

DEADWOOD HISTORIC PRESERVATION COMMISSION

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

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. August 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 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 14, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. July 24, 2019, 2019 Regular Meeting
 - b. August 7, 2019, Special Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Charles Ferris – 312 Main - Foundation, Wood Windows & Doors, Elderly Resident Programs
 - ii. Adrian Newkirk – 39 Lincoln – Foundation, Elderly Resident, Wood Windows & Doors and Retaining Wall Programs
 - c. Grant Extension Requests – **Exhibit B**
 - i. Dave Akrop – 98 Charles – Elderly Resident Program
 - ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
 - iii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
 - iv. Amy Gorzalka – 50 Van Buren – Windows & Doors Program
 - v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
 - vi. David Zurey – 23 McKinley – Elderly Resident Program
 - vii. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan Program – **Exhibit C**
 - i. Michael & Dianne Hall – 66 Taylor – Siding and Windows Loan Requests (Forgiveable)
 - ii. Travis Conrad – 10 Harrison – Request to Prorate/Forgive Retaining Wall Loan
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Deadwood Chamber Marketing Update/HBO Movie Results – Lee Harstad
 - c. Acquisition of Seth Bullock collection items from on-line auction in the amount of \$7,095.59 – **Exhibit D**
 - d. Outside Deadwood Grant Extension – Homestake Opera House – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
 - (1) COA H190248 – Carolyn White – 3 Shine – Addition – **Exhibit F**
 - (2) COA 190254 – Silverado – 709 Main – Add Patio – **Exhibit G**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190249 – Charles B. Ferris – 312 Main – Foundation, Replace Front Door – **Exhibit H**
 - b. PA 190251 – Adrian Newkirk – 39 Lincoln – Exterior Repairs – **Exhibit I**
 - c. PA 190256 – Roger & Sharon Styer – 46 Wabash – Install Awning/Overhang – **Exhibit J**
 - d. PA 190257 – Elsie Kirkpatrick – 110 McGovern Hill – Windows/Siding/Foundation/Roof – **Exhibit K**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

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

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, August 14, 2019

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

Absent:

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, 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 14, 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:

July 24, 2019 Regular Meeting

It was moved by Ms. Posey and seconded by Mr. Steinlicht to approve the HPC minutes of Wednesday, July 24, 2019. Aye – All. Motion Carried.

August 7, 2019 Special Meeting

It was moved by Ms. Posey and seconded by Mr. Blair to approve the HPC Budget Meeting minutes of Thursday, August 7, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$44,246.88. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$88,290.25 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. Charles Ferris – 312 Main – Foundation, Wood Windows & Doors, Elderly Resident Programs
- ii. Adrian Newkirk – 39 Lincoln – Foundation, Elderly Resident, Wood Windows & Doors, Retaining Wall Programs

It was moved by Mr. Blair and seconded by Mr. Toews to enter Charles Ferris, 312 Main, Foundation, Wood Windows and Doors, Elderly Resident Programs; Adrian Newkirk, 39 Lincoln, Foundation, Elderly Resident, Wood Windows and Doors, Retaining Wall Program. Aye - All. Motion carried.

Grant Extension Requests – Exhibit B

- i. Dave Akrop – 98 Charles – Elderly Resident Program
- ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
- iii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
- iv. Amy Gortzalka – 50 Van Buren – Windows & Doors Program
- v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
- vi. David Zurey – 23 McKinley – Elderly Resident Program
- vii. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Programs

It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant extensions. Aye – Mr. Toews, Ms. Posey, Mr. Williams, Ms. Carmody, Mr. Steinlicht. No – Mr. Blair. Motion carried.

Revolving Loan Voucher Approval

It was moved by Mr. Blair and seconded by Ms. Posey to approve the Revolving Loan disbursements in the amount of \$31,073.89 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit C

- i. Michael & Dianne Hall – 66 Taylor – Siding and Windows Loan Request (Forgiveable)
- ii. Travis Conrad – 10 Harrison – Request to Prorate/Forgive Retaining Wall Loan

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

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated the Design Committee is off for the month. Ms. Lalonde reported they met today and took steps to begin application with the blessing of the Chamber of Commerce to have MSI and Outlaw Square become a 501(c)3 in order to be more qualified for bigger grants and sponsorships from large corporations. There are some promotions set aside for the year because of the construction being so far behind. The next upcoming event is the Little Black Dress and Deadwood's Big Whiskey in November. The committee talked in length about our holiday program and the tree lighting along with planning a Christmas bazaar on the 13th and 14th which will be a great weekend with skating, fair and tree lighting. The event is hoping to pull tree in by horse once we find the location.

