm and subsequent ice buildup has the potential to cause the system to fail or collapse. This trench area needs to be made more sturdy with integrity to hold against weight of both snow and ice jams which collects heavily due to the buildings pre-existing design. According to the roofers, The A-frame shingle, tar/gravel portion, and "trench" section need to all be done at the same time (as highlighted in All American Roofers bid).

The bottom line is: this owner would like to make appropriate renovation and repairs to the exterior of the premises for its long term safety and livelihood in a fashion that is consistent to aesthetic criteria set forth by the Historical Preservation Office, but Elle lacks the financial capacity to remedy. Therefore, Elle Acquisitions seeks application for both Commercial Revolving Loan as well as Facade Easement Program to assist in the costly endeavor to an old and aging building built in 1888.

Of utmost urgency, is the need to immediately repair the hole in the east side stucco wall prior to winter all while keeping an eye on remedying the exterior siding portions as well as the roof portions in as timely manner as possible. A problematic feature is not knowing the extent of potential brick problems which may lie underneath portions of stucco that are cracking, peeling, and flaking which may have exposed the underlying brick wall.

On another note, there is additional urgency to remedy the situation with haste as my insurance provider has dropped coverage as of September 1 by token due to the state of the exterior. A new insurance provider is being sought during the writing of this letter. The inability to move on this project and satisfy the requirements of the insurance provider has been prolonged in part from the Historical Preservation not returning my calls or emails over since reaching out to Historical Preservation mid-July.

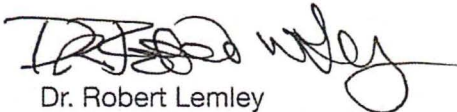
The loan/grant amounts are defined by the bids, however these could be subject to change to make either higher or lower following collaboration with the Historical Preservation Office and the siders/roofers, with respect given to type of materials used for rehabilitation following acquisition costs associated with of the building from previous owners. A package is enclosed in interests to hasten the project along. The highest priority goes to fixing the hole in east side stucco wall prior to winter. Missing is bid from Tom's Plastering (east side stucco wall) and from Stoneshield Constuction (to repair the crumbled brick hole) as we are awaiting direction/approval from Historical Preservation and it remains unknown if only *part* of, *some* of, or *all* of, the stucco siding needs replacement. Elle Acquisitions will communicate the possible added or deducted costs of repairs and renovation as it pertains to the life safety of the building while working alongside the Historical Preservation Office in this endeavor. However, there is haste to patch the hole and stucco as soon as possible. As of a teleconference today, the roofers are able to get to the roofs sometime next week, however funding is the rate limited factor. Timing to meet the roofers is of essence as all roofers in the area seem to be significantly backed up from early torrential summer rains during June which inhibited progress.

Enclosed:

- 1) Commercial Revolving Loan Fund Application (roofs) + bid from All American Roofing
- 2) Historic Facade Easement Program Application (siding) + bid from RainTite Roofing
- 3) Application for Project Approval OR Certificate of Appropriateness
- 4) History of Subject
- 5) Current Balance Sheet 9.6.19
- 6) Profit and Loss: FY 2018
- 7) Profit and Loss: FY 2019 thru 9.6.19
- 8) Multiple photo's of the premises (sent separately via iPhone)

Thank you. I look forward to the collaboration.

All the best,

A handwritten signature in black ink, appearing to read "Dr. Robert Lemley", with a stylized flourish extending to the right.

Dr. Robert Lemley
Managing Member, Elle Acquisitions LLC



All American Roofing & Sales Inc.
2555 Carlin St
Rapid City, Sd. 57703
Phone 605-393-2524
Fax 605-393-2523

Page # 1 of 1 Pages

Contract # 13

DATE: May 6, 2019

PUMA XL foam System

1,064 square feet of roof

TO:	Landstroms Golden Creations LLC Dr. Robert Lemley 1404 S Black St Bozman	Mt. 59715	Job name and/or location	Gold Dust	
				Dr. Robert Lemley	
PHONE:		CELL 406-600-8069	Job Phone: Cell Phone:	Deadwood	SD
				406-600-8069	

We hereby submit specifications and estimates for: installing the FOAM system using BENCHMARK and PUMA XL coating.

1. Prep roof surface for spray foam.
2. Install nominally 1.5 inch of sprayed in place polyurethane foam over the entire roof surface.
3. Apply BENCHMARK base coat.
4. Apply KWIK KAULK where necessary.
5. Apply PUMA XL top coat over the entire roof surface.

Note: Add to install PVC rubber on the narrow strip has to be 10' wide x 46' long not 6 like insurance priced out. \$4,862.00

Note: this area has to be cordenated with the shinglers as it can't be done before or after shingling.

Install the above system in accordance with the manufacturer's specifications.

The permit for this project is the responsibility of the owner of the building.

WARRANTY: 18 year material warranty and 5 year labor warranty. (Non pro-rated)

Warranty papers to follow completion and final payment.

RENEWABLE WARRANTY: An additional 18 year warranty can be obtained at the end of the first 18 year period with an inspection and re-coat. The roof should be re-coated between the 18 th year and the 19 th year. The warranty can be renewed after each re-coat, and if it is re-coated on a regular basis, the roof may never need to be re-roofed again.

All material is guaranteed to as specified. All work to be completed in a workman like manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, wind damage and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. "YOU THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSSINESS DAY AFTER THE DATE OF THIS TRANSACTIONS. IF YOU WANT FURTHER EXPLINATION OF THIS RIGHT ASK US FOR MORE INFORMATION." Please initial indicating you have read above canvellation notice. _____

We hereby propose to furnish material and labor - in accordance with the above specifications, for the sum of:

TWELVE THOUSAND SIX HUNDRED TWENTY-ONE DOLLARS AND 00 CENTS

\$12,621.00

Payment to be made as follows: 40% to accompany signed contact. half 60% upon completion of the project. Delinquent payment, upon any work completed, shall bear interest at 1.5% per month from date of completion, and, if suit is filed to enforce payment, owner will pay reasonable attorney fees and court cost.

1st payment \$5,048.40

2nd payment

3rd payment

\$7,572.60

Date paid

Date paid

Date paid

Acceptance of the Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Purchaser _____

We agree to furnish the above items and conditions herein contained. All agreements contingent upon strikes, Acts of God, or other causes beyond our control.

This contract price is void after 30 days

Contractor _____

4498 Universal Dr
Rapid City, SD 57702
(605) 391-1334
office@roofingrapidcity.com
www.roofingrapidcity.com



Estimate

ADDRESS

Robert Lemley
674 Main St
Deadwood, SD 57732

ESTIMATE # 1034

DATE 06/10/2019

EXPIRATION DATE 07/31/2019

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Roof Replace Per Insurance	Replacing roof according to insurance specifications	1	8,904.00	8,904.00T
Gutter Replacement	Replace gutters downspouts per insurance claim - Included in pricing above	1	0.00	0.00T
Siding Replace	Replace asphalt siding with LP Smartside. This includes all 4 sections of the building that currently have asphalt siding with brick pattern.	15	895.00	13,425.00T
Fascia metal covering	Cover existing wood fascia with aluminum pre-finished, pre-bent fascia	150	6.00	900.00T

SUBTOTAL	23,229.00
TAX	464.58
TOTAL	\$23,693.58

Accepted By

Accepted Date

History of Subject

The subject was built initially in the last 1880's according to the public record at a time when historic Deadwood was benefitting from gold mining. The property was a fairly typical two-story retail storefront building with upper level apartment.

To recap the relevant history of the subject, today it consists of a ground level gaming storefront with upper level apartment unit. The ground level is currently leased for \$3,080 per month under a five-year, modified gross lease term with about 4 years remaining and multiple five-year renewal options for the Lessee: Black Diamond Capital.

Additionally, a tenant improvement allowance (TIA) in the amount of \$18,144- was provided by the Lessor to pay for the cost to build-out the leased premises for Gold Dust casino (owned by Black Diamond), which were completed in 2014. The TIA was paid to Lessee in the form of a pro rata abatement of the monthly rental payable by the Lessee amortized over the initial term of the lease at a rate of \$302.40 per month. The tenant also has an option to purchase the property for \$1,000,000 which can be renegotiated after the expiration of the first primary term. The first renewal term in term in the lease is at \$16.30/square foot, at which time the TIA will have been fully amortized.

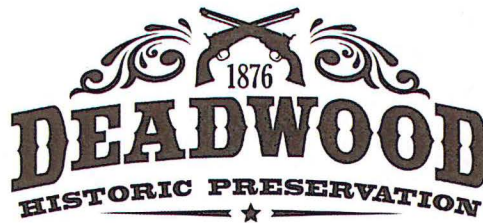
The upper level apartment unit (3 bedroom/2bath) is currently leased out on a 1 year lease in the amount of \$985-/month, with the tenant paying electric and gas. Additionally, the landlord pays \$30- per month towards water/sewer/garbage with the tenant responsible for any remainder billing.

As of the this date, the subject is in full operation with casino customers in the first floor space. The upper level apartment is leased. There are no major casualty losses or environmental hazards affecting the subject.



[Back to Agenda](#)

EXHIBIT C



MEMORANDUM

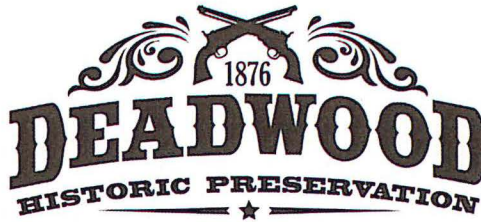
Date: September 20, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

The following Historic Preservation Program applicants are requesting an extension of their Grant. Staff's recommendation follows for the extension requests.

