

# DEADWOOD HISTORIC PRESERVATION COMMISSION

**Wednesday, September 11, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. August 28, 2019, 2019 Regular Meeting
3. Operating Voucher Approval
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

# **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 28, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. August 14, 2019, 2019 Regular Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Troy Gorans – 43 Forest - Foundation, Wood Windows & Doors, Siding, Retaining Wall Programs
    - ii. Allen & Evonne Leavitt – 7 Emery – Siding, Foundation, Wood Windows & Doors, Vacant Home, Residential Revolving Loan Programs
    - iii. Alea "Charlie" Struble – 61 Taylor Street – Siding and Residential Revolving Loan Programs
  - c. Grant Extension Requests – **Exhibit B**
    - i. Glenn Fasnacht – 74 Van Buren – Foundation/Siding/Windows & Doors Programs
    - ii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan Program – **Exhibit C**
    - i. Elise Kirkpatrick – 110 McGovern Hill – RLF Life Safety Loan Request
    - ii. Sylvia Trentz – 57 Lincoln – RLF Life Safety Loan Request
    - iii. Lance Bobolz – 84 Van Buren – Windows Loan Extension Request
5. Old or General Business
  - a. Main Street Initiative Update
  - b. South Dakota Historical Society Press 2018 Deadwood Publications Fund Report – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190250 – Troy Gorans – 43 Forest – Exterior Repairs– **Exhibit E**
  - b. PA 190252 – Jeff & Tracy Munce – 36 Jackson – New Windows/Foundation Repair – **Exhibit F**
  - c. PA 190253 – Allen & Evonne Leavitt – 7 Emery – Exterior Repairs – **Exhibit G**
  - d. PA 190277 – Charlie Struble – 61 Taylor – Replace Siding/Windows– **Exhibit H**
  - e. PA 190279 – Michael Johnson – 8 Van Buren – Roof Repair - **Exhibit I**
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*



**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, August 28, 2019**

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

**Absent:** Willis Steinlicht

**Present City Commission:** Michael Johnson

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

**All motions passed unanimously unless otherwise stated.**

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 28, 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 14, 2019 Regular Meeting

***It was moved by Mr. Williams and seconded by Ms. Posey to approve the HPC minutes of Wednesday, August 14, 2019. Aye – All. Motion Carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$20,521.94. Aye – All. Motion carried.***

**Revolving Loan Fund and Historic Preservation Programs:**

**HP Program Grant Funds**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$32,807.77 based on information as presented. Aye - All. Motion carried.***

**Grant Requests – Exhibit A**

- i. Troy Gorans – 43 Forest - Foundation, Wood Windows & Doors, Siding, Retaining Wall Programs
- ii. Allen & Evonne Leavitt – 7 Emery – Siding, Foundation, Wood Windows & Doors, Vacant Home, Residential Revolving Loan Programs
- iii. Alea "Charlie" Struble – 61 Taylor Street – Siding and Residential Revolving Loan Programs

***It was moved by Mr. Blair and seconded by Mr. Posey to enter Troy Gorans, 43 Forest, Foundation, Wood Windows & Doors, Siding, Retaining Wall Programs, Allen & Evonne Leavitt, 7 Emery, Siding, Foundation, Wood Windows & Doors, Vacant Home, Residential Revolving Loan Programs, Alea "Charlie" Struble, 61 Taylor, Siding, Residential Revolving Loan Programs, into the grant programs. Aye - All. Motion carried.***

**Grant Extension Requests – Exhibit B**

- i. Glenn Fasnacht – 74 Van Buren – Foundation/Siding/Windows & Doors Programs
- ii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program

***Mr. Williams requested staff expand on why the need for extension. It was moved by Ms. Posey and seconded by Mr. Blair to approve the grant extensions. Aye – All. Motion carried.***

**Revolving Loan Voucher Approval**

***It was moved by Ms. Posey and seconded by Mr. Blair to approve the Revolving Loan disbursements in the amount of \$22,816.82 based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program – Exhibit C**

- i. Elise Kirkpatrick – 110 McGovern Hill – RLF Life Safety Loan Request
- ii. Sylvia Trentz – 57 Lincoln – RLF Life Safety Loan Request
- iii. Lance Bobolz – 84 Van Buren – 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 stated there is no update at this time.

South Dakota Historical Society Press 2018 Deadwood Publications Fund Report – Exhibit D



### **New Matters before the Deadwood Historic Preservation Commission**

**PA 190250 – Troy Gorans – 43 Forest – Exterior Repairs – Exhibit E**

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit circa 1886. The applicant is requesting permission to repair foundation under porch, repair siding, repair windows and paint. 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. Blair 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 add the addition of a small entry enclosure located at 43 Forest Avenue. Aye – All. Motion carried.***

**PA 190252 – Jeff & Tracy Munce – 36 Jackson – New Windows/Foundation Repair – Exhibit F**

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1903. The applicant is requesting permission to install new windows on entire house, new exterior doors and storms, new garage walk door, and re-skimming foundation. Staff has clarified with the applicant the windows will be repaired and new wooden storm windows installed. Trying to convince them into the siding program as it is one of the few remaining houses with metal siding. 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 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 build a new covered patio spanning existing City Creek at the property located at 36 Jackson Street. Aye – All. Motion carried.***

**PA 190253 – Allen & Evonne Leavitt – 7 Emery – Exterior Repairs – Exhibit G**

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit circa 1905. The applicant is requesting permission to replace roof, fence, awning, and windows, doors and storms. Staff has clarified with the applicant plans are to repair the retaining wall, replace the existing wrought iron fence and install a gate between the garage and house. 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 Mr. Blair 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 the foundation, upgrade the electrical and replace front door at 7 Emery Street. Aye – All. Motion carried.***

**PA 190277 – Charlie Struble – 61 Taylor – Replace Siding/Windows – Exhibit H**

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1944. The applicant is requesting permission to replace the current siding with LP Smart Siding 5" reveal and replace/repair windows. This is another house that will get rid of the metal siding. 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 Mr. Toews 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 current siding with LP Smart Siding 5" reveal and replace/repair windows at 61 Taylor Street. Aye – All. Motion carried.***

**PA 190279 – Michael Johnson – 8 Van Buren – Roof Repair – Exhibit I**

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1896. The applicant is requesting permission to replace the roof with wood shingles but if the insurance company does not refund for wood shingles the applicant will have to go with an asphalt shingle. 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. Toews 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 roof with wood shingles but if the insurance company does not refund for wood shingles will go with an asphalt shingle at 8 Van Buren 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 Bonny will be presenting our budget presentation with the SD Historical Society Board of Trustees in Pierre on Friday, September 6, 2019 at 11:00 am CST.

Staff has been going back and forth with Splitrock Studios in regards to the History & Information Center exhibits. We are now looking at an October install which will be fine. The center is still busy with visitors and having it torn up in September is not a good thing.

The City is nearing the end of the audit and am pleased to say there will be no notes on Historic Preservation in the City's audit. The auditors have been here almost two and a half months. They have made lots of adjustments and have been busy working on cleaning up the chart of accounts. This morning was our last City Commission budget meeting. There are no changes for HP from what was reported two weeks ago. The first reading of the balanced budget for the City will be on Tuesday, September 3, 2019.

We did the concrete pour last week at Outlaw Square. The concrete had too much air and they had to pull up the concrete while it was still wet and take it to the landfill. The pour was completed this week. The brick feature wall along the four lanes is at the top. They will be cleaning it and taking down the scaffolding along the four lanes. The job trailers moved. They are starting to work out toward Main Street. Hopefully, over the course of the next month you will see a lot more concrete so we won't have to worry about mud as much. They should be done the first part of November.