Deadwood Chamber Marketing Update/HBO Movie Results

Mr. Harstad and Ms. Kile provided the yearly Chamber of Commerce marketing updates and HBO movie results.

Acquisition of Seth Bullock collection items from on-line auction in the amount of \$7,095.59. – Exhibit D

Mr. Kuchenbecker stated we were able to acquire from an online auction 90 items. Had been dealing with the attorney from Dallas who bought the Aplan collection years ago. He ended up giving it to the broker. The broker called and wanted me to buy it all but he didn't have an inventory of it and wouldn't give me a price so we waited until it came online. We were successful in getting a number of items. One of the letters is to Seth Bullock from a man from Yankton dated March 28, 1877 during the formation of Lawrence County in 1877. Another example is the official vote of the election in 1877 in Lawrence County. We talk about our planning districts (Deadwood, South Deadwood, Elizabethtown, Fountain City, etc.) – here's the results of Deadwood. Deadwood had 895 votes. There were 1715 from South Deadwood who voted in that election. We got a number of items dating back to 1860's on Seth Bullock when he got a letter of recommendation to go with him when he went to Montana.

It was moved by Mr. Toews and seconded by Ms. Posey to approve the acquisition of 90 archival items from the Seth Bullock Archival Collection from the Dallas Online Auction Block, LLC for the price of \$7,095.59 using budgeted funds from the Acquisition line item. Aye – All. Motion carried.

Outside Deadwood Grant Extension – Exhibit E

Mr. Kuchenbecker stated the Homestake Opera House is asking for an extension until December 1, 2019. They've been fundraising and recently met their goal of \$78,400. The agreement was awarded on July 9, 2018 so it is actually up. ***It was moved by Ms. Posey and seconded by Mr. Blair to grant the extension to the Homestake Opera House until December 1, 2019 for the Outside of Deadwood Grant. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H190248 – Carolyn White – 3 Shine – Addition – Exhibit F

Mr. Kuchenbecker stated this is one of those projects the committee found as a state of demolition by neglect. They have stabilized it and want to finalize the exterior features of it. This is a contributing structure located in the Deadwood City Planning Unit circa 1900. The applicant is requesting the addition of a small entry enclosure off an entry well that has been allowing rain intrusion for years. A small shed roof tacked to the side of the building; was removed to repair and stabilize the masonry veneer. 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. 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 add the addition of a small entry enclosure located at 3 Shine Street. Aye – All. Motion carried.***

COA 190254 – Silverado – 709 Main – Add Patio – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit circa 1915. The applicant is requesting permission to build a new covered patio spanning existing City Creek. Materials used match Outlaw Square stage finishes including ceiling material, stained wood beams and columns, and steel guardrail. Flooring to be composite planking. Patio will have multiple access points including new doors from the existing Silverado, a ramp from the existing Main Street sidewalk as well as stairs connecting the new patio to Outlaw Square. The proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Steinlicht and seconded by Mr. Toews based upon all the evidence presented, I find that this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval to build a new covered patio spanning existing City Creek at the property located at 709 Main Street. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 190249 – Charles B. Ferris – 312 Main – Foundation, Replaced Front Door – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Fountain City Planning Unit circa 1900. The applicant is requesting permission to repair the foundation, upgrade the electrical and replace front door. Staff has conducted several visits and will coordinate project with the owner. 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 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 repair the foundation, upgrade the electrical and replace front door at 312 Main Street. Aye – All. Motion carried.***

PA 190251 – Adrian Newkirk – 39 Lincoln – Exterior Repairs -- Exhibit I

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit circa 1880. The applicant is requesting permission to install new front porch, repair/replace retaining wall, repair/replace capstone & brown stucco, repair foundation, paint and install new front door and storm, shingles and gutters to front porch. 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 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 install new front porch, repair/replace retaining wall, repair/replace capstone & brown stucco, repair foundation, paint and install new front door and storm, shingles and gutters to front porch at 39 Lincoln Avenue. Aye – All. Motion carried.***

PA 190256 – Roger & Sharon Styer – 46 Wabash – Install Awning/Overhang – Exhibit J

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to install awning/overhang over door so rain/snow doesn't run in. 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 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 install awning/overhang over door at 46 Wabash Street. Aye – All. Motion carried.***