- Mike Besso..... 405 Williams Elderly Resident
The grant expires on 09/24/19. The applicant has one project left which is removing a dangerous tree. The Contractor has been hired. Staff recommends extending the grant for an additional three months which will expire 12/24/19.
- Brett Bauman....35 Jackson Wood Windows & Doors
The grant expires on 09/19/19. The applicant has received the windows and will have them installed. Staff recommends extending the grant for an additional three months which will expire 12/19/19.
- Mark and Rose Speirs 34 Van BurenElderly Resident
The grant expires on 9/18/19. The applicant has a contractor hired to do the project. Staff recommends extending the grant for an additional three months which will expire on 12/18/19.
- James and Christine Mikla..... 30 AdamsFoundation/Siding/Wood Windows & Doors
The grant expires on 09/03/19. The applicant does have a contractor working on the project. However, emphasis on repairing the retaining wall at the back of the structure is taking priority. Staff recommends extending the grant for an additional six months which will expire on 03/03/2020.
- Tyson Almanza62 TaylorSiding/Wood Windows & Doors
The grant expires on 09/10/19. The applicant is doing the work himself and because he is a contractor himself he is busy doing other people's projects. Staff recommends extending the grant for an additional six months which will expire on 03/19/2020.
- Thomas & JoBerta Pehrson..... 31 Jackson Elderly Resident
The grant expires on 09/18/19. The applicant does have a contractor working on the project. Staff recommends extending the grant for an additional three months which will expire on 12/18/19.
- Tom McNary14 Van Buren..... Wood Windows & Doors
The grant expires on 09/22/19. The applicant has two windows left and should be done this fall. Staff recommends extending the grant for an additional three months which will expire on 12/22/19.

- Bob & Mary Sjomeling.....416 WilliamsElderly Resident
The grant expires on 9/30/19. The applicant has some painting to complete and the project is done. Staff recommends extending the grant for an additional three months which will expire on 12/30/19.

EXHIBIT E



MEMORANDUM

Date: September 20, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Outside of Deadwood Grant Emergency Request – Mitchell Area Historical Society

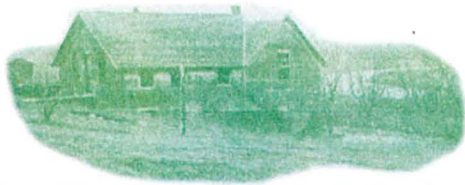
The Mitchell Area Historical Society Carnegie Library Museum is experiencing a serious water issue affecting the upper interior walls of the structure. The issue was exasperated this spring with all of the late snow and rain and continues today. Because the stone on the exterior of the building is deteriorating, moisture is getting through the Kasota limestone and needs to be repaired/replaced. The total cost to repair the project is \$34,245.00 and they are requesting emergency funds in the amount of \$10,000.

In January 2019 the Mitchell Area Historical Society received an Outside of Deadwood Grant for \$10,000 to repair the Kasota limestone around the windows of the front side of the building. The contractor is adamant the leaks must be repaired first or it would be a waste of time to repair the limestone in the front. This project has been put on hold until the leak issue is resolved.

The Projects Committee met on September 19 and reviewed the request. After discussion and review of the current budget the recommendation is to not fund the emergency request but to recommend to the Mitchell Area Historical Society to change the scope of work on the current grant and use those funds towards their emergency repair and re-apply again in January for the window repair project.

RECOMMENDED MOTION:

Move to deny the emergency request and recommend to the Mitchell Area Historical Society to change the scope of work on the current grant and use those funds towards their emergency repair and re-apply again in January for the window repair project.



Built in 1873, the above house was the home of the Heman C. Greene family, the first settlers at Firesteel, predecessor of Mitchell.

Mitchell Area Historical Society

*at the Carnegie Resource Center
119 West Third Avenue, Mitchell, SD 57301
605.996.3209 • www.mitchellcarnegie.com*

September 4, 2019

Bonnie Anfinson
City of Deadwood
Historic Preservation Office
108 Sherman Street
Deadwood, SD 57332

Dear Bonnie,

Thank you so much for your helpful instructions for the Mitchell Area Historical Society to request an "Outside of Deadwood" grant to help pay the \$34,245.00 cost of emergency repairing deteriorated Kasota limestone on the 1903 former Carnegie Library. Fortunately, Mid-Continental Restoration Co., Inc of Parkston, South Dakota, the contractor knows the quarry from which to obtain Kasota limestone. He will repair sections and, if necessary, remove some sections and replace them with sculpted Kasota limestone.

You will receive the Mitchell Area Historical Society grant application on line by September 4, 2019. Please call me at 605-996-2723 if you have questions or call Karen Pooley at 605-996-2233 (kapooley@weisd.com).

What a blessing the Deadwood funds are to help save special treasures in South Dakota.

With special thanks for your help,

Sincerely,

Kathryn Crockett, MAHS volunteer

Emergency Repair of deteriorated Kasota Limestone

Outside of Deadwood Grants

Mitchell Area Historical Society

Lyle W. Swenson
119 West third Avenue
119 West Third Avenue
Mitchell, SD 57301

info@mitchellcarnegie.com
O: 605-996-3209
M: 605-933-0568

Karen Pooley

123 West First Avenue
PO Box 1011
Mitchell, SD 57301

kapooley@weisd.com
O: 605-996-2233
M: 605-770-4725

Application Form

Question Group

Eligible*

Please read eligibility requirements here

I've read and understand the eligibility requirements and I confirm that I am eligible. If you are not eligible you won't be considered for receiving a grant. Thank you for reading the requirement.

Yes

PROPERTY INFORMATION*

What is the Historic Name of the Property

Carnegie Library (now Carnegie Resource Center)

Outside of Deadwood Grant Application*

Emergency Repair of deteriorated Kasota Limestone

Outside of Deadwood Grant Application

The name of the project is attached to each and every form within your process. This is the "identifier" for the request.

Grants will be for projects beginning approximately April 1 (following the January 18 deadline) or September 1 (following the June 2 deadline). Projects **may not** start until an award has been granted.

When an application is determined that it merits support only in part or at a reduced level, or when funds are limited, the offer will be less than the amount requested. Larger grant awards may be considered in certain circumstances as availability of funds allows.

Payment of the grant award will be made on a reimbursement basis upon receipt of paid invoices. The Historic Preservation Office reserves the right to inspect completed work before payment.

Projects should demonstrate substantial public historic preservation benefits. For guidance, please click here.

Describe relationship of this project to history of Deadwood*

If a relationship does not exist, please describe the historical significance of this preservation project. Project WILL NOT be considered for grant funding unless there is a demonstrated, tangible connection to Deadwood or some other historical significance related to this project. (Use additional page as needed.)

The only relation of this emergency project to Deadwood is the commitment to preserve a National Register Historic Building. Without taking prompt action to do the work included in this major Kasota limestone preservation project, additional damage will continue to occur.

Describe Scope of Work to be Performed*

Please attach additional documentation as may be necessary.

As described in the contract proposal by Mid-Continental Restoration Co., Inc. of Parkston, South Dakota, the Kasota limestone of the quartzite 1903 former Carnegie Library will be inspected, cleaned, repaired, or replaced to eliminate the damaged sections to prevent intrusion of water. The problem is an emergency that must be remedied before winter as winter conditions will only increase the damage both on the exterior Kasota limestone and to the upper sections of the interior plaster walls. Photographs of the Kasota limestone damage and of the interior wall damage are included in this grant application. The scope of work does NOT include repair of interior walls. That work will be done when (1) the Kasota limestone repair has proven effective, and (2) the walls have thoroughly dried. The architectural features of the quartzite Carnegie building are emphasized by 3 courses of Kasota limestone adornment. The 3 courses total nearly 900 lineal feet, therefore, this is a major project.

Describe Scope of Work to be performed as part of this project

Please attach additional documentation as may be necessary.

Project Budget and Grant Amount*

What is the total project cost.

\$34,245.00

Grant Amount Requested*

Note: This is a 50/50 matching grant.

\$10,000.00

Matching Funds Amount*

If there are no matching funds please state 0.

\$24,245.00

Please upload your budget

Please provide a budget with a description, applicant matching funds, grant amount and total project cost. Please refer to the example listed on page 4 of the grant guidelines.

MCR Project Budget.xlsx

Check List

Please go through check list and select all that applies. If you need to download any of these documents you may do so below this section.

c. Photographs.

d. Copy of deed or notarized letter of authorization if property is not owned by the

- e. Verification of listing on or eligibility for listing on the National Register of
- f. Submission of specifications and contracts.
- h. Description of the relationship of the project to Deadwood.
- j. Work Schedule.
- k. Answer to impact on Historic Characteristics questions.
- l. Answer to property use question.
- m. Answer to Maintenance question.
- o. Proof of match on a least a 50/50 basis is enclosed.

a. Floor Plan

If you have any floor plans for your project you may upload them here.

b. Site Plan

If you have a site plan to upload please do so here.

c. Photographs

If you wish to download photographs you can do it here. Unfortunately you will only be able to download one file. It is recommended to put all of your pictures into one file by scanning and then download or you can use drop box.

d. Copy of Deed

Copy of deed or notarized letter of authorization if property is not owned by the applicant can be uploaded here.

Warranty Deed-1.jpg

e. Verification of National Register of Historic Places

Verification of listing on or eligibility for listing on the National Register of Historic Places.

National Historic Register.gif

f. Submission of Specifications and Contracts

Submission of specifications and contracts can be uploaded here.

Quote pg1.jpg

g. Description of Work

Description of work if additional documents are necessary to explain the project can be downloaded here.

description of work mcr.docx

i. Preservation Reports and Blueprints

If additional blueprints or documents need to be added you may download them here.

j. Work Schedule

If you have a work schedule of your project you may download here.

[work schedule mcr.docx](#)

n. Cost Estimates

Copies of cost estimates can be downloaded here.

o. Proof of Match

Proof of match on at least a 50/50 basis can be downloaded here.

[Financials 2018 mcr.pdf](#)

Additional Documentation

If you have additional documentation you wish to add to your grant such as letters of support please download here.

Property Use

Property use information please download here.

[property use mcr.docx](#)

File Attachment Summary

Applicant File Uploads

- MCR Project Budget.xlsx
- Warranty Deed-1.jpg
- National Historic Register.gif
- Quote pg1.jpg
- description of work mcr.docx
- work schedule mcr.docx
- Financials 2018 mcr.pdf
- property use mcr.docx

Project Budget

Description	Matching Funds	Grant
Labor & materials	\$24,245.00	\$10,000.00
Total	\$24,245.00	\$10,000.00

Project Total Cost **\$34,245.00** Grant Amount

Total Cost

\$34,245.00

\$34,245.00

\$10,000.00

MCR
MID-CONTINENTAL
RESTORATION CO., INC.