Jeremy Russell officially started as our Zoning Administrator this week and has been shadowing both Bob and myself on Monday, Tuesday and Wednesday so far. He will be a great addition to the team. Mr. Berg asked if they will start ticketing the businesses with sandwich boards, signs and everything else out in front. Mr. Kuchenbecker stated we will see that and it is a primary directive from the City Commission.

We had the first burial at Mt. Moriah for Shirley Temple. They had a deed from 1937. Spent all last week working on this as it is not something that can be put off. As Cemetery Sexton, I have inherited some additional challenges. Staff just sent off original book we microfilmed to be digitized and pdf. When it is back, we can start putting in notes and we will have a working book. We will have to research some death records and burial records for filling in the gaps.

On Monday nights City Commission meeting, I am asking permission to hire an engineer to come up with construction plans for sewer for 227 Williams. This is the stone house above Tin Lizzies on the Forest Hills side. Kevin and Brenda Oberembt bought this house and are ready to start rehab but there is no sewer to the property. Staff will work with the City Commission on this and want you to be aware of it and to support the efforts as this house has historic significance.

Staff conducted a site visit to 33 Taylor last week with somebody wanting to buy it. We have a foundation starting to really fail there and the roof is in poor condition. This is the cyanide lid roof.

Staff is working with FEMA on our July 5<sup>th</sup> flood. We spent quite a bit of time with FEMA representatives. There is a proposal coming to City Commission on civil, geo technical and structural engineering to help prioritize our damages. If we get another rain, we may lose some backyards, parking lots, and such. There was a lot of damage done from the storm.

336 Williams Street retaining wall project involves burying the joint water and sewer lines which are only two feet deep because of bedrock and it will require some additional insulation.

There was a bid opening this week for 291 Williams and 562 Williams and will be on City Commission agenda. One is a city retaining wall, 291 Williams, the bid came in at \$195,000 and the 562 Williams bid was \$93,000. Both of the projects will be done by the end of the year.

We are extending the season for Deadwood Alive. The stagecoach will continue five days a week through September 21<sup>st</sup>. This is the new teamster operated by Jill and Todd Weber. They have had 60 and 70 rides per day this week. Weather permitting they will operate on Friday and Saturday through Thanksgiving.

## **Committee Reports**

## **Other Business**



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

ATTEST:

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Chairman, Historic Preservation Commission

*Cindy Schneringer, Historic Preservation Office/Recording Secretary*



# EXHIBIT A





## MEMORANDUM

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**Date:** September 6, 2019  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Applications

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

- Erica Bussiere – 45 Burnham –Foundation Program  
*Staff has determined the repairs to the foundation meet the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.*
- Renee Burr – 25 McKinley – Siding Program  
*Staff has determined the proposed project meets the criteria for the Siding Program. Staff will coordinate with the applicant during the proposed project.*
- Gene Hunter – 38 Van Buren – Foundation Program  
*Staff has determined the proposed project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.*



## Foundation Program Application

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

1. Address of Property:

45 Burnham Avenue

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

2. Applicant's name & mailing address:

Erica Bussiere

3915 Gallatin Avenue

Spearfish, SD 57783

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

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

Telephone: ( 303 ) 883 - 1733

E-mail ejanderson8@gmail.com

City Office Use Only	
<input type="checkbox"/>	Owner Occupied
<input checked="" type="checkbox"/>	Non-owner Occupied
Verified through the Lawrence County Office of Equalization	
Date: <u>9/4/19</u>	Initials: <u>BA</u>

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: Erica J. Bussiere

Date submitted: 8/29/2019

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

Revised 9/28/17





## Siding Program Application

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

1. Address of Property:

25 McKinley St.

2. Applicant's name & mailing address:

Renee Burr  
25 McKinley St.  
Deadwood, SD

Telephone: (605) 641-1206

E-mail naenae@rushmore.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/4/19 Initials: \_\_\_\_\_

Assessed Valuation \$ \_\_\_\_\_

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

5. Certification

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

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

Applicant's signature: Renee Burr

Date submitted: 8/28/19

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



## Foundation Program Application

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

1. Address of Property:

38 Van Buren

2. Applicant's name & mailing address:

Gene Hunter  
38 Van Buren  
Deadwood, SD 57732

Telephone: (605) 381-9857

E-mail fattoe340@gmail.com

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_-\_\_\_\_

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

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/9/19

Initials: BK

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: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

Owner's signature: Gene Hunter

Date submitted: 8/23/2019

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

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

Revised 9/28/17



# EXHIBIT C

Date: September 09, 2019

Case No. 190291  
Address: 15 Stewart Street

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 15 Stewart Street, a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Jane Verba  
Owner:  
Constructed: circa 1950

### **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:**

Because this house is less than 50 years old, it can not contribute to the Deadwood National Historic Landmark District at this time.

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

The applicant would like to have a very simple (basic) carport built, similar to but much smaller than the pavilion at Gordon Park. Measuring 12' wide x 20' long and 7' high. Wood posts and shingles to match the house roof. Starting the carport up by the house on the concrete driveway, it will still leave 20' of driveway and 4' of sidewalk, so the setback is 24' from the street.

**Attachments:** Yes

**Plans:** No

**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]



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

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

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

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

**C: Second Motion:**

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>190291</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/2/19</u>
Date of Hearing	<u>9/11/19</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>15 STEWART ST.</u>
Historic Name of Property (if known): <u>-</u>

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

Owner's Name: <u>JANE VERBA</u>
Address: <u>15 STEWART ST.</u>
City: <u>DEADWOOD</u> State: <u>S.D.</u> Zip: <u>57732</u>
Telephone: <u>641-1856</u> Fax: <u>-</u>
E-mail: <u>ja.ver@hotmail.com</u>

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

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

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

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



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

### DESCRIPTION OF ACTIVITY

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

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

With 2 cars destroyed by hail and with the space to use, I'd like to have a very simple (basic) carport built, similar to but much smaller than, the pavillion at Gordon Park. 12' w x 20' L - 7' high Wood Posts & shingles to match the house roof. Starting the carport up by the house on the concrete driveway, it will still leave 20' of driveway and 4' of sidewalk, so the setback is 24' from the street.

## 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.

Jane M. Verba 9-2-19  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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