PA 190257 – Elsie Kirkpatrick – 110 McGovern Hill – Windows/Siding/Foundation/Roof – Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located in the McGovern Hill Planning Unit circa 1937. The applicant is requesting permission to replace windows and siding and repair foundation and roof. The applicant has been entered into our grant programs. 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 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 replace windows and siding and repair foundation and roof at 110 McGovern Hill Road. 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 stated spending a lot of time with the auditors and finance officer providing answers for the City audit. They have been here for two and a half months. Hopefully, we will see the end. Everyday there is a question or we have to pull an invoice or provide an explanation. It is going fairly well. Today staff spent seven and a half hours with FEMA on our July 4th damage. The Square is moving along. Next week they will pour the infield where the artificial turf and synthetic ice will go. Almost all the underground is done. Taking up the sidewalk along Main Street and continuing the underground. Probably hook up the water starting tomorrow. It will be a challenge during Kool Deadwood Nights. Deadwood Street will be open end of business day on Thursday. Main Street will be closed on Wednesday. Local traffic only allowed. Have to keep the project going as they lost 45 days for weather. The four lanes will be three lanes for masonry. This is the 25th year of Kool Deadwood Nights. The State Historical

Preservation Board budget presentation is Friday, September 6, 2019. We would like some commissioners to go along. Bonny will be giving the presentation.

Committee Reports

Mr. Steinlicht stated do we talk to citizens about painting. There is a tour bus that travels up and down Main Street that needs painting.

Mr. Toews asked how long are projects approved for. Mr. Kuckenbecker replied they are good for one year.

Other Business

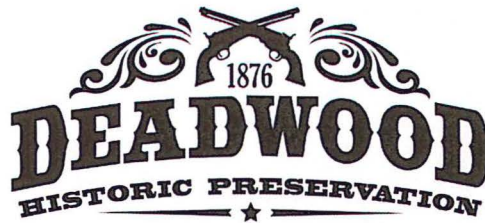
The Historic Preservation Commission Meeting adjourned at 6:21 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Cindy Schneringer, Historic Preservation Office/Recording Secretary

[Back to Agenda](#)

EXHIBIT A



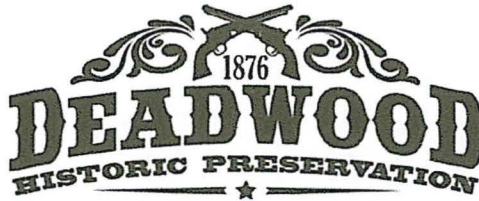
MEMORANDUM

Date: August 23, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

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

- Troy Gorans – 53 Forest -- Foundation, Wood Windows & Doors, Siding, Retaining Wall Programs
Staff has conducted a site visit and determined the applicant and proposed projects meet the criteria for the Foundation, Wood Windows & Doors, Siding, Retaining Wall Programs. Staff will coordinate with the applicant during the proposed project.
- Allen & Evonne Leavitt – 7 Emery – Siding, Foundation, Wood Windows & Doors, Vacant Home and Revolving Loan Programs
Staff has determined the applicant and proposed projects meet the criteria for the Siding, Foundation, Wood Windows & Doors, Vacant Home and Revolving Loan Programs. Staff will coordinate with the applicant during the proposed project.
- Alea "Charlie" Struble – 61 Taylor – Siding and Wood Windows & Doors Programs
Staff has determined the applicant and proposed projects meet the criteria for the Siding and Wood Windows & Doors Programs. Staff will coordinate with the applicant during the proposed project.

[Back to Agenda](#)



Wood Windows and Doors Application

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

1. Address of Property:

43 Forest Ave, Deadwood

2. Applicant/Owner name & mailing address:

Troy Gordons
43 Forest Ave
Deadwood, SD, 57732

Telephone: (320) 894-17482

E-mail tjgordons@gmail.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: 8/7/19

Initials: BA

Assessed Valuation \$ _____

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

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

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

Applicant's signature: _____

Date submitted: 8/2/19

Owner's signature: _____

Date submitted: ____/____/____

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

Revised 9/27/17

Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate of Existing Wood Door(s)
Front View				8	1	
Right Side View				2		
Left Side View				2		
Rear View				0	1	
Total Windows				12	2	
Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.						
Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.						
Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.						
Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.						
Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.						
Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.						

10,500

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

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

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



Siding Program Application

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

1. Address of Property:

43 Forest Ave, Deadwood

2. Applicant's name & mailing address:

Troy Gorans
43 Forest Ave
Deadwood, SD,

Telephone: (320) 894-7482

E-mail tjgorans@gmail.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: 8/2/19

Initials: JA

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: [Signature]