South Dakota Branch Office
1008 S Ben St, Parkston, SD 57366
Ph: (605) 928-3533 Fax: (605) 928-3553
www.midcontinental.com

PROPOSAL / CONTRACT

RECEIVED
JUN 28 2019

BY:-----

June 24, 2019

From: Travis Leischner, 1008 S Ben St., Parkston, SD 57366
Cell: (605) 505-0455 Email: travis_leischner@midcontinental.com

To: Mel Pooley, Mitchell Area Historical Society, PO Box 1011, Mitchell, SD 57301
Ph: (605) 996-2233

Subject: Exterior Stone Replacement

Job Name: Carnegie Resource Center – 119 E 3rd Ave., Mitchell, SD 57301

BASE BID: WORK ON ALL ELEVATIONS



- (1) All masonry surfaces shall be washed with pressurized water, approximately 1000 PSI, to remove all dust, dirt and residue from surface areas, leaving the surface in a reasonably clean, bright form.

Carnegie Resource Center – Mitchell

Description of Work

The damaged Kasota limestone, deteriorated mortar, and any other deteriorated material will be removed. Identical Kasota limestone will be shaped and installed to replace damaged limestone. Mortar will be matched and replaced. By matching exterior surfaces where replacement and/or repair are necessary, the standards of the Secretary of Interior will be met. Prompt action is required on this emergency project.

Work Schedule

Work has not yet begun on the project but the contractor has said that as soon as he finishes his current project he can begin, weather permitting. Prompt action is required on this emergency project.

Photos of the former Carnegie Library
(Now the Carnegie Resource Center)

A. The south side of the original quartzite and Kasota limestone structure viewed from the flat roof the adjoining brick walled addition.

B. The photographer is on the roof of the brick walled addition and shows the east side of the original quartzite Kasota limestone structure. The brick walled addition is flush against the original building.

C. Again, the view is of the east side of the quartzite and Kasota limestone structure to indicate the deteriorated Kasota limestone.

D. The view from ground level is of the original structure at the intersection of the west wing and the main gallery.

E. The view is from ground level to show the south side of the quartzite Kasota limestone area at the west end of the south wall.

F. This photo of the very northeast corner of the building indicates damage to the plaster from moisture.

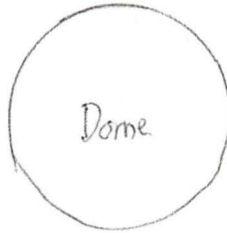
N

Carnegie Resource Center
Front Entrance



(F)

West Wing



Dome

(D)

W

E

← East Entrance

Main Gallery

(B)

Southeast Addition

(C)

(E)

S

Not to scale

Photo A

south side
above addition

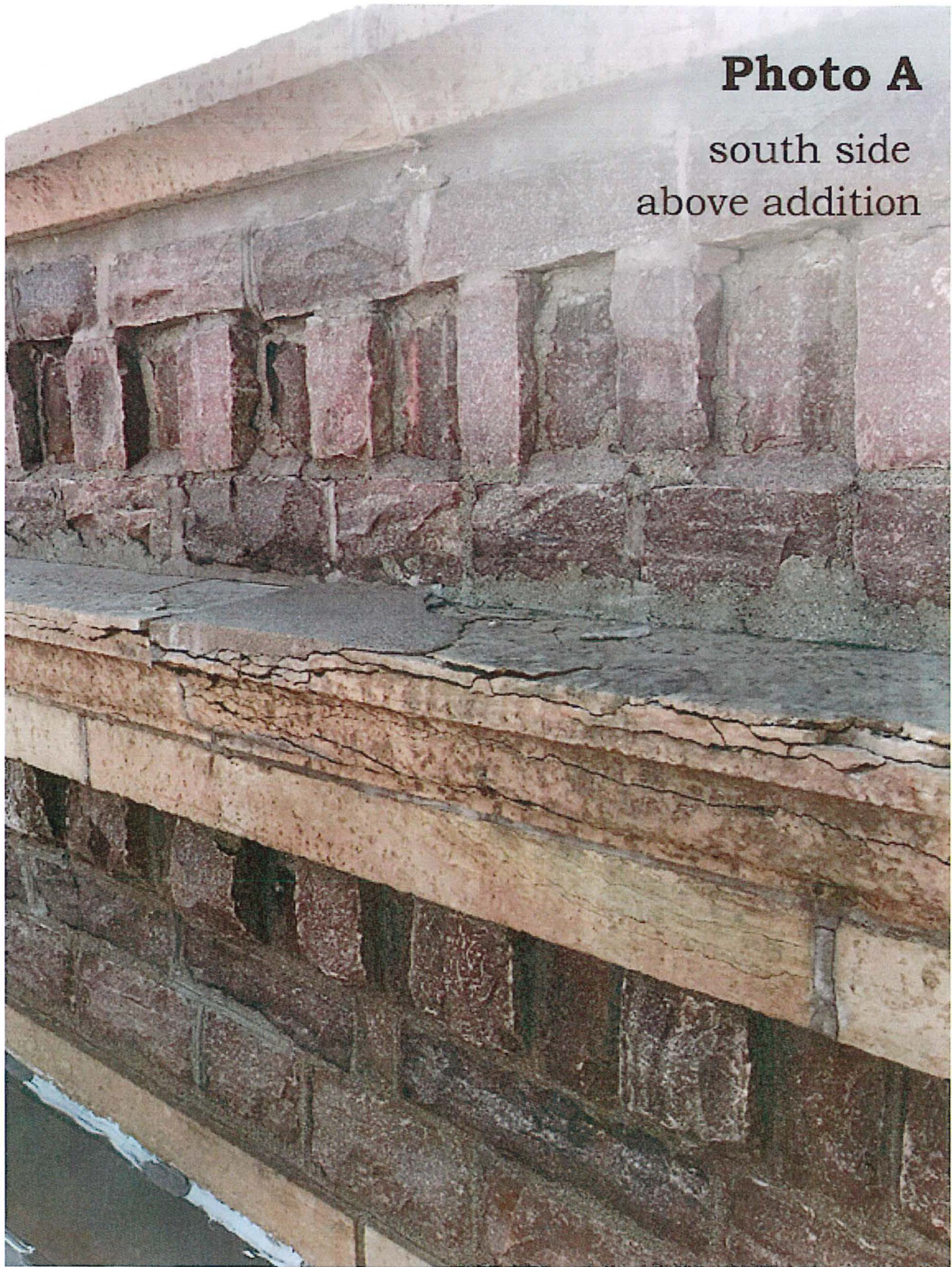


Photo B
east side
above 1960's
addition

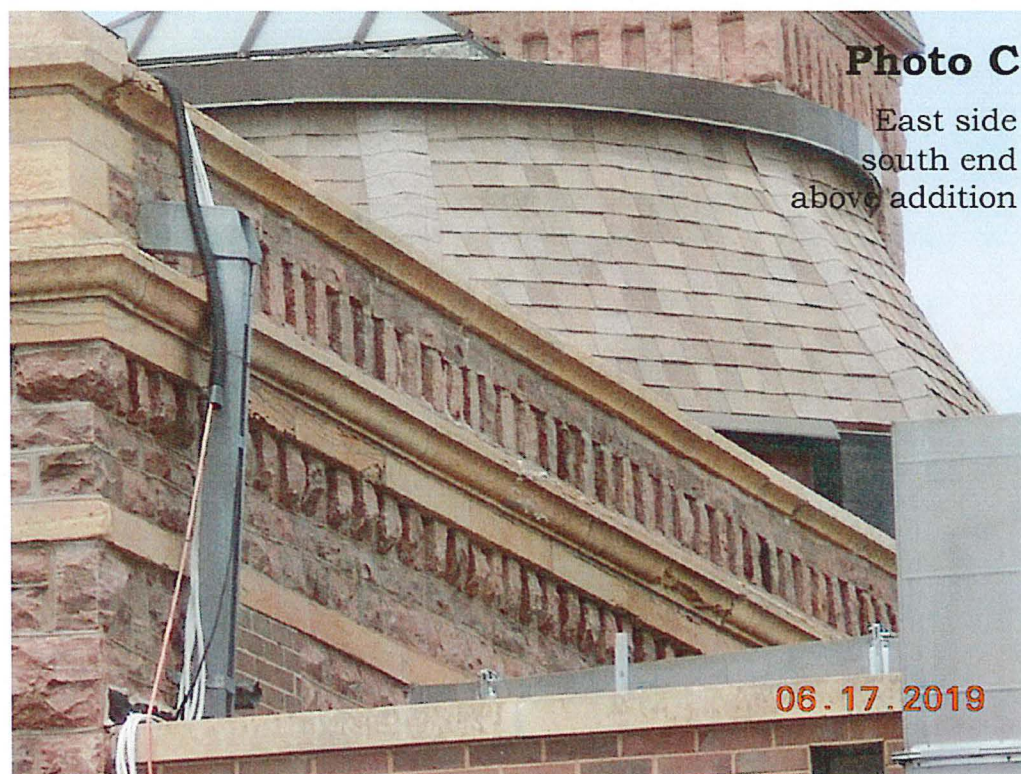
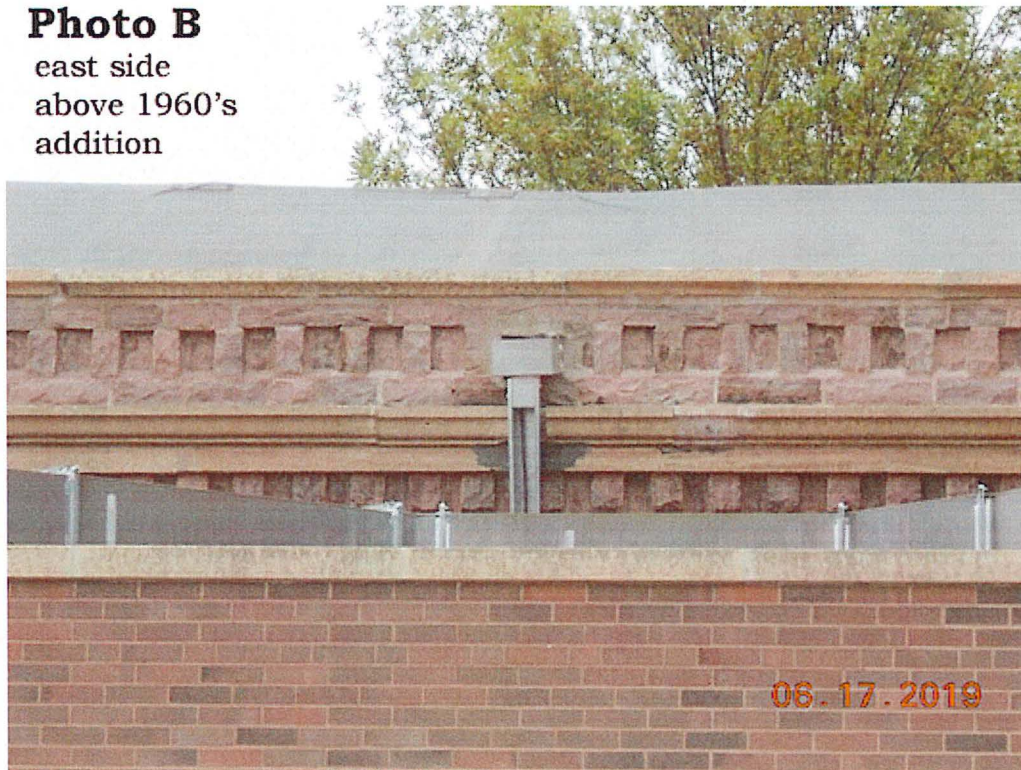