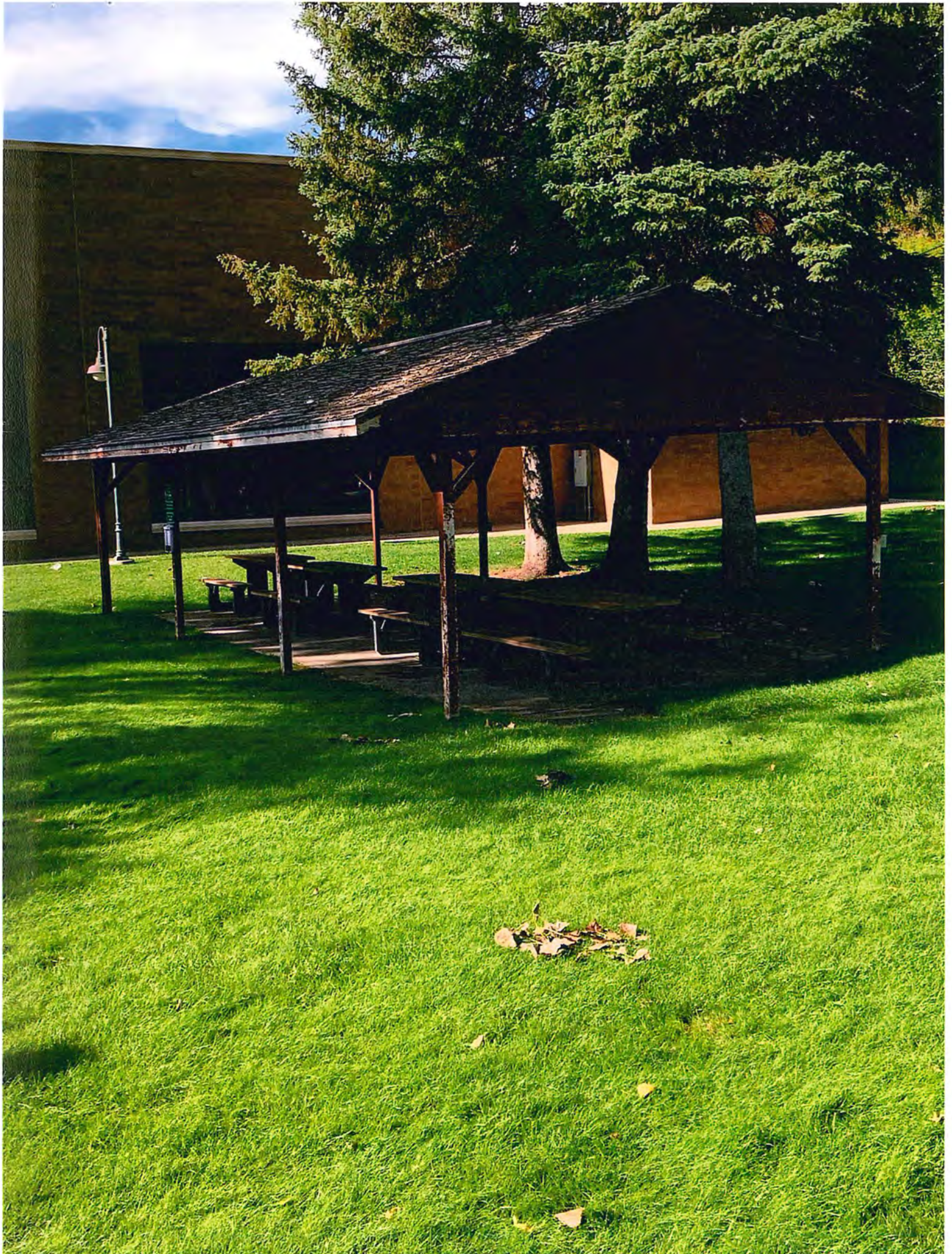


















# EXHIBIT D

Date: September 04, 2019

Case No. 190292  
Address: 38 Madison Street

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 38 Madison Street, a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Josh Keehn  
Owner:  
Constructed: 1900

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

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

##### **General Factors:**

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

County tax assessor records indicate that this house was constructed in 1900, and that approximate is supported by city directory and Sanborn map records. This historic building exhibits substantial modern alterations, including modern vertical wood siding, modern casement windows in new openings, and a modern addition. Because of the loss of integrity caused by these changes, this building cannot contribute to the Deadwood National Historic Landmark District.

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

The applicant would like to replace the front picture window with new window that looks the same and replace side window with 2 double hung windows - removing the middle picture window.

Attachments: Yes

Plans: No

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]



**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.

**FOR OFFICE USE ONLY**

Case No. 190292

☒ Project Approval

☐ Certificate of Appropriateness

Date Received 8/30/19

Date of Hearing 9/11/19



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>7</u>		Project Completion Date (anticipated): <u>7</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" 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			

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Front picture window to be replaced  
with new window that looks the same.

Side window to be replaced with  
2 Double hung windows - removing the  
middle picture window -

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SIGNATURE OF OWNER(S)

8-30-19

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

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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.

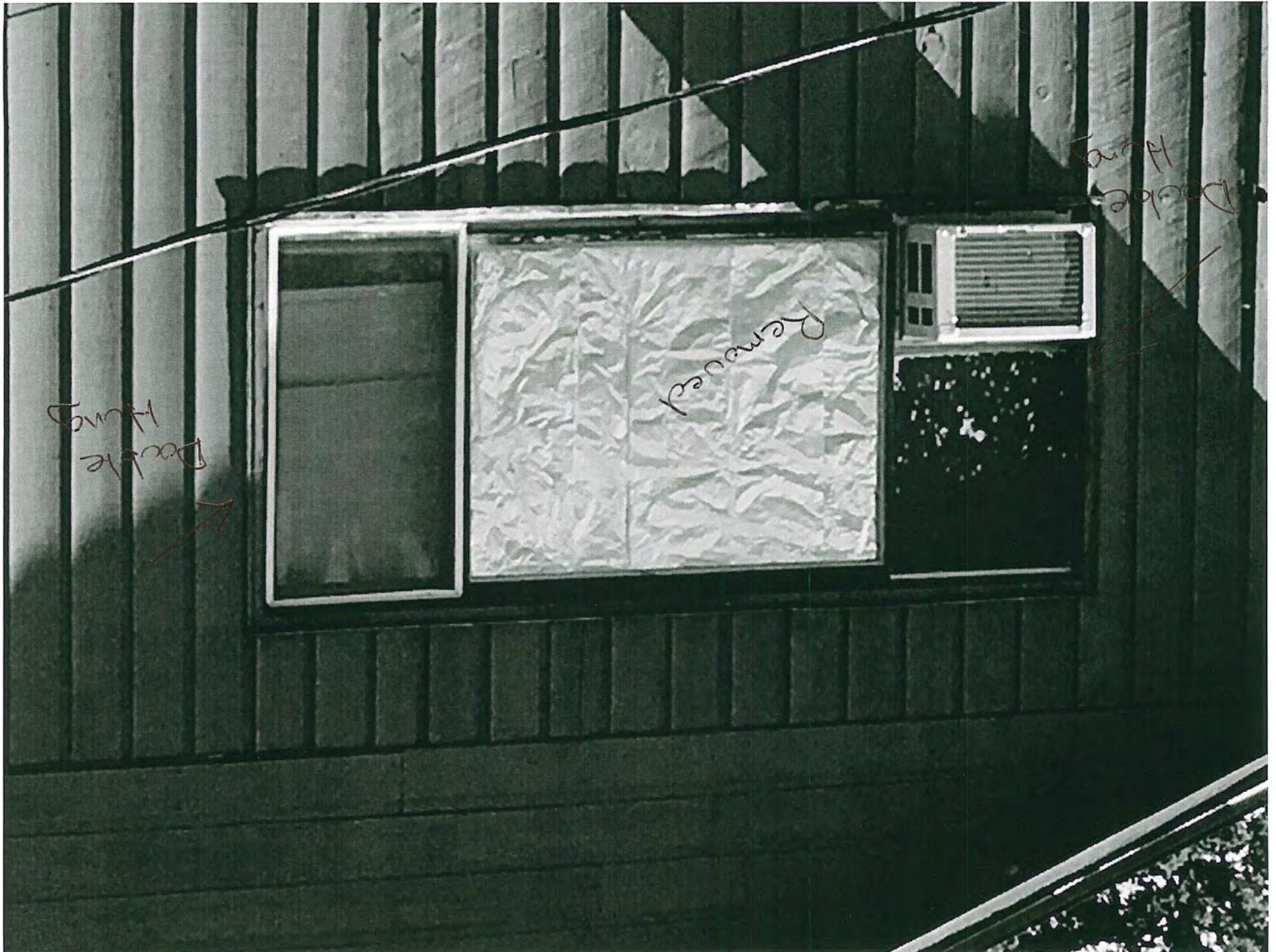
### NEW CONSTRUCTION:

- ☐ 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.












Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
10	None Assigned	Lifestyle, 3-Wide Sash Set, Lifestyle, 3-Wide Sash Set, 120 X 57.5, Brown			\$2,368.91	1	\$2,368.91
		PK #					
		2042					
Viewed From Exterior							
Rough Opening: 120 - 3/4" X 58 - 1/4							
		<p><b>1: Non-Standard SizeNon-Standard Size Fixed Sash Set</b> <b>Frame Size:</b> 40 X 18 1/2 <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Brown <b>Interior Color / Finish:</b> Unfinished Interior <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Performance Information:</b> U-Factor 0.28, SHGC 0.31, VLT 0.58, CPD PEL-N-22-00624-00002, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 <b>Grille:</b> No Grille, <b>Vertical Mull 1:</b> FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</p> <p><b>2: Non-Standard SizeNon-Standard Size Fixed Sash Set</b> <b>Frame Size:</b> 40 X 18 1/2 <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Brown <b>Interior Color / Finish:</b> Unfinished Interior <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Performance Information:</b> U-Factor 0.28, SHGC 0.31, VLT 0.58, CPD PEL-N-22-00624-00002, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 <b>Grille:</b> No Grille, <b>Vertical Mull 2:</b> FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</p> <p><b>3: Non-Standard SizeNon-Standard Size Fixed Sash Set</b> <b>Frame Size:</b> 40 X 18 1/2 <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Brown <b>Interior Color / Finish:</b> Unfinished Interior <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Performance Information:</b> U-Factor 0.28, SHGC 0.31, VLT 0.58, CPD PEL-N-22-00624-00002, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 <b>Grille:</b> No Grille, <b>Horizontal Mull 1:</b> FactoryMull, 1/2" mullion for 3-9/16", Mull Design Pressure- 20</p> <p><b>4: Non-Standard SizeNon-Standard Size Fixed Sash Set</b> <b>Frame Size:</b> 40 X 38 1/2 <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Brown <b>Interior Color / Finish:</b> Unfinished Interior <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Performance Information:</b> U-Factor 0.28, SHGC 0.31, VLT 0.58, CPD PEL-N-22-00624-00002, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 <b>Grille:</b> No Grille, <b>Vertical Mull 3:</b> FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</p> <p><b>5: Non-Standard SizeNon-Standard Size Fixed Sash Set</b> <b>Frame Size:</b> 40 X 38 1/2 <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" <b>Exterior Color / Finish:</b> Standard Enduraclad, Brown <b>Interior Color / Finish:</b> Unfinished Interior <b>Glass:</b> Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude <b>Performance Information:</b> U-Factor 0.28, SHGC 0.31, VLT 0.58, CPD PEL-N-22-00624-00002, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 <b>Grille:</b> No Grille, <b>Vertical Mull 4:</b> FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20</p>					

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes			
15	None Assigned	<div><div><div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div></div><div></div></div><div><div></div><div></div></div><div><div></div><div></div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> <div><div></div><div></div></div> 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**Thank You For Your Interest In Pella® Products**

Back to Agenda



# EXHIBIT E

Date: September 09, 2019

Case No. 190293  
Address: 45 Burnham Avenue

### Staff Report

The applicant has submitted an application for Project Approval for work at 45 Burnham Avenue, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

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

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

The applicant requests permission to cover delaminated concrete steps and replace with cedar porch and 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.

Attachments: Yes

Plans: Yes

Photos: Yes

#### Staff Opinion:

Porch roof if replaced with new 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.

[imagerepeater]

**Motions available for commission action:**

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

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

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	190293
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/29/19
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: 45 Burnham Avenue

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Erica Bussiere  
Address: 3915 Gallatin Avenue  
City: Spearfish State: SD Zip: 57783  
Telephone: 303-883-1733 Fax: \_\_\_\_\_  
E-mail: ejanderson8@gmail.com

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

Contractor's Name: Firefly Builders, Inc.  
Address: 19455 US Hwy. 85  
City: Belle Fourche State: SD Zip: 57717  
Telephone: 605-641-5864 Fax: \_\_\_\_\_  
E-mail: kevin@fireflybuilders.com

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

### TYPE OF IMPROVEMENT

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

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

<b>DESCRIPTION OF ACTIVITY</b>
--------------------------------

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.

Cover delaminated concrete steps and replace with cedar porch and steps.

Add gutters.

Demo part of side deck to repair foundation by adding buttresses to reinforce and stop movement of foundation wall.

Replace electrical fuse box with updated box and appropriate amperage for modern use.



**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 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.

Digitally signed by Erica  
Bussiere  
Date: 2019.08.29 12:39:32  
-06'00'

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

DATE \_\_\_\_\_

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

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.



# Ancestor Concrete & Masonry LLC

PO Box 762  
Belle Fourche, SD 57717  
Vance Heidegger • (605) 569-2657

## PROPOSAL AND ACCEPTANCE

3219

PROPOSAL SUBMITTED TO <b>ERICA Bussiere</b>		PHONE <b>605-883-1733</b>	DATE <b>8-28-19</b>
STREET <b>45 Burnham</b>		JOB NAME	
CITY, STATE AND ZIP CODE <b>Deadwood SD 57732</b>		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

① 4 4'x16"x8" Concrete Footing

② 4 Cmu Buttrass Against Existing Foundation

Homeowner to Demo Deck

3,500.<sup>00</sup>

opt: Stone Veneer on #1 Buttrass 900.<sup>00</sup>

2% Excise TAX please ADD  
permit by Contractor.

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

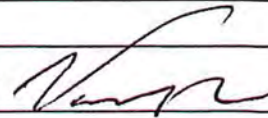
Due upon Completion

dollars (\$ 4,400.<sup>00</sup>).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from 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. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized  
Signature



Note: This proposal may be  
withdrawn by us if not accepted within \_\_\_\_\_ days.

Acceptance of 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.