Date submitted: 8/2/19

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

Revised 09/27/17



Foundation Program Application

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

1. Address of Property:

43 Forest, Deadwood

2. Applicant's name & mailing address:

Troy Gorons

43 Forest Ave

Deadwood, SD 57732

Telephone: (320) 894-7482

E-mail tjgorons@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: 8/7/19

Initials: BA

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: Troy Gorons

Date submitted: 8/2/19

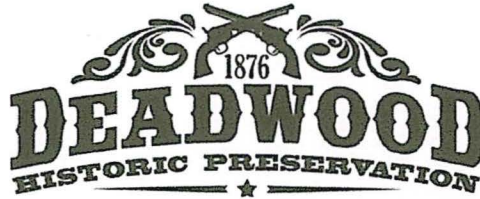
Owner's signature: Troy Gorons

Date submitted: 8/2/19

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

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

Revised 9/28/17



Retaining Wall - Residential Application

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

1. Address of Property:

45+43 Forest Ave, Deadwood

2. Applicant's name & mailing address:

Troy Gorans
43 Forest Ave
Deadwood, SD, 57732

Telephone: (320) 894-7482

E-mail tjgorans@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: 8/7/19

Initials: BA

4. 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 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: Troy Gorans

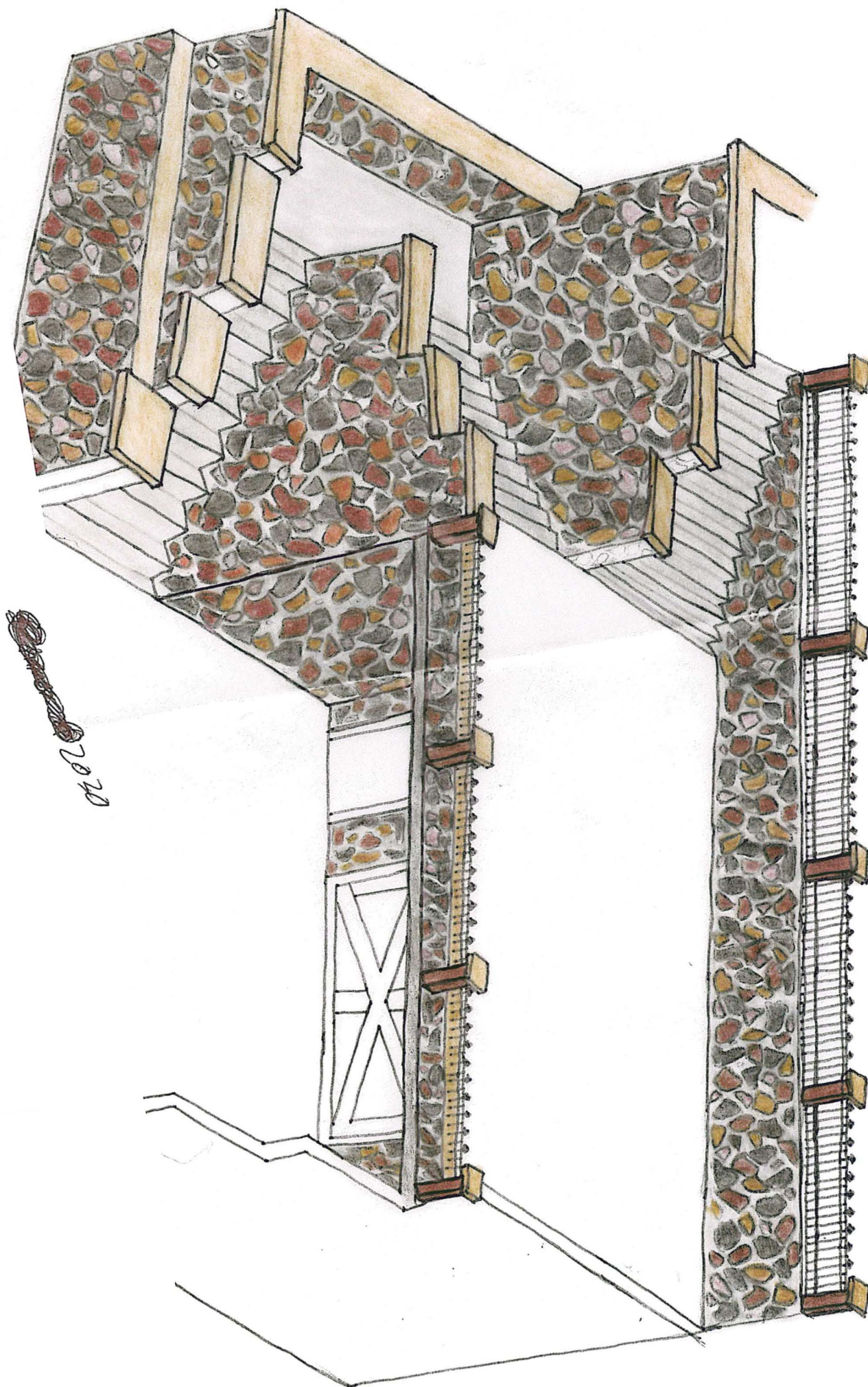
Date submitted: 8/2/19

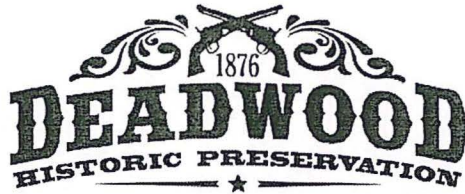
Owner's signature: Troy Gorans

Date submitted: 8/2/19

Please return the completed application to:

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





Siding Program Application

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

1. Address of Property:

7 Emery St

2. Applicant's name & mailing address:

Allen & Evonne Leavitt

7 Emery St

Deadwood, SD 57732

Telephone: (701) 770-3612

E-mail alleavitt@yahoo.com

3. Applying for: ☐ Grant or ☒ Loan

Requested Grant or Loan Amount:

\$ 10,000.00

Estimated Total Cost for Entire Project:

\$ 10,000.00

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/7/19

Initials: AL

Assessed Valuation \$ 72,770

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: _____

Date submitted: ____/____/____

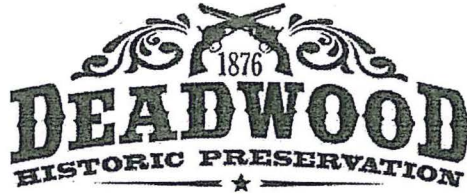
Owner's signature: Allen Leavitt

Date submitted: 7/22/19

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

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

Revised 09/27/17



Foundation Program Application

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

1. Address of Property:

7 Emery St

2. Applicant's name & mailing address:

Evonne & Allen Leavitt

7 Emery St

Deadwood, SD 57732

Telephone: (701) 770-3612

E-mail alleavitt@yahoo.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: 8/7/19

Initials: AL

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:

[Signature]

Date submitted:

7/22/19

Owner's signature:

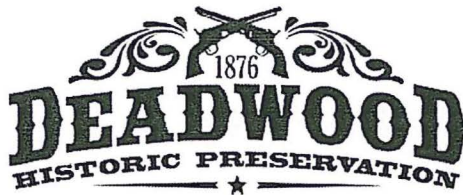
Date submitted:

____/____/____

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

Revised 9/28/17



Wood Windows and Doors Application

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

1. Address of Property:

7 Emery St

2. Applicant/Owner name & mailing address:

Evonne & Allen Leavitt

7 Emery St

Deadwood, SD 57732

Telephone: (701) 770-3612

E-mail alleavitt@yahoo.com

3. Applying for: ☐ Grant or ☒ Loan

Requested Grant or Loan Amount:

\$ 20,000.00

Estimated Total Cost for Entire Project:

\$ 15,000.00

For Office Use Only:

Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/7/19

Initials: BA

Assessed Valuation \$ 72,770


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

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

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

Applicant's signature: _____

Date submitted: ____/____/____

Owner's signature: 

Date submitted: 7/22/19

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

Wood Windows and Doors Worksheet

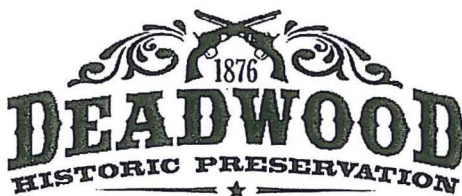
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Wood Door(s)
Front View	Replace					
Right Side View	Replace					
Left Side View	Replace					
Rear View	Replace					
Total Windows	9					
Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.						
Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.						
Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.						
Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.						
Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.						
Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.						

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

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

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



Vacant Home Program Application

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

1. Address of Property:

7 Emery St

3. Requested Grant or Loan Amount:

\$ 10,000.00

2. Applicant's name & mailing address:

Evonne + Allen Leavitt

Estimated Total Project Cost for Entire Project:

\$ 10,000.00

7 Emery St

Deadwood, SD 57732

Telephone: (701) 770-3612

E-mail alleavitt@yahoo.com

may 31 2019 - Purchased

For Office Use Only:

Assessed Valuation \$ 72,770

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document if exterior work is to be performed.

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: 

Date submitted: 7/22/19

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

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

For Consideration 06/24/15



Residential Revolving Loan Fund Application

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

1. Address of Property:

7 Emery St

2. Applicant's name & mailing address:

Evonne & Allen Leavitt

7 Emery St

Deadwood, SD 57732

Telephone: (701) 770-3612

E-mail alleavitt@yahoo.com

3. Applying for: ☐ Life Safety or ☐ Historic Preservation

Requested Loan Amount:

\$ 25,000

Estimated Total Cost for Entire Project:

\$ 25,000

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/7/19

Initials: BA

Assessed Valuation \$ 72,770

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document if exterior work is to be performed.