Photo C

East side
south end
above addition

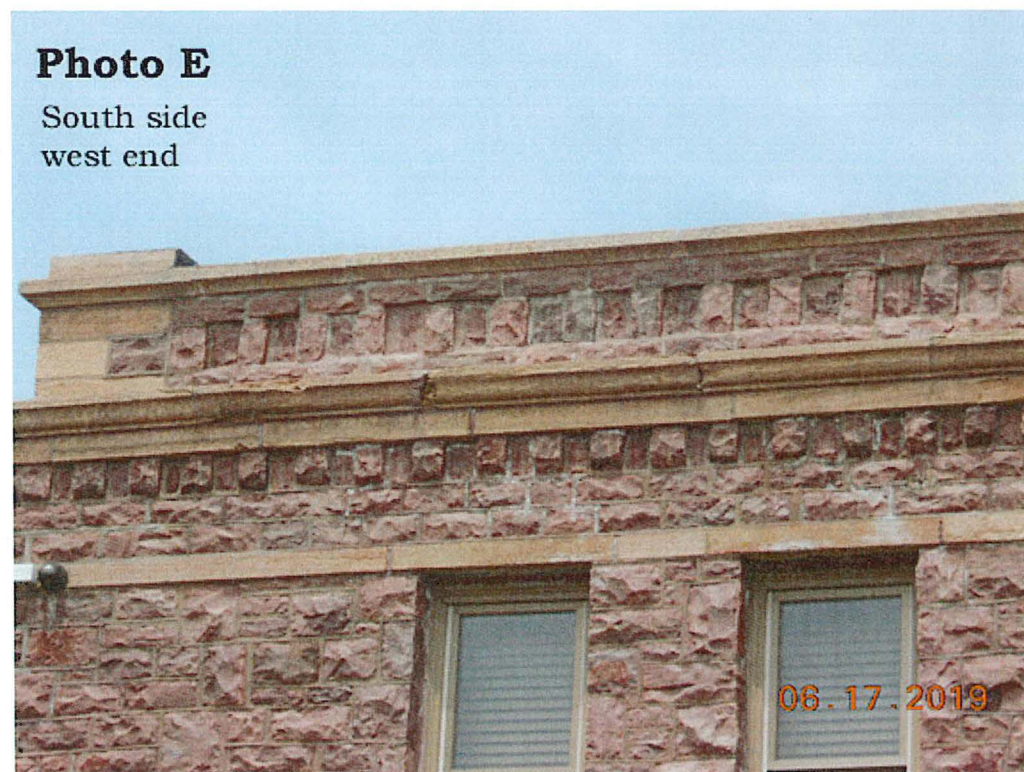
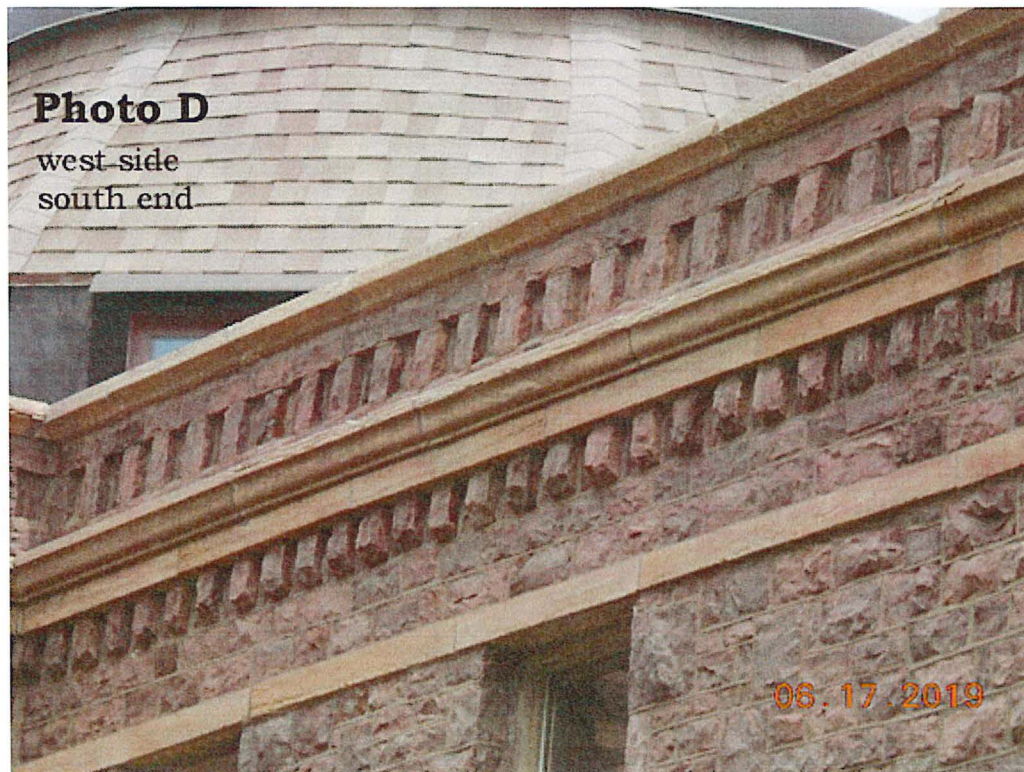
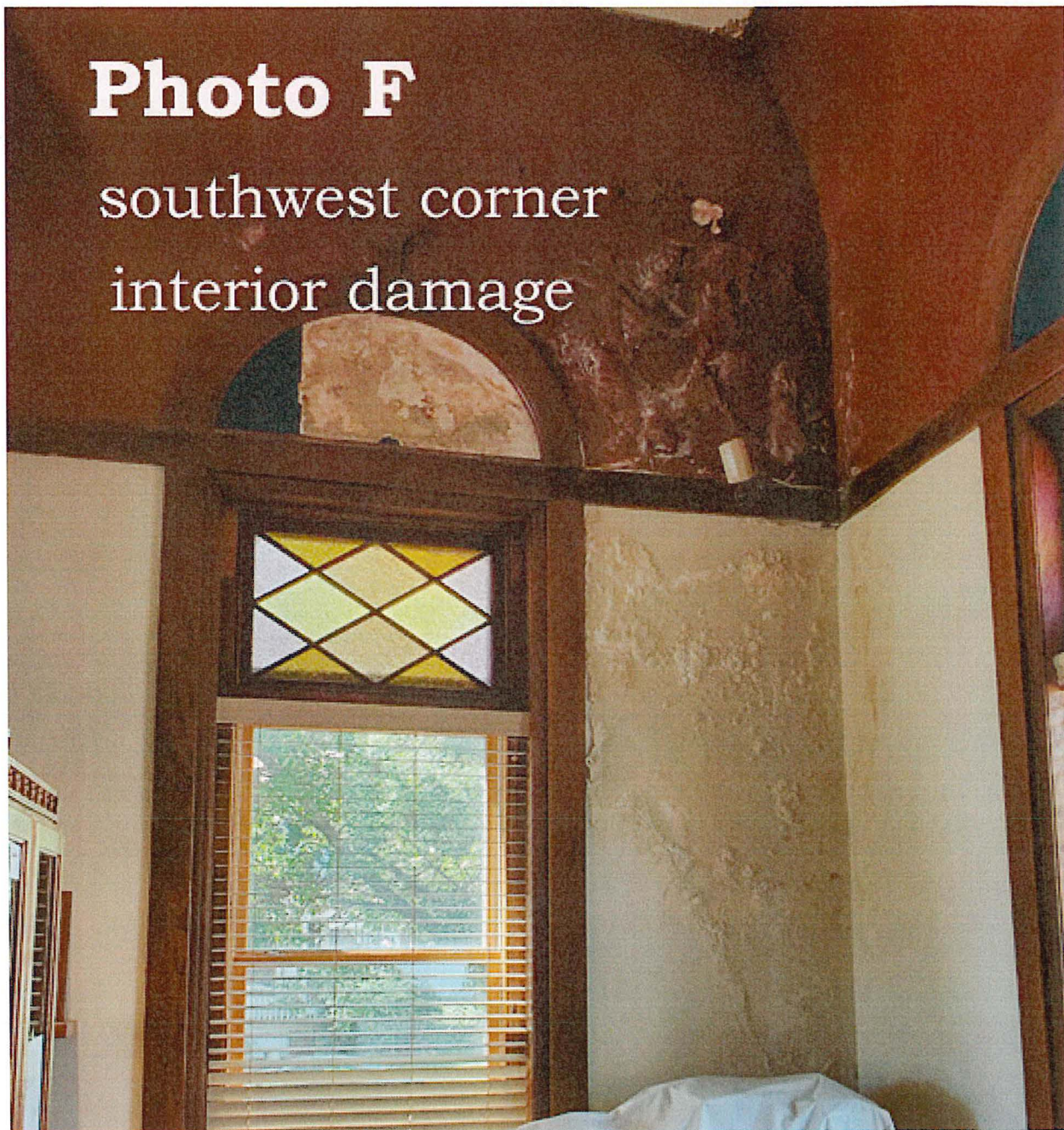