Signature \_\_\_\_\_

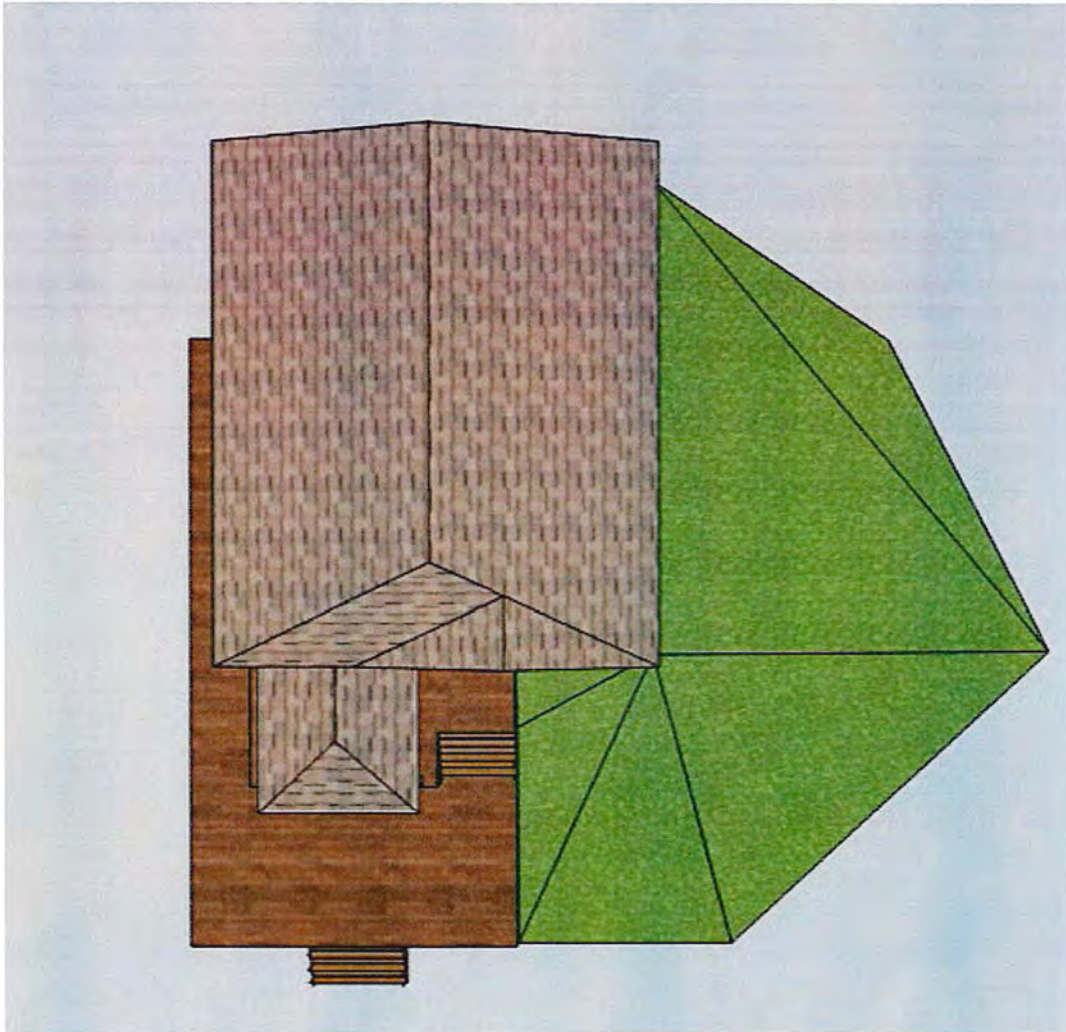
Date of Acceptance \_\_\_\_\_

Signature \_\_\_\_\_

# Firefly Builders Inc



## ERICA BUSSIERE DEADWOOD HOUSE



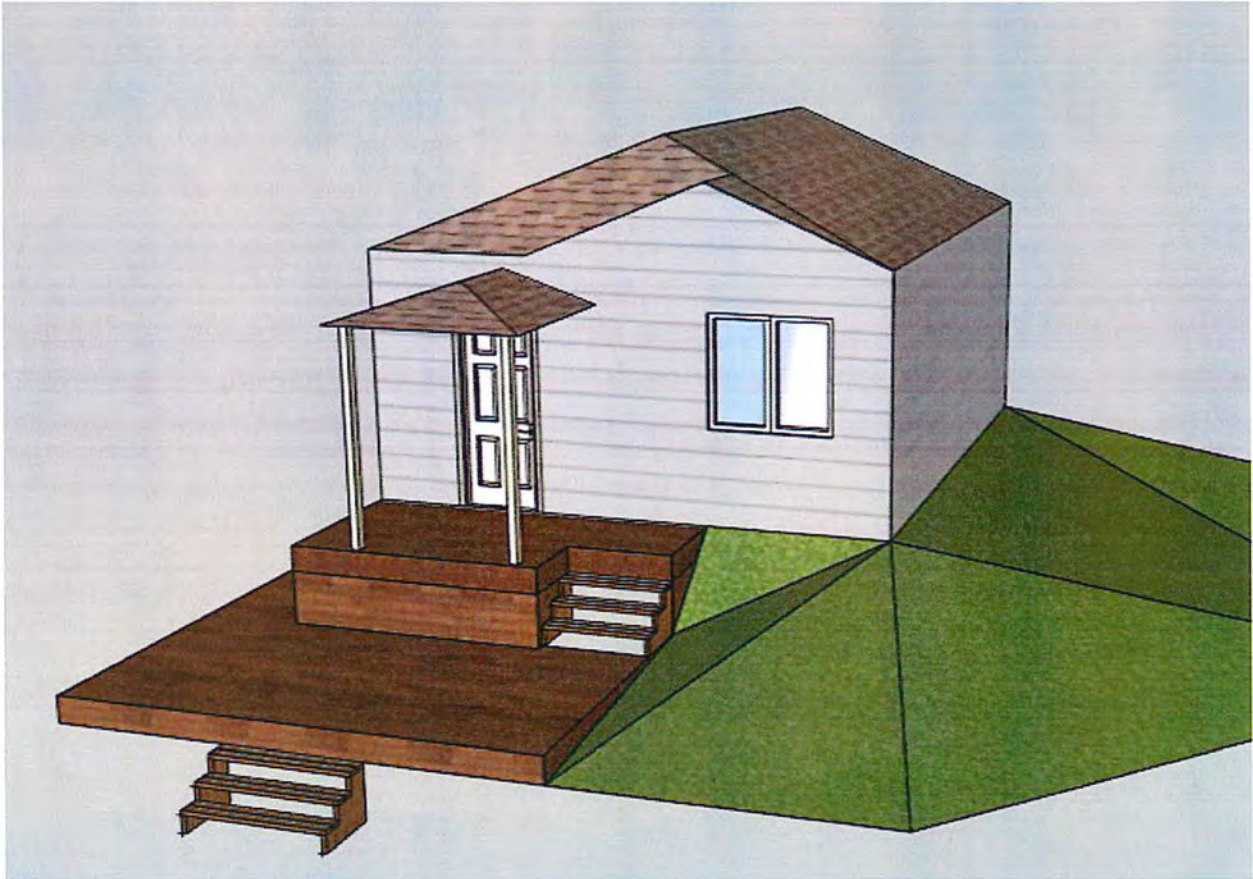
Concept Design by Firefly Builders, Inc.

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19455 US Highway 85 - Belle Fourche, SD 57717  
Office/Cell: (605)-723-1625 / (605)-881-5981



Concept Design by Firefly Builders, Inc.



Colors are not to actual conditions.

\*\*More complete design will be required for a final construction cost and layouts.





# EXHIBIT F

Date: September 09, 2019

Case No. 190294  
Address: 62 Williams Street

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 62 Williams Street, a Non-contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Rick & Jaye Conrad  
Owner:  
Constructed: circa 1950

#### **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:**

Research indicates that this house was built sometime after World War II; the building is not depicted on the 1948 edition of the Sanborn maps and its street address is not listed in a Deadwood directory until 1964. Because it appears to currently be less than 50 years, the house can not contribute to the Deadwood National Historic Landmark District at this time.

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

The applicant is requesting the Commission 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.

**Attachments:** Yes

**Plans:** No

**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 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.

[imagerepeater]



**Motions available for commission action:**

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

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

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	190294
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/2/19
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: 62 Williams Street

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Rick & Jaye Conrad  
Address: 448 Golden Gate Street  
City: Central City State: SD Zip: 57754  
Telephone: 605 641-7892 Fax: \_\_\_\_\_  
E-mail: jaye-bird@hotmail.com

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

Contractor's Name: Rick Conrad  
Address: 448 Golden Gate Street  
City: Central City State: SD Zip: 57754  
Telephone: 605 390-2832 Fax: \_\_\_\_\_  
E-mail: jaye-bird@hotmail.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 checked="" type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting   |
| <input type="checkbox"/> General Maintenance             | <input type="checkbox"/> Siding                | <input type="checkbox"/> Windows     |  |
| Other _____  | <input type="checkbox"/> Awning                | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |



## 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.

Rick Conrad 9/2/19  
SIGNATURE OF OWNER(S) DATE

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

McCurd 9/2/19  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>09/07/2019</u>		Project Completion Date (anticipated): <u>10/31/2019</u>	
<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential		<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> <b>ROOF</b>	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>GARAGE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> <b>FENCE/GATE</b>	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> <b>WINDOWS</b>	<input type="checkbox"/> <b>STORM WINDOW</b>	<input type="checkbox"/> <b>DOORS</b>	<input type="checkbox"/> <b>STORM DOORS</b>
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments			

<b>DESCRIPTION OF ACTIVITY</b>
--------------------------------

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.