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: _____

Date submitted: ____/____/____

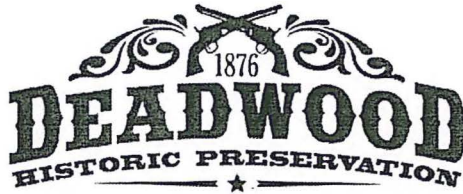
Owner's signature: _____

Date submitted: 7/22/19

Please return the completed application to:

NeighborWorks – Dakota Home Services
108 Sherman Street
Deadwood, SD 57732 605-578-1401

For Consideration 07/08/15



Siding Program Application

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

1. Address of Property:

61 Taylor Ave.

2. Applicant's name & mailing address:

Alea "Charlie" Struble
61 Taylor Ave
Deadwood, SD 57732

Telephone: (605) 641-4867

E-mail Charlie@Saloon10.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ ~~10,000~~ \$10,000

Estimated Total Cost for Entire Project:

\$ \$75,000

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/22/19

Initials: HA

Assessed Valuation \$ _____

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

5. Certification

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

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

Applicant's signature: [Signature]

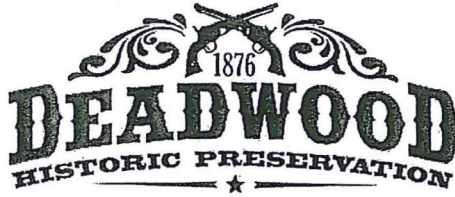
Date submitted: 8/19/19

Owner's signature: [Signature]

Date submitted: 8/19/19

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

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



Residential Revolving Loan Fund Application

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

1. Address of Property:

601 Taylor Ave

2. Applicant's name & mailing address:

Alea "Charlie" Stangle
601 Taylor Ave
Deadwood, SD 57732

Telephone: 605 1 641-4847

E-mail Charlie@Salmon10.com

3. Applying for: ☐ Life Safety or ☒ Historic Preservation

Requested Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ 20,000

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: / / Initials:

Assessed Valuation \$

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document if exterior work is to be performed.

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: [Signature]

Date submitted: 8/22/19

Owner's signature: [Signature]

Date submitted: 8/22/19

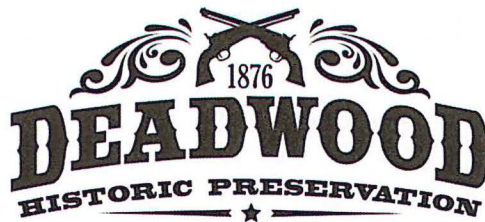
Please return the completed application to:

NeighborWorks – Dakota Home Services
108 Sherman Street
Deadwood, SD 57732 605-578-1401

For Consideration 07/08/15

EXHIBIT B

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



"The Historic City of the Black Hills"

Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082

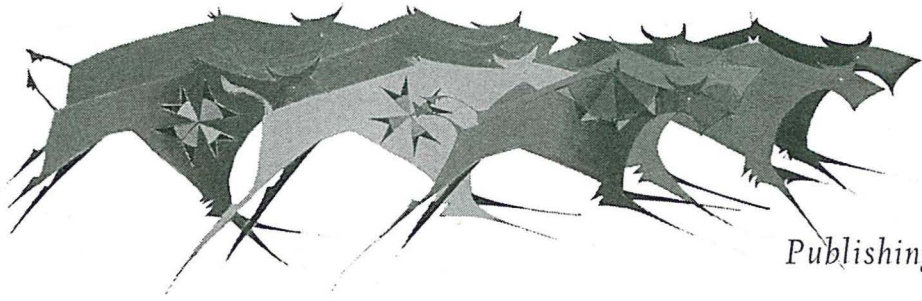
MEMORANDUM

Date: August 23, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

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

- Glenn Fasnacht.....74 Van Buren Foundation/Siding/Windows & Doors Programs
The grants expire on 08/06/19. The applicant was almost done with the project and discovered additional issues with the foundation and needs to make repairs before finishing the project. These grants were originally approved in August 2018 and have received one extension. The applicant will be applying for a Revolving Loan to assist in the repairs. Staff recommends extending the grants for an additional six months which will expire on 2/06/19.
- Margaret Sulentic23 Van Buren Windows & Doors Program
The grant expires on 08/22/19. The applicant has a contractor working on the windows and the repairs are taking longer than anticipated. The applicant has received two extensions. There is \$4,050 remaining on this grant. Staff recommends extending the grant for an additional three months which will expire 11/22/19.