Photo F

southwest corner
interior damage



Prepared by: Randolph F. Stiles, P.C.
315 N. Kimball, P.O. Box 954
Mitchell, SD 57301
Tel, Fax: (605) 996-7551



DOCUMENT 1642
FILED FOR RECORD
DAVISON COUNTY
SOUTH DAKOTA

10:45 AM Fee \$10.00
MAY 16 2006

By Debra A. Young NSF
Debra A. Young, Register of Deeds

BOOK 606 PAGE 257

WARRANTY DEED

As authorized pursuant to Resolution #2423, passed on April 17, 2006, and effective May 16, 2006, the **CITY OF MITCHELL**, a political subdivision of the State of South Dakota, 612 N. Main Street, Mitchell, South Dakota, 57301, for good and valuable consideration, GRANTS, CONVEYS, AND WARRANTS to the **THE MITCHELL AREA HISTORICAL SOCIETY (M.A.H.S.)**, of Mitchell, South Dakota, 57301, the following described real estate:

Lots Sixteen (16), Seventeen (17), and Eighteen (18), Block Eight (8), Except the East Fifty Feet (E. 50') thereof, and except the South Eight Feet (S. 8') thereof, in the Original Town (now City) of Mitchell, Davison County, South Dakota, also known as the Carnegie Library

Exempt from transfer fee pursuant to SDCL 43-4-22(2).

Dated this 4th day of May, 2006.

CITY OF MITCHELL, a political subdivision of
the State of South Dakota

BY: Louis Sebert

Louis Sebert--MAYOR

ATTEST:

Marilyn Wilson
Marilyn Wilson, Finance Officer

(SEAL)

STATE OF SOUTH DAKOTA

SS

COUNTY OF DAVISON

On this the 4th day of May, 2006, before me, Randolph F. Stiles, the undersigned officer, a Notary Public, personally appeared LOUIS SEBERT and MARILYN WILSON, known to me or satisfactorily proven to be the Mayor and Finance Officer, respectively, of the City of Mitchell, whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

(SEAL)

My Comm. Exp. 4-2-09

Randolph F. Stiles
Notary Public

BOOK 606 PAGE 257



October 22, 2012

Mitchell Area Historical Society
119 W 3rd Ave
Mitchell SD 57301

RE: Proposed revision to the Mitchell Historic Commercial District

The South Dakota State Historic Preservation Office (SHPO) of the South Dakota State Historical Society is amending the Mitchell Historic Commercial District nomination to the National Register of Historic Places. The district was listed on the National Register in 1974 and expanded in 1995. Periodic updates of older nominations are one of the responsibilities of the SHPO.

The 1974 nomination used several designations in the text and on the map, including: contributing, good, blending, distracting, and very distracting. Current National Register protocol uses only two designations to classify buildings: contributing or non-contributing. Contributing buildings contribute to the significance of the district and non-contributing do not.

The SHPO proposes a boundary decrease for properties that no longer meet the criteria for listing in the National Register because the qualities which caused them to be originally listed have been lost or destroyed through demolition, non-historic alterations, or lost relationship to the core of the district (36 CFR 60.15 of the National Historic Preservation Act of 1966). Several residential properties included in the original nomination do not meet the Areas of Significance for the district. The SHPO also proposes a boundary increase to include the Mitchell Armory/City Hall building as it contributes to the history of architecture and civic institutions.

The property at 119 W. 3rd Ave. is still considered "Contributing" to the district.

The proposed amendment and map of the district is linked at www.history.sd.gov. It is linked under the "In the Spotlight" section as a PDF. If you have any questions, please feel free to contact Liz Almlie at liz.almli@state.sd.us or at 605-773-6056.

Sincerely,

Jay D. Vogt
State Historic Preservation Officer

Mitchell Area Historical Society
Statement of Financial Position
As of December 31, 2018

	Dec 31, 18
ASSETS	
Current Assets	
Checking/Savings	
10 • First National Checking	31,007.95
20 • Certificates of Deposit	
2yrCD-1st Natl Bk(2/13/17)1.88%	20,000.00
5yrCD-1st Natl Bk(1-22-16)2.06%	10,102.69
5yrCD Cortrust (3-5-15) 1.8925%	37,570.32
6mtCD Cortrust (7-27-16) 0.745%	43,642.73
5 • yrCD Cortrust (2-22-18)2.1%	10,156.94
Total 20 • Certificates of Deposit	121,472.68
30 • Other Cash Accounts	
Cash on Hand	50.00
Dakotaland FCU-ACH	5.00
Dakotaland FCU-savings	976.71
Dakotaland Federal CU-checking	24.21
Total 30 • Other Cash Accounts	1,055.92
40 • Restricted Cash	-10,125.00
41 • Restricted Cash For Projects	
To Archival Climate Control	9,000.00
to Elevator	1,125.00
Total 41 • Restricted Cash For Projects	10,125.00
Total Checking/Savings	153,536.55
Other Current Assets	
70 • Inventory-Throws	2,765.00
Total Other Current Assets	2,765.00
Total Current Assets	156,301.55
Fixed Assets	
1 • Buildings	
Capital Improvements	
Interior Capital Improvements	38,540.54
Land Improvements	23,920.13
Total Capital Improvements	62,460.67
CRC Building-Appraised 2006	100,000.00
Windows Refurbished	81,065.92
Total 1 • Buildings	243,526.59
2 • Equipment & Furniture	
Computers & Software	7,662.78
Equipment & Furniture	32,150.69
Total 2 • Equipment & Furniture	39,813.47
3 • Accumulated Depreciation	
Accumulated Depr. Bldg/Windows	-71,503.00
Accumulated Depr.Equip/Softwar	-38,330.00
Total 3 • Accumulated Depreciation	-109,833.00
Total Fixed Assets	173,507.06
Other Assets	
Donations&Cost of Collections	27,206.79
MAHS-Ball-Weller Endowment	100,000.00
Total Other Assets	127,206.79
TOTAL ASSETS	457,015.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Sales Tax Due	1,332.10
Total Other Current Liabilities	1,332.10
Total Current Liabilities	1,332.10
Total Liabilities	1,332.10
Equity	
30000 • Opening Balance Equity	101,681.87
32000 • Retained Earnings	250,384.96
Net Income	103,616.47
Total Equity	455,683.30
TOTAL LIABILITIES & EQUITY	457,015.40

Property Use

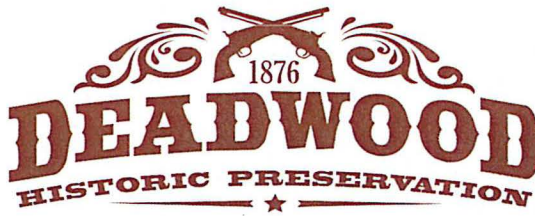
The Carnegie Resource Center houses the Mitchell Area Historical Society and the Mitchell Area Genealogical Society. They have raised and used over \$350,000 to make the building sound and secure for archival storage and comfortable for volunteer staff and visitors.

Mr. Mel Pooley, a Mitchell Area Historical Society volunteer is an extremely knowledgeable and capable supervisor of maintenance of the Carnegie Resource Center. He is also a member of the Mitchell Historic Preservation Commission. Whether projects are to make necessary repairs or to bring the historic building up to code, the preservation of the historic features of the building, both exterior and interior, are always respected.

The Mitchell Area Historical Society will continue to secure funds to preserve the 1903 former Carnegie Library

[Back to Agenda](#)

EXHIBIT F



MEMORANDUM

Date: September 20, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: 2019 Not-for-Profit Grant Request – St. John's Episcopal Church

On September 19, 2019 the Projects Committee met to discuss the St. John's Episcopal Church request for the Not-for-Profit Grant program.

The St. John's Episcopal Church is requesting \$7,000.00 to match funds to replace the current plastic fencing that was damaged in the hail storm last year with a Victorian wrought iron fence. The cost of the project is \$14,833.67 and matching funds will come out of their memorial fund in honor of Barb and Malcom Allen. In the last five years the applicant has received \$25,651.93 which falls under the \$50,000 requirement.

The Projects Committee recommends to the Historic Preservation Commission approval of the Not-for-Profit Grant Request to the St. John's Episcopal Church in the amount of \$7,460.00 for installing a Victorian wrought iron fence.

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

Application

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

1. Property Address:

401 WILLIAMS ST. DEADWOOD, SD 57732
Street City State Zip

2. Applicant Details:

TODAY'S DATE: 09/16/19

ST. JOHN'S CHURCH (605) 920-8818 FR MICHAEL@STJOHNSDISCOPAL
Name Daytime Telephone E-mail Address net

401 WILLIAMS ST. DEADWOOD SD 57732
Street City State Zip

3. Owner of Property**:

**NOTE: Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

() -
Name Daytime Telephone E-mail Address

Street City State Zip

1. Property Address

401 WILLIAMS ST. DEADWOOD SD 57732
Street City State Zip

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

FENCING (SEE ATTACHMENT) TO BE INSTALLED AT CHURCH SITE, 401 WILLIAMS. THE PRESENT PLASTIC FENCE WAS DAMAGED ON THE JUNE 2018 HAIL STORM. MINIMAL INSURANCE WAS REIMBURSED FOR DAMAGE. WHEN MALCOLM ALLEN DIED IN THE FALL OF 2018, HIS WIFE BARBARA WANTED A FENCE PLACED IN MEMORY OF HIM. A MONTH LATER BARBARA DIED, SO WE AS THE CHURCH WANT TO PLACE THE FENCE IN MEMORY OF MAYOR BARBARA & MALCOLM ALLEN. WE HAVE MEMORIAL FUNDS OF \$6,928.33 TOWARDS THE PROJECT AND ARE ASKING THE DEADWOOD HPL FOR \$7,000. THE TOTAL PROJECT IS RIGHT AT \$14,000. ST. JOHN'S IS THE OLDEST CONTINUALLY USED CHURCH IN ALL THE BLACK HILLS. THE ALLEN'S WERE BAPTISED, CONFIRMED, MARRIED AND BURIED FROM ST. JOHN'S. THANK YOU FOR YOUR CONSIDERATION.