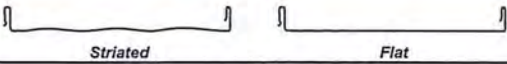


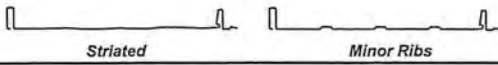










Failure to supply adequate documentation could result in delays in processing and denial of the request.

After researching the metal roofs in the neighborhood, we purchased material on sale before receiving the approval letter requiring vertical seam profile or the mini-batten profile.

Please consider allowing us to use the Classic Rib style already purchased. When the roof is in need of replacement we will abide by the required profile.



# PRODUCT SOLUTION CHART

PANEL	PROFILE	COVERAGE	MS COLORFAST45®		ACRYLIC COATED GALVALUME®	
			29 GA	26 GA	29 GA	26 GA
VERTICAL SEAM		12"/16"/18"		◆		●
MINI-BATTEN		12"/16"/18"		◆		●
SOFFIT PANEL		12"		●		●
IMAGE II™		12"/16"		●		●
PRO-PANEL II®		36"	●	●	●	●
CLASSIC RIB®		36"	●	●	●	●
PBR-PANEL		36"		●		●
IC72-PANEL		36"		●		●
7/8" CORRUGATED		Roof 32" Wall 34 1/2"		●		●
2.5" CORRUGATED		24"		■	●	●
1.25" CORRUGATED*		24"		■		●
5V-CRIMP*		24"	■	■	●	●
PBU-PANEL*		36"		■		●
SPAN-LINE 36A*		36"		■		●

## Notes:

- For other colors, finishes, gauges, and materials, please inquire
- For Image II panel, refer to Image II panel brochure for color selections
- For panels with asterisk (\*) longer lead times will apply

## Legend:

- Standard colors are available in any quantity
- ◆ For standard colors, minimum quantity may be required
- Available in limited standard colors

## ColorFit40™ 40 Year Finish Warranty

Ash Grey (25)	Charcoal (17)	Taupe (74)
Bright White (39)	Forest Green (26)	White (30)
Brown (12)	Light Stone (63)	Zinc Grey (29)
Burnished Slate (49)	Mocha Tan (22)	
Burgundy (15)	Red (24)	

## VersaRib 20 Year Finish Warranty

Bright White (39)	Mocha Tan (22)
Brown (12)	Ocean Blue (35)
Charcoal (17)	Red (24)
Forest Green (26)	White (30)
Light Stone (63)	

## Storage Instructions

If metal roofing or siding is not going to be used immediately, it should be stored in a dry area. It should be unbundled and stood on end against an interior wall. If materials must be stored outside, protect with canvas or waterproof paper. Allow for air circulation, do not cover air-tight.

## Application precautions

Avoid installing directly over green or damp lumber, porous insulation or other damaging materials. The use of a moisture barrier is recommended in such situations. Strong chemicals, such as fertilizer, manure and lime may cause damage. Storage or application near such materials should be avoided.





## MS COLORFAST45® PAINT SYSTEM

**29 & 26 GAUGE**



White (30)



★ Polar White (80)



★ Light Stone (63)



★ Mocha Tan (22)



★ Carlsbad Canyon (10)



★ Ash Grey (25)



★ Charcoal (17)



★ Burnished Slate (49)



★ Burgundy (15)



★ Ocean Blue (35)



★ Forest Green (26)



★ Fern Green (07) Low Gloss



★ Patina Green (58)



★ Red (24)



★ Patriot Red (73)



★ Brown (12)



★ Mocha Brown (13)



★ Black (06)



★ Native Copper (190)†  
Upcharge will apply



★ Rustic Steel (W45) PVDF  
26 Ga. Only Upcharge will apply



★ Galvalume (41)  
Non-Painted Finish 25 Year Warranty



★ Galvanized (00)  
Non-Painted Finish No Warranty



★ All Colors Meet or Exceed Steep Slope  
ENERGY STAR® Requirements

† Native Copper color may vary visually based  
on reflection and/or installation angles

[metalsales.us.com](http://metalsales.us.com)

**45 Year Paint Warranty**

**metal sales**  
manufacturing corporation



7990 East I-25, Frontage Road  
Longmont, CO 80504  
800.289.7663 Toll Free  
303.702.5440 Phone  
800.289.1617 Fax

MS(1R)/04-17

See the back page for other finish options.  
All colors carry a 45 year limited paint warranty.  
Color selections are close representations but are limited by  
processing and viewing conditions. Actual samples are available by request.



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



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

May 30, 2019

Rick & Jaye Conrad  
448 Golden Gate Street  
Central City, SD 57754

RE: Case No. 190086 – 62 Williams Street

Dear Mr. & Mrs. Conrad;

On Wednesday, May 29, 2019, the Deadwood Historic Preservation Commission reviewed your application for Project Approval for work at 62 Williams Street, a non-contributing structure located in the Fountain City Planning Unit in the City of Deadwood. The application was for permission to re-roof the house and garage due to hail damage. Plans are to replace the asphalt shingles with 26 gauge galvanized metal roofing.

The Deadwood Historic Preservation Commission has determined the proposed work and changes do not encroach upon, damage, or destroy a historic resource, nor do they have an adverse effect on the historic character of the building or the historic character of the State and National Register of Historic Places and therefore granted project approval for switching from an asphalt roof to a metal roof **contingent upon using the vertical seam profile or the mini-batten profile.**

A building permit must be issued prior to commencement of work on the resource. To request a building permit and pay the fees due regarding this project, please contact the City Building Inspector, Trent Mohr, at the Public Works Dept. at (605) 578-3082. Any changes to the scope of work must be approved by the Historic Preservation Commission.

Thank you for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark. If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

Kevin Kuchenbecker  
Historic Preservation Officer

cc: Trent Mohr, City Building Inspector  
File







# EXHIBIT G

Date: September 04, 2019

Case No. 190297  
Address: 38 Van Buren Avenue

### **Staff Report**

The applicant has submitted an application for Project Approval for work at 38 Van Buren Avenue, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Gene Hunter  
Owner:  
Constructed: 1897

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

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

#### **General Factors:**

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

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

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

The applicant is requesting permission to repair deteriorating brick exterior and interior foundation.

**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]



**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.	190297
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/2/19
Date of Hearing	9/18/19

## 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

<b>PROPERTY INFORMATION</b>
Property Address: 38 VanBuren, Deadwood, SD 57732
Historic Name of Property (if known): Tornby House

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

Owner's Name: Gene Hunter
Address: 38 VanBuren
City: Deadwood State: SD Zip: 57732
Telephone: 605 381 9857 Fax: 605 342 6801
E-mail: fattoe340@gmail.com

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

Contractor's Name: Mark Speirs
Address: 34 VanBuren
City: Deadwood State: SD Zip: 57732
Telephone: 605 578-1179 Fax: _____
E-mail: _____

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

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>9/1/19</u>		Project Completion Date (anticipated): <u>4/15/20</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <u>Foundation Repair</u>			

### DESCRIPTION OF ACTIVITY

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

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

Repair deteriorating brick exterior and interior foundation. See attachment A

### SIGNATURES

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

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

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

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

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

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

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

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

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

### APPLICATION DEADLINE

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

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

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



# 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.

Attachment A

## Foundation Repair Procedure for 38 Van Buren - Gene Hunter

- > Brush lightly & remove loose red brick material
- > Stabilize soft brick using liquid hardening agent by Min-Wax
- > Fill in voids from deteriorating bricks using masonry cement
- > Prime all areas with concrete primer  
- possibly 2 coats of primer
- > Top coat entire foundation area with latex semi-gloss paint





# EXHIBIT H



Date: September 06, 2019

Case No. 190298  
Address: 825 Main Street

### Staff Report

The applicant has submitted an application for Project Approval for work at 825 Main Street, a Contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Grace Lutheran Church  
Owner:  
Constructed: circa 1930

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

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

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

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

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]

**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.	190298
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/4/19
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: 825+827 Main St.
Historic Name of Property (if known): Grace Lutheran Church

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

Owner's Name: Grace Lutheran Church
Address: 827 Main St
City: Deadwood State: SD Zip: 57732
Telephone: 605 578 2219 Fax: _____
E-mail: grace.lutheran@deadwood.org

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

Contractor's Name: Allied Construction
Address: 645 West Jackson
City: Spearfish State: SD Zip: 57783
Telephone: 605 923-8707 Fax: _____
E-mail: _____

Agent's Name: Rene Larson
Address: _____
City: _____ State: _____ Zip: _____
Telephone: 641 3967 Fax: _____
E-mail: _____

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>Nov 31</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> 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.