EXHIBIT D



SOUTH DAKOTA
HISTORICAL
SOCIETY PRESS

Publishing South Dakota's Rich Heritage

9 August 2019

Kevin Kuchenbecker
Deadwood Historic Preservation Officer
City Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

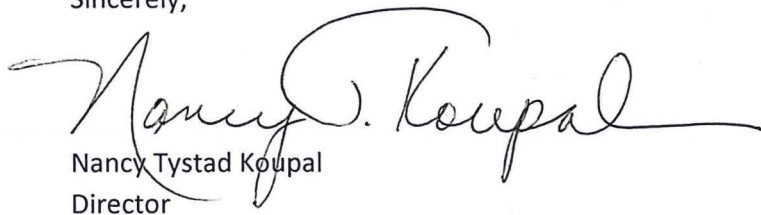
Dear Kevin:

Attached you will find the 2018 Deadwood Publications Fund report. Reprints of James McLaird's *Wild Bill Hickok and Calamity Jane* and Merlyn Magner's *Come into the Water* were the largest expenditures of the year. Ongoing marketing costs, royalties/backlist maintenance, finance charges and fees accounted for the remainder of the year's expenses.

A budget sheet for David A. Wolff's upcoming history of Deadwood through the lens of J. P. K. Miller's life and career in the city is enclosed. We are excited about this book and pleased that Professor Wolff has found the time to complete his work on this important and interesting topic.

Again, we are grateful to the City of Deadwood for the ongoing opportunity to provide readers with excellent publications about the Black Hills and West River region.

Sincerely,


Nancy Tystad Koupal
Director

Deadwood Publications Fund Report - 2018

Established Oct. 2000

Endowment (\$100,000)	31 Dec. 2015	31 Dec. 2016	31 Dec. 2017	31 Dec. 2018
Balance	\$145,141.00	\$156,016.00	\$170,258.00	\$162,388.00

Revolving (\$150,000)	31 Dec. 2015	31 Dec. 2016	31 Dec. 2017	31 Dec. 2018
Balance	\$88,453.00	\$90,985.00	\$90,979.00	\$94,352.00

Deadwood Revolving Itemization

Beginning Balance	\$ 90,979
-------------------	-----------

Expenses 1 Jan. 2018–31 Dec. 2018

Reprints

<i>Wild Bill Hickok and Calamity Jane & Come Into the Water</i>	\$ 3,228
---	----------

Royalties and backlist maintenance	\$ 1,163
------------------------------------	----------

Marketing—general (catalog/website prorated)	\$ 1,899
--	----------

Finance charges and credit card fees	\$ 1,132
--------------------------------------	----------

TOTAL EXPENSES	\$ 7,422
----------------	----------

Beginning Balance Less Expenses	\$ 83,557
---------------------------------	-----------

Income 1 Jan. 2018-31 Dec. 2018

Interest and Endowment Distribution	\$ 1,011
-------------------------------------	----------

Sales of Deadwood Publications Fund titles	\$ 12,926
--	-----------

Market Valuation Adjustments	\$ (3,142)
------------------------------	------------

TOTAL INCOME	\$ 10,795
--------------	-----------

Revolving Account Balance, 31 Dec. 2018	\$ 94,352
---	-----------

Deadwood Publications Fund Project

Deadwood and James K. P. Miller: Seeking Wealth and Permanence on the Gold Frontier. By David A. Wolf. Approximately 300 pages; hard-cover.

In two intertwined story lines, this book will explore the life of James K. P. Miller and the city of Deadwood in its formative years. Arriving in Deadwood in 1876, Miller became one of the town's leading merchants. A staunch promoter, he invested in railroads, business blocks, and gold processing plants. The book will examine Deadwood's early history beginning with the discovery of gold and ending with Miller's death in 1891. The overriding theme is Miller's and Deadwood's search for permanence. Miller's actions enabled Deadwood to endure and become a modern urban center.

David A. Wolff is professor emeritus of history at Black Hills State University in Spearfish, South Dakota. He is an award-winning author focusing on Black Hills, South Dakota, mining, and western history. His publications include *Industrializing the Rockies: Growth, Competition, and Turmoil in the Coalfields of Colorado and Wyoming, 1868–1914* and *Seth Bullock: Black Hills Lawman*.

Projected Publication Date: 2021

Estimated Project Budget:

Administrative	\$1,250
Editorial/Production Management	5,500
Maps/illustrations	1,000
Design and Layout	5,000
Printing	10,000
Marketing	5,000
Projected Total	\$27,750

[Back to Agenda](#)

EXHIBIT E

Date: August 09, 2019

Case No. 190250
Address: 43 Forest Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 43 Forest Avenue, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Troy Gorons

Owner:

Constructed: c 1886

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 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 homes 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 foundation under porch, repair siding, repair windows and paint.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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

[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

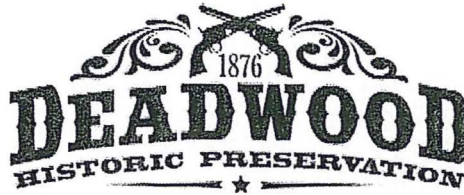
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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