3. Project budget - itemized and showing disbursement of funding

Description	FENCE	Grant	Total
FENCING		\$ 6928.33	\$ 7,000.00
INSTALLATION)		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
Total:		\$	\$

4. Total Project Cost: \$13,928.33 Grant Amount: \$ 7,000.00

VICTORIAN

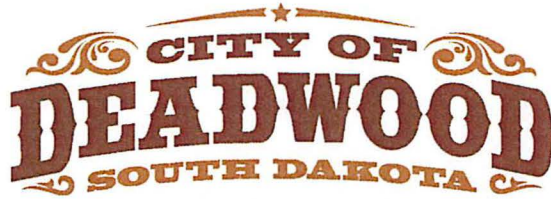
Detailing adds interest to a long-cherished pattern; 1" solid line posts



DESIGN NUMBER	SIZE OF PICKETS	PICKET SPACING CENTER TO CENTER	CHANNEL RAIL	MATCHING GATES	HEIGHT OF FENCE WHEN SET	END, CORNER & GATE POSTS
44R	1/2" round	4 inches*	3 rails 1-1/4"x1/2"	#2 single-#11 double	37"-42"-48"	No. 3

[Back to Agenda](#)

EXHIBIT G



MEMORANDUM

Date: September 20, 2019
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: Project Coordinator, Barb Foshien

The City of Deadwood Archives is requesting permission to hire Barb Foshien as a special project coordinator for four (4) hours per week at \$11.76 per hour to assist in the data processing and collections management of the Chinatown archaeological collection. Ms. Foshien would begin the week of October 7, 2019.

RECOMMENDATION

Hire Barb Foshien as a part time employee at \$11.76 as a special project coordinator for four (4) per week at \$11.76 to assist in the data processing and collections management of the Deadwood Chinatown Collection. Ms. Foshien would begin the week of October 7, 2019.

EXHIBIT H

Case No. 190307

Address: 674 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 674 Main Street, located in the Original Townsite of the Deadwood Historic District in the City of Deadwood.

Applicant: Elle Acquisitions LLC/Dr. Robert Lemley

Owner: Elle Acquisitions LLC/Dr. Robert Lemley

Constructed: 1877/1883/1937

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: John Burns, an early Deadwoods Lawyer, had his office at this location at early as 1877. Burns also dabbled in the literary arts, and published a book entitled, "Memoirs of a Cow Pony," a story of the west told from the perspective of a horse. Burns served as first judge of the Lawrence County Courts, and was considered "kindly and generous, not a hand-shaker during a campaign and an iceberg after the election is over." The present structure is a two-story brick building constructed after the fire of 1879. A rear addition was built in 1883. In that same year this was one of the first Deadwood commercial blocks to boast an electric light. From 1908 until 1910 this was the Fairyland Theatre, one of Deadwoods first "moving picture" houses. It was then remodeled by John Treber for use a drug store. A jewelry store has been the tenant for more than fifty years. The storefront was remodeled in 1937. This is a contributing resource to the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace the siding with LP Smart Side and replace the roof.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The applicant has applied for the Conservation Easement Program. Staff will work with the applicant and his contractor to ensure the siding has the proper reveal and the fascia and soffit material are appropriate. As currently proposed, the soffit and fascia will not work; however, staff will be in contact with the contractor to ensure a wood material is used.

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

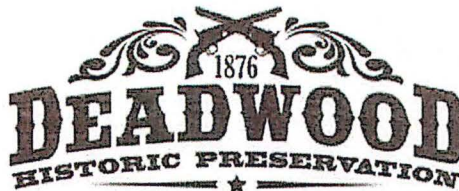
Motions available for commission action:

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



Case No.	190307
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	8/3/19
Date of Hearing	9/25/19

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: 674 Main Street, Deadwood, SD

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Elite Acquisitions, LLC, c/o. Dr. Robert Lemley
Address: 1404 S. Black Ave
City: Bozeman State: MT Zip: 59715
Telephone: 406-600-8069 Fax: 406-585-0207
E-mail: doclemley@aol.com

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

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

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

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: Fall 2019Project Completion Date (anticipated): Spring 2020☒ **ALTERATION** ☒ Front ☒ Side(s) ☒ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☒ **ROOF** ☒ New ☒ Re-roofing
☒ Front ☒ Side(s) ☒ Rear☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☐ **WINDOWS** ☐ **STORM WINDOW** ☐ **DOORS** ☐ **STORM DOORS**
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

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

Material _____ Style/type _____ Dimensions _____

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

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

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

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.

Ella DeQuintan, LLC
CD: DR. B. H. H. H.

SIGNATURE OF OWNER(S)

DATE

9/13/19

Margaret M. M. M.
DR. B. H. H. H.

SIGNATURE OF AGENT(S)

DATE

8/13/14

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 I

Case No. 190315
Address: 79 Sherman Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 79 Sherman Street, located in the Original Townsite of the Deadwood Historic District in the City of Deadwood.

Applicant: Scott and Sharon Jacobs
Owner: Scott and Sharon Jacobs
Constructed: 1894

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: Joseph and Aaron Hattenbach came to Deadwood in 1876. Although initially involved in mining, the brothers went into the retail grocery business by 1880. In that year, they built a store on what is now a part of the parking lot in front of City Hall just down the street from this building. Business prospered, and the Hattenbach Brothers required a larger building. They broke ground for this store in November of 1894, and it was completed in June, 1895. The iron front was fabricated by the Phoenix Ironworks in Omaha, Nebraska. Joseph made a special trip to Chicago to select the furnishings, which included marble top butter and meat tables, and the finest cracker display west of Chicago. Aaron Hattenbach retired from the partnership, and in March of 1912 Joseph sold the business to L.C. Pugh. Pugh sold to B. Frank Beckel in 1941, who continued the grocery business under the name Evergreen Food. More recently, the building has housed a laundry and an office supply store.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to cut new doorway access side patio (believed previously approved) and cut new doorway on end of building to access apartment upstairs and add staircase.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff continues to work closely with the applicant and contractor to come up with changes and alterations that are compatible and respective with the resource. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

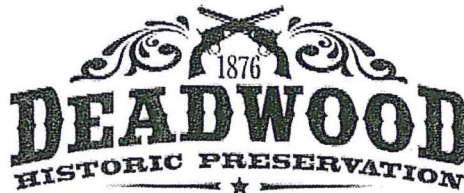
Motions available for commission action:

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>190315</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/18/19</u>
Date of Hearing	<u>9/25/19</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>79 Sherman Street</u>
Historic Name of Property (if known): <u>Hattenbach Block</u>

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>Scott Jacobs</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

Contractor's Name: <u>Ron Waldner</u>
Address: <u>12000 Crook City Rd</u>
City: <u>580-9394</u> State: <u>SD</u> Zip: <u>57793</u>
Telephone: <u>Whitewood</u> Fax: _____
E-mail: <u>rw.waldner@gmail</u>

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>9/25/19</u>		Project Completion Date (anticipated): _____	
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> 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.
* cut new doorway to access side patio believed previously approved
* cut new doorway on end of building to access apartment upstairs & add staircase