Grace Lutheran is replacing rail damaged siding on all sides of the Church & Parsonage & Garage. We will be replacing the siding through insurance & church funds. We will be changing the siding to a narrower reveal of 5 inches to better comply with the historic image of the property. It will be a composite white siding on ~~all~~ all buildings.



# 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.
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### PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
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### 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.

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

### SIGNATURES

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

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

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

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

\_\_\_\_\_  
DATE

 **7-4-19**  
\_\_\_\_\_  
SIGNATURE OF AGENT(S) *Secretary* DATE

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

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

\_\_\_\_\_  
DATE

### APPLICATION DEADLINE

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

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

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

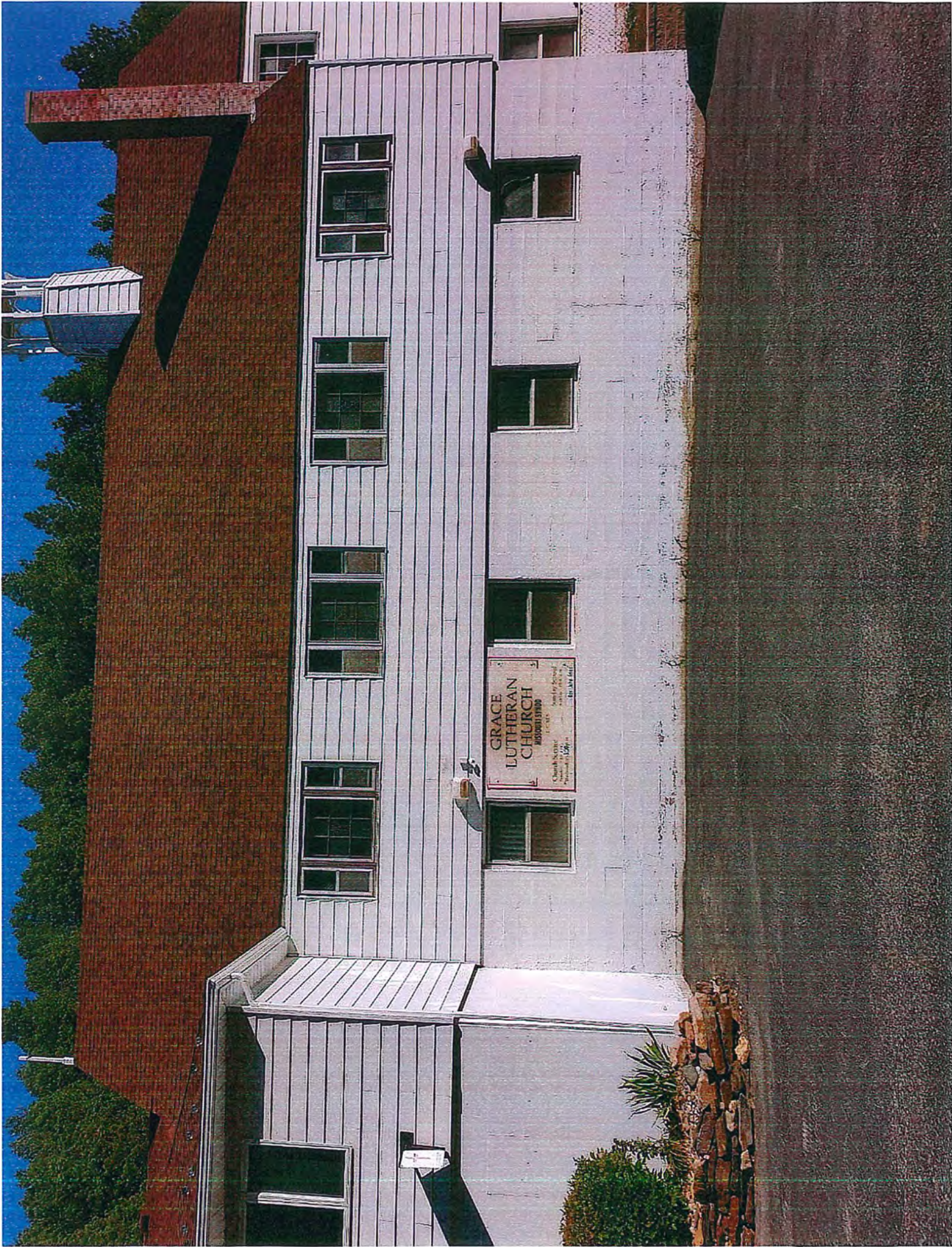












GRACE  
LUTHERAN  
CHURCH  
WISCONSIN  
Church Notice  
Sundays 10:00 AM  
Church School  
Sundays 9:00 AM  
For More Info  
Call 262-261-1100

281. 1500





GRACE  
LUTHERAN  
CHURCH  
MISSOURI SYNOD

Church Services: 10:00 AM  
Sunday School: 9:00 AM  
Sunday: 10:00 AM  
Rev. John