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

 9/18/19

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

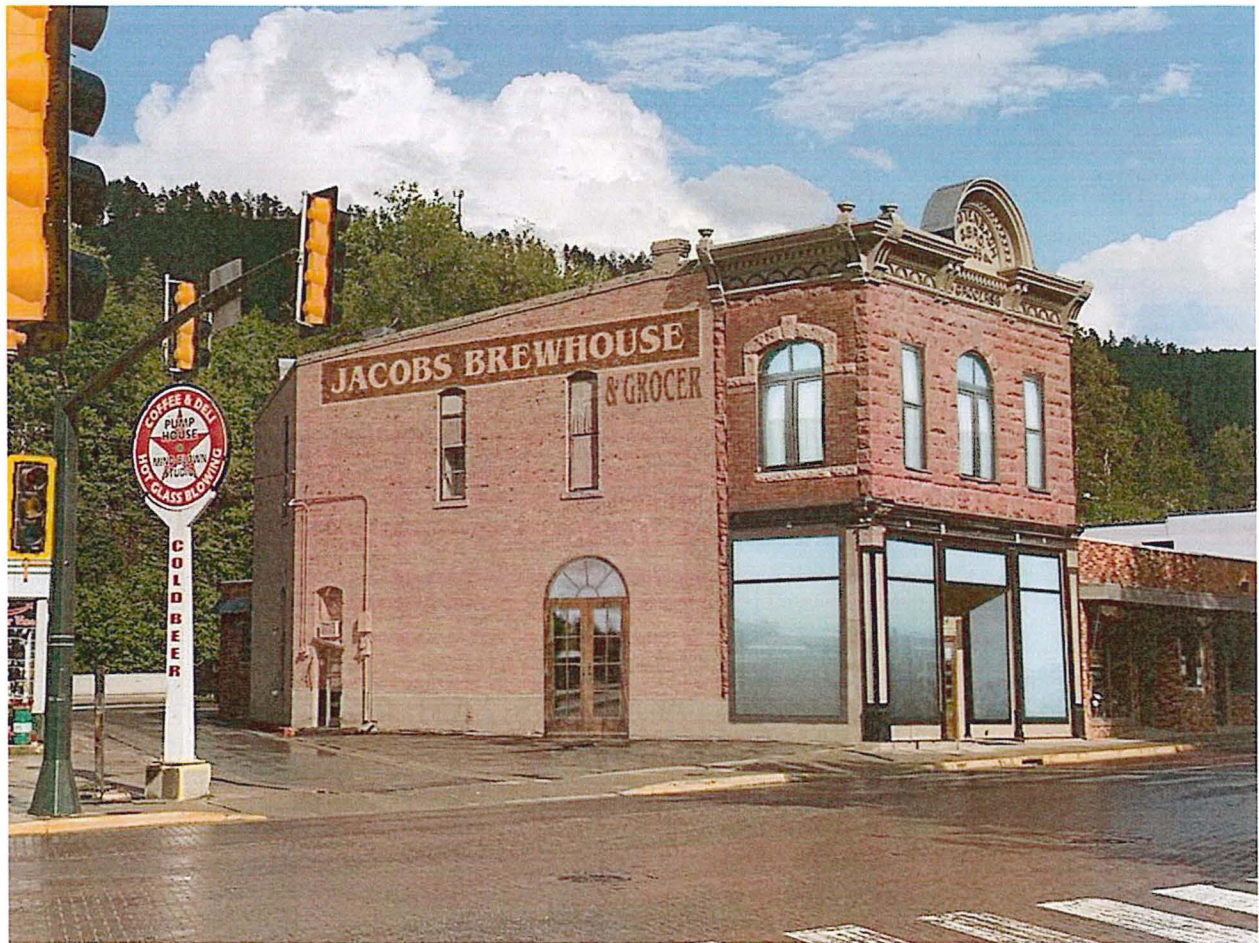
DATE

APPLICATION DEADLINE

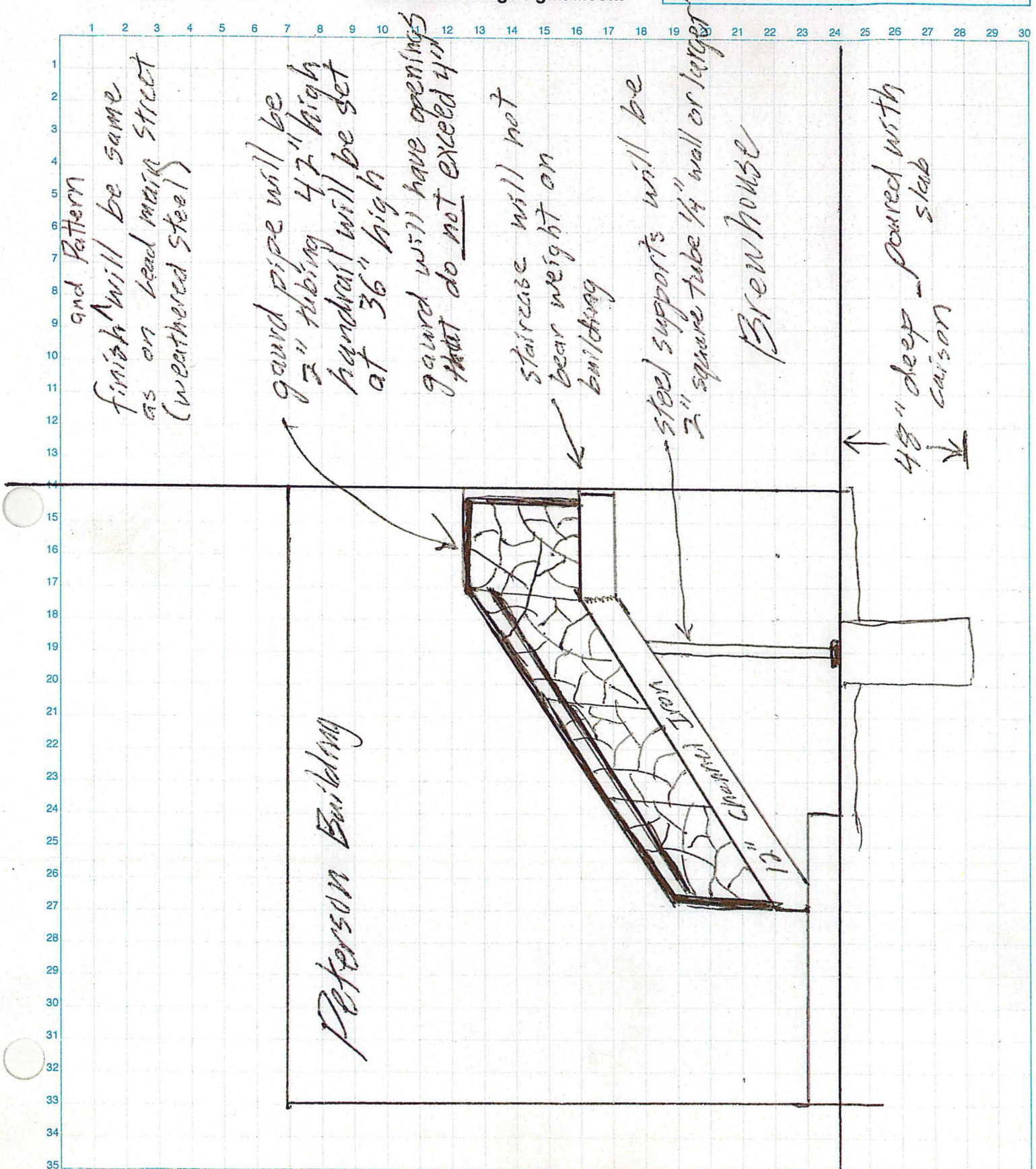
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided 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.







Ron Waldner
Signature
Homes

www.RWSignature.com
rw.waldner@gmail.com

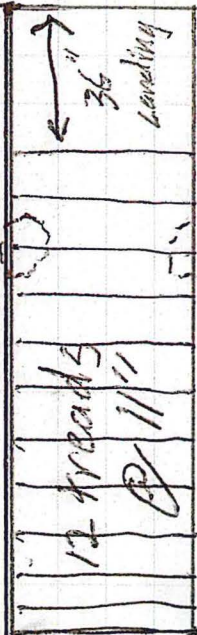


www.snowflakemetalworks.com
snowflakerailings@gmail.com

Scott & Sharon Jakobs
Back Staircase
Brewhouse Project
Overhead View

2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35



outside of Staircase
Frame will be 48"
distance between
handrails will be approximately
42"

Back to Agenda

EXHIBIT J

Date: September 04, 2019

Case No. 190296
Address: 458 Williams Street

Staff Report

The applicant has submitted an application for Project Approval for work at 458 Williams Street, a Contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Teresa Hamilton & Peter Curry
Owner:
Constructed: 1925

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the craftsman architectural style. This mirrored national architectural trends of the period.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair the cedar siding and siding around windows, install privacy fence along north side of property, remove hedge in front of house and replace with wrought iron decorative fence not to be over 3 feet in height, requesting a 16x24 shed/workshop to mimic style of house, and replace missing cedar fascia on the perimeter of the roof.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

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

[imagerepeater]

[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.	190296
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/27/19
Date of Hearing	9/11/19

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: 458 Williams Street

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Teresa Hamilton & Peter Curry
Address: 458 Williams Street
City: Deadwood State: SD Zip: 57732
Telephone: 228-223-7637 Fax: _____
228-223-7652
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input 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 checked="" type="checkbox"/> Other <u>shed/workshop 16x24</u>	
<input checked="" type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear <u>New fascia to replace missing fascia</u>
<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 checked="" type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Replacement	<u>would request cedar privacy fencing on the sides of house as it butts up to apartments.</u>
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>wrought iron</u> Style/type <u>decorative</u> Dimensions <u>not over 3ft in height in front.</u>			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>wood</u> Style/type <u>To match existing 1925 windows.</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.

Siding repair to cedar siding and around windows. Privacy hedge on the north side of property is overgrown and maintenance is dangerous. We are requesting a privacy fence along north side of property, and requesting removal of hedge in front of house to be replaced with a wrought iron decorative fence not to be over 3 feet in height. Requesting a 16x24 shed/workshop to minick style of house. We request new fascia to replace missing cedar fascia on the perimeter of the roof.

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.

Jeresa D Hamilton 8-27-19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

[Signature] 8-27-19
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.

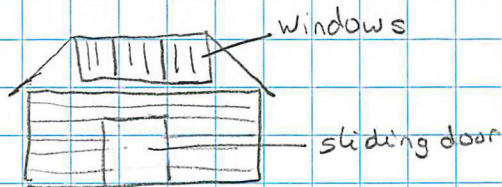
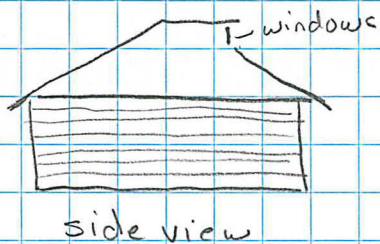
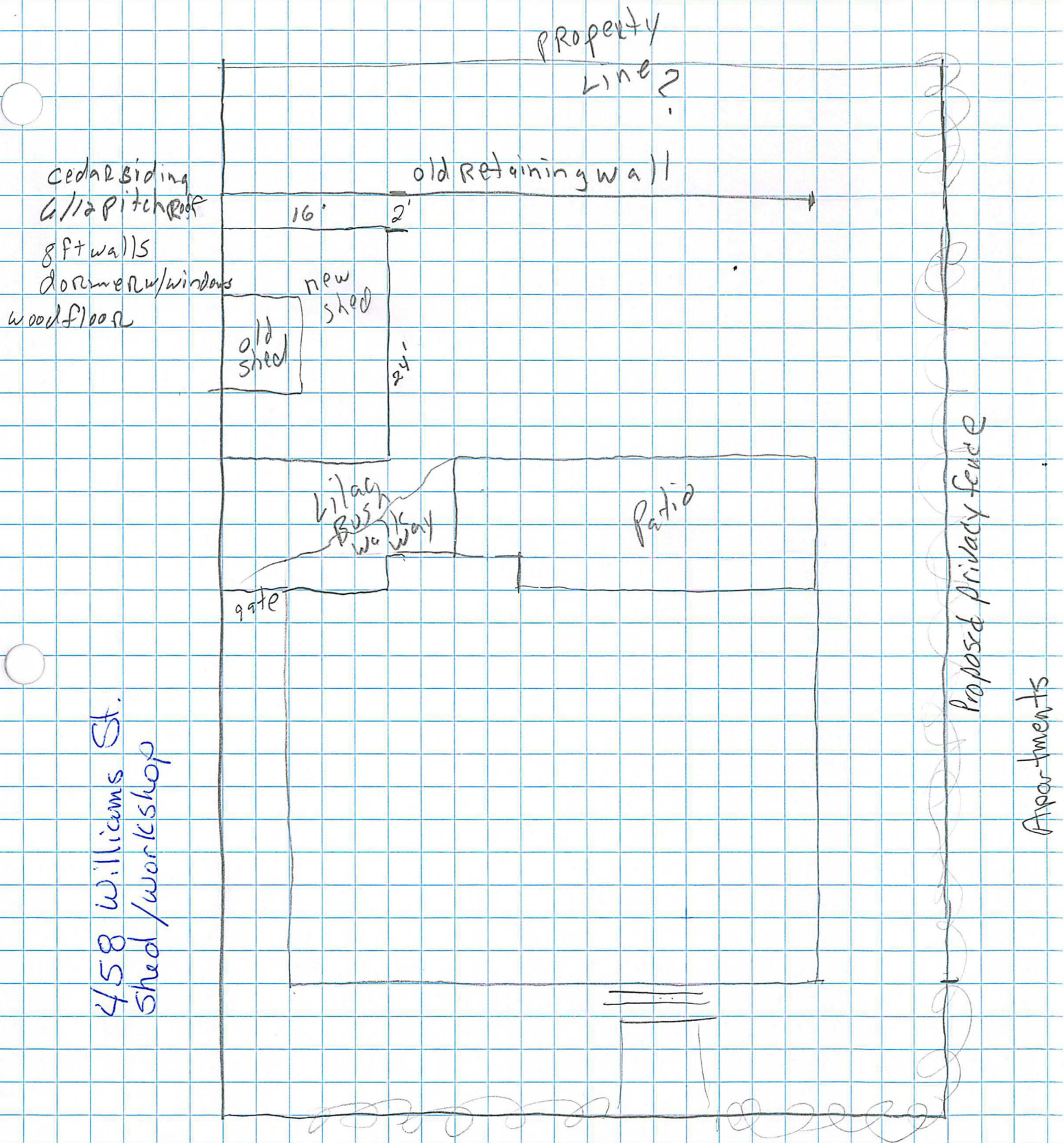




EXHIBIT K

Date: September 17, 2019

Case No. 190306
Address: 16 Park Street

Staff Report

The applicant has submitted an application for Project Approval for work at 16 Park Street, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Lanny & Linda Shepherd
Owner:
Constructed: circa 1895

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:

The applicant request permission to add a garage and retaining wall.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

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

[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.

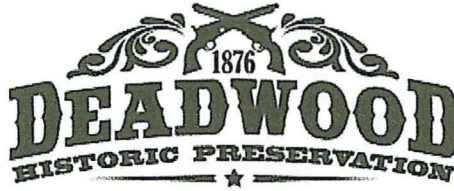
OR

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.	190304
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/13/19
Date of Hearing	9/25/19

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: 16 Park St
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: Lanny & Linda Shepherd	
Address: 229 Linnell	
City: Pierre	State: SD Zip: 57501
Telephone: 605 280 5431	Fax:
E-mail: lsherp229@macomm.com	

Architect's Name: Lance Engineering	
Address: 19751 St Onge Rd	
City: St Onge	State: SD Zip: 57729
Telephone: 642-3680	Fax:
E-mail:	

Contractor's Name: Matt Heinzerling	
Address: 1219 Cole Ln	
City: Spearfish	State: SD Zip: 57783
Telephone: 210.2320	Fax:
E-mail: Heinzerlingconcrete@outlook.com	

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

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<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 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 WINDOW	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments Retaining Wall			

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.

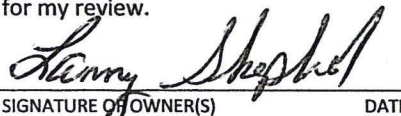
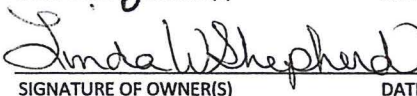
FOR OFFICE USE ONLY Case No. _____
--

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)	9/13/19 DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
 SIGNATURE OF OWNER(S)	9-13-19 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.



— 24.5 ft —

House

6 ft

— 26 ft —

Garage

5 ft

15 ft

Street

Lot Line

Lot Line

REVISIONS



SHEPHERD GARAGE
16 PARK ST.
DEARBORN, SOUTH DAKOTA



SECTION DESIGN
LANCE ENGINEERING
1901 E. OGDEN RD.
SUITE 100
SIOUX FALLS, SD 57105

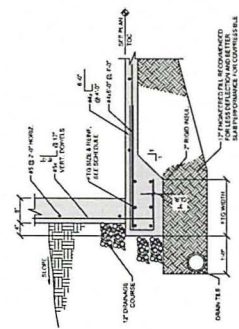
DATE: 07/23
DRAWN BY: LUR
CHECKED BY: LUR
SCALE: 1/8" = 1'-0"

PROJECT: SHEPHERD GARAGE
SHEET TITLE: FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

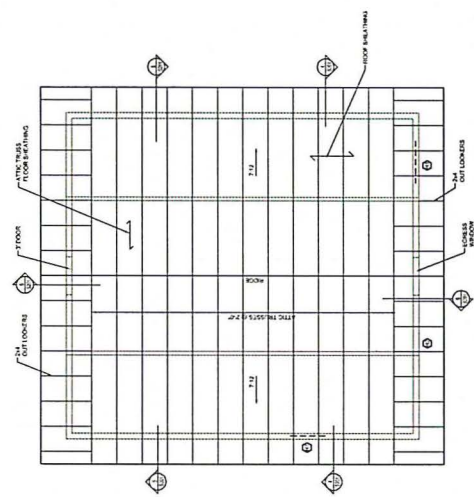
SHEET#
S101

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	07/23	LUR
2	ISSUED FOR CONSTRUCTION	07/23	LUR

1. ALL FOUNDATION WALLS TO BE CONCRETE WITH 4" REINFORCING BARS.
2. ALL FOUNDATION WALLS TO BE 12" THICK.
3. ALL FOUNDATION WALLS TO BE 12" THICK.

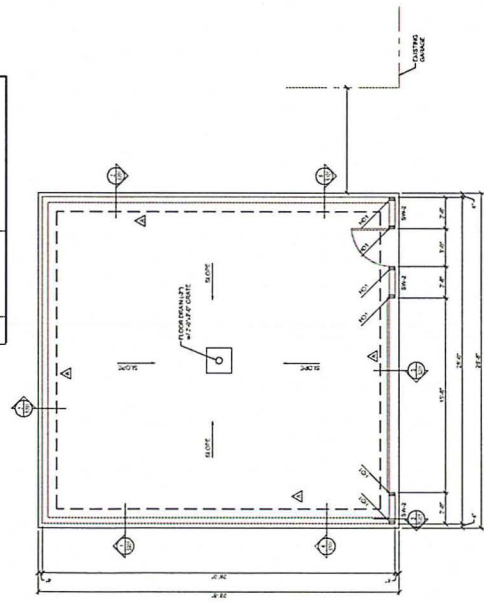


6. MAX. HEIGHT OF THIS FOUNDATION
SCALE: 1/4" = 1'-0"

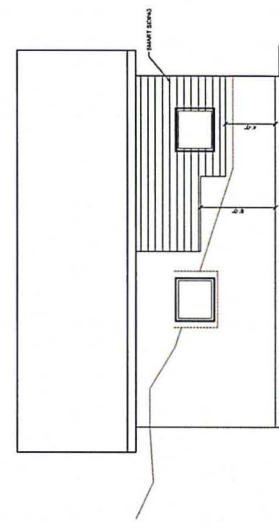


2. ATTIC & ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

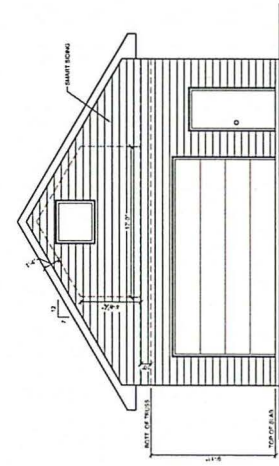
FOOTING DETAIL	
1. 12" x 12" x 12"	2. 12" x 12" x 12"



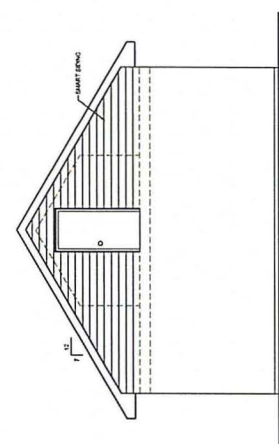
1. FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



4. ELEVATION
SCALE: 1/4" = 1'-0"



3. ELEVATION
SCALE: 1/4" = 1'-0"



5. ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT L

Date: September 19, 2019

Case No. 190314
Address: 31 Sampson Street

Staff Report

The applicant has submitted an application for Project Approval for work at 31 Sampson Street, a Non-contributing structure located in the Spruce Gulch Planning Unit in the City of Deadwood.

Applicant: Patricia A. McKenzie
Owner:
Constructed: c 1980's

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:

The resource is outside the period of significance and cannot contribute to the National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace siding on the north end and west side.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

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

[imagerepeater]

[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.	190314
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/16/19
Date of Hearing	9/25/19

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: 31 Sampson St

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Patricia A McKenna
Address: 31 Sampson St
City: Deadwood State: SD Zip: 57732
Telephone: 605 722 6284 Fax: _____
E-mail: pford51@hotmail.com

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|--|--|--------------------------------------|--|
| <input 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 checked="" type="checkbox"/> Siding | <input type="checkbox"/> Windows | |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

North end & West side

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 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.

*American family insurance won't pay
missed out of pocket data sent in medical
record.*

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.

Patricia McPherson 9-10-19
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.



[Back to Agenda](#)