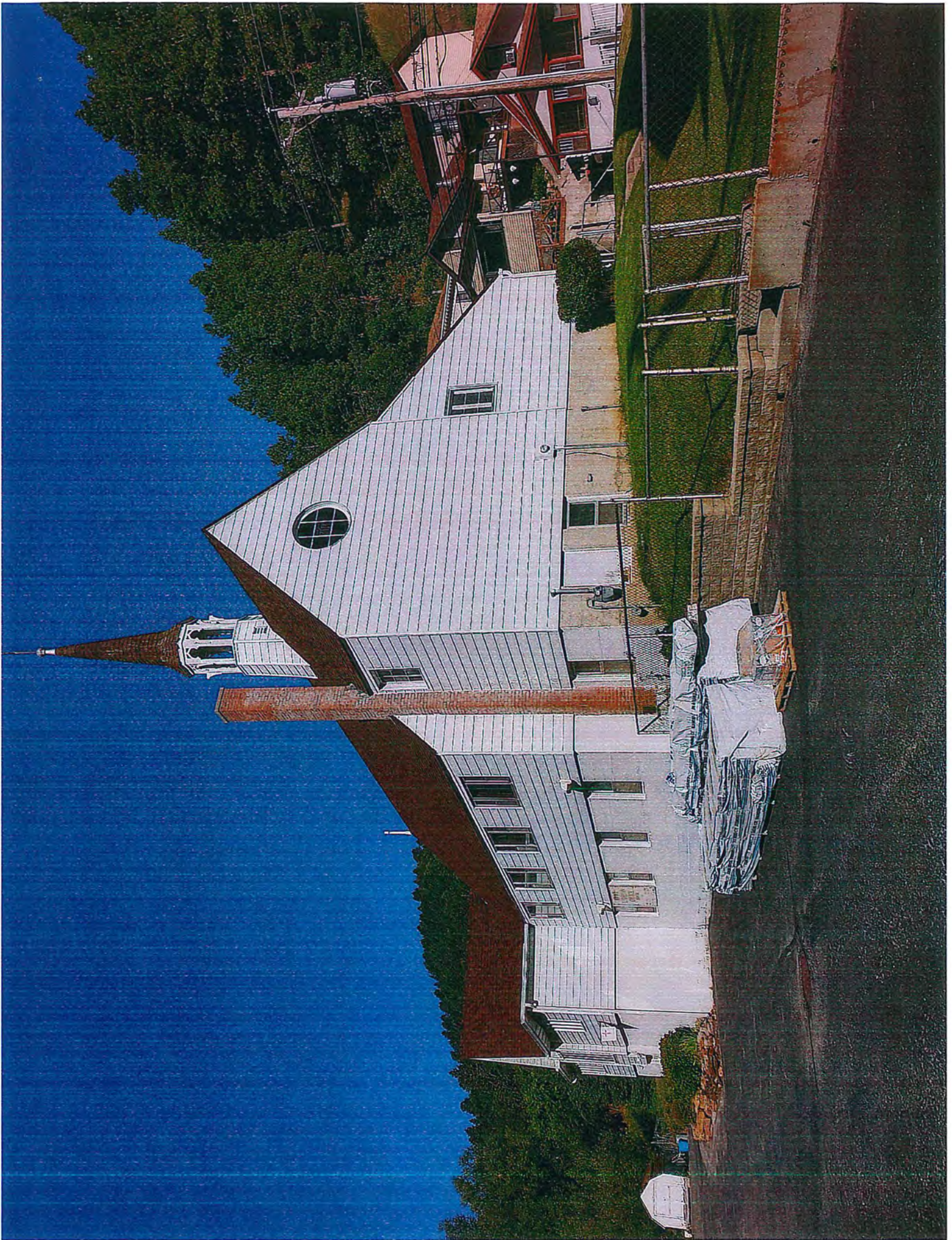






















# City Archives

## Monthly

## Report

JMBWM  
**June and July 2019 City Archives Monthly Report**

These are the items I worked on during the months of June and July 2019.

RESEARCH REQUESTS

I received and answered nineteen (19) requests in June and ten (10) requests in July that took the form of email, walk in researchers, mail inquiries, and department head and city employee requests.

ARCHAEOLOGY / COLLECTIONS MANAGEMENT

- **June and July Donations:** In June and July, the City Archives were presented with the following donations: **Donation 2019.06A Andrew Estoclet.** Andrew Estoclet donated a copy of his book titled Deadwood Nights: Secrets of Deadwood. **Donation 2019.07 Sandra (Shedd) Mammenga.** Sandra (Shedd) Mammenga of Billings, Montana donated (5) sets of signed art prints from Jim Sayer, dated 1972 and 1978. The line drawing prints include the interior view of Bodega Bar; Lee Street; Fairmont Hotel; S.R. Smith Building on Deadwood Street; and a drawing of a cowboy with a saddle. **Donation 2019.08 Greg Terertiller.** Greg Terertiller the owner of Waterwell Drilling Exploration in St. Onge, SD donated (1) cast iron well pump from the F W M (Fairbury Windmill) Company in Fairbury, Nebraska. This water pump will be incorporated into the water feature at Outlaw Plaza. The pump was sandblasted, primed and painted by Nitro Alley in Blackhawk, SD. **Donation 2019.09 Donna Randolph:** Donna (Clowser) Randolph of Helena, Montana donated the following items to the City of Deadwood Clowser Collection: an oil painting and two bronze statues by Mike Tuma, a pencil drawing of David Bald Eagle by Lori Tomsik; (2) copies of BLACK HILLS MONTHLY; letters of correspondence from Jack Kennedy; (33) glass negatives of Deadwood; (1) buckskin vest; (1) buckskin leggings; (1) painted vest; and archival documents Freeman Knowles. During the months of June and July, I mailed the donation forms, began accessioning the above items and entering the information into PastPerfect.
- **Collection 1988.01 - South Dakota State Historical Society Commercial and Residential Survey.** In June and July, my volunteers and I began organizing the 1988 Deadwood historic sites survey of the commercial and residential structures. In addition, I located the photographs for the survey and began digitizing both the survey and images. Once complete, the digital records will be inserted into the appropriate address folder.
- **2019 Lawrence County Tax Records:** In June and July, independent contractor Don Toms completed the first three Lawrence County Tax Record ledgers. These ledgers constitute the years 1880 to 1882 or 9,031 entries. These digital records provide genealogists and researchers valuable information on property owners and also serve as a mini census record for these years.
- **2019 Oral History Project:** In June and July, I worked on the City's oral history project. This included contacting potential interviewees, developing suitable questions for the interview, lining up the interviewer and interviewee and processing the completed histories. As of July, we interviewed Richard "Dick" Dunwitty, Richard Claude Schlax, and Malcolm David Allen.

PROJECTS

- **2019 Roosevelt/Bullock Traveling Panel Project / 100<sup>th</sup> Anniversary Celebration:** During the months of June and July, I finalized the TR/Bullock panels with TDG Communications. Once complete, the finished panels arrived in Deadwood on May 29, 2019. The panels were then delivered to Mount Rushmore National Monument as part of **Loan 2019.04**. On July 6, 2019, the panels were



set up at Mount Theodore Roosevelt as part of the 100<sup>th</sup> anniversary celebration. I also wrote an article for the City's newsletter on the history of the Roosevelt Tower. Finally, I worked with MacroVision and developed a five minute HP Moment on the 100<sup>th</sup> celebration. This was posted to the City's Facebook and YouTube pages on August 8, 2019. (<https://www.youtube.com/watch?v=kjqaSC5Ciic>).

- **Deadwood Information & Visitor Center Exhibit Project:** In June and July, I continued to help with the redesign of the Deadwood Information & Visitor Center. On June 6, 2019, Eric Zimmer and I went to the South Dakota Railroad Museum in Hill City, SD to select objects for the Baggage Room exhibit. I also attended a design concept meeting with Split Rock Studios on July 17, 2019. In July, I proofed the second design concept and provided feedback. These comments were then presented to Kevin and Split Rock Studios.
- **Outdoor Interpretive Sign Project:** In June, I continued to edit the "Stewart A. Ferguson Memorial Field" sign. This 18 x 24" outdoor sign was sent to Pannier Graphics at the end June and was installed at the Ferguson Football field in July. Deadwood High School Alumni Gary Witt and the 1967 DHS alumni paid for the sign. Upon completion and installation, I began working on the St. John's Episcopal Church outdoor sign. This sign will be completed by September of 2019.
- **Workshop, SDSU – Brookings, SD:** On July 8-9, 2019 I attended a two day workshop focusing on digital preservation and audiovisual preservation for smaller institutions. The workshop was presented by the Northeast Document Conservation Center. Topics included best practices for digital storage, the history of and types of digital media and storage options for smaller institutions.
- **2019 Deadwood Firewise Project:** In June and July, the City of Deadwood received \$40,000 from the BLM for the Firewise program. Prior to this award, I had to submit an application for the grant.

#### MISCELLANEOUS ITEMS

- **Tour of Ghosts of Deadwood Wax Museum:** On June 3, 2019 Kevin and I toured the Ghosts of Deadwood Wax Museum with Blake Halverberg. Our goal was to review and assess the condition and significance of the objects from the museum.
- **Tour of City Archives and Archaeology Lab:** On Thursday, June 13, 2019, I gave an hour long tour of the City Archives and Archaeological Lab as part of the Experiential Tours of Deadwood.
- **Conditions Survey of Mount Moriah Cemetery:** On June 26, 2019 Susan Zepkin and I went to Mount Moriah Cemetery to identify and photograph the damaged markers, retaining walls, and wrought iron fences within the graveyard. This information was then printed and presented to Kevin in July.

If you have any questions or would like to see what I have been working on, feel free to stop in and see me.

Mike Runge, City Archivist