Back to Agenda

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



FOR OFFICE USE ONLY	
Case No.	190250
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/2/19
Date of Hearing	8/14/19

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: 43 Forest Ave, Deadwood, SD, 57732
Historic Name of Property (if known):

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

Owner's Name: Troy Gorans
Address: 43 Forest Ave
City: Deadwood State: SD Zip: 57732
Telephone: 320-894-7482 Fax:
E-mail: tjgorans@gmail.com

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

Contractor's Name: Adrian Newkirk
Address: 37 Lincoln
City: Deadwood State: SD Zip: 57732
Telephone: 602-549-5235 Fax:
E-mail:

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

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

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

DESCRIPTION OF ACTIVITY

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

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

Repair foundation under porch

Repair siding

Repair windows

Paint

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.

 8-2-19

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

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

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



[Back to Agenda](#)

EXHIBIT F

Date: August 23, 2019

Case No. 190252
Address: 36 Jackson Street

Staff Report

The applicant has submitted an application for Project Approval for work at 36 Jackson Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Jeff & Tracy Munce
Owner:
Constructed: 1903

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 or western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant requests permission to install new windows on entire house, new exterior doors and storms, new garage walk door, and re-skimming foundation.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Staff has clarified with the applicant the windows will be repaired and new wooden storm windows installed. The proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State, the National Historic Register 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.

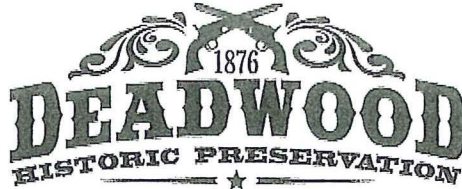
OR

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.

Back to Agenda



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



FOR OFFICE USE ONLY	
Case No.	190252
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	7/26/19
Date of Hearing	8/14/19

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: 36 Jackson
Historic Name of Property (if known):

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

Owner's Name: Munce, Jeff + Tracy
Address: 9300 E 41st St
City: SF State: SD Zip: 57110
Telephone: 605-2643644 Fax:
E-mail: jtmunce@msn.com

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

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

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input 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 checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material _____ 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.

New windows on entire house
 New ext doors (3 of them)
 New ext. storm doors (3 of them)
 New garage walk door (1 of them)
 Re-skimming foundation to repairs

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.

Jeff Muncie 7-26-19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

[Signature] 7-26-19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Back to Agenda

EXHIBIT G

Date: August 23, 2019

Case No. 190253
Address: 7 Emery Street

Staff Report

The applicant has submitted an application for Project Approval for work at 7 Emery Street, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Allen & Evonne Leavitt
Owner:
Constructed: c 1905

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 replace roof, fence, awning, and windows, doors and storms.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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. Plans are to repair or replace windows and storms and repair the over hang above the back door. The proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State, the National Historic Register 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.

Back to Agenda

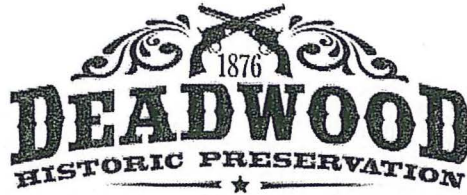








OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	190253
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	7/21/19
Date of Hearing	8/14/19

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: 7 Emery St

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Allen + Evonne Leavitt
Address: 7 Emery St
City: Deadwood State: SD Zip: 57732
Telephone: 701-770-3612 Fax: _____
E-mail: alleavitt@yahoo.com

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

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

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

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>8/1/19</u>		Project Completion Date (anticipated): <u>10/15/19</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 checked="" type="checkbox"/> ROOF	<input checked="" type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" 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 checked="" type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>Wood</u> Style/type <u>Wood</u> Dimensions <u>40' x 10' x 3'</u>			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" 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 checked="" type="checkbox"/> Rear
Material <u>Wood</u> Style/type <u>Rustic</u>			
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material <u>Wood</u> Style/type <u>Rustic</u> 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.

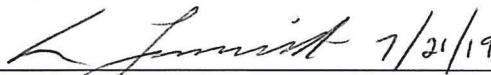
Failure to supply adequate documentation could result in delays in processing and denial of the request.

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.

 7/21/19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

[Back to Agenda](#)

EXHIBIT H

Date: August 23, 2019

Case No. 190277
Address: 61 Taylor Street

Staff Report

The applicant has submitted an application for Project Approval for work at 61 Taylor Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Alea "Charlie" Struble
Owner:
Constructed: 1944

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the current siding with LP Smart Siding and repair/replace windows.

Attachments:

Plans:

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.	<u>190277</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>8/22/19</u>
Date of Hearing	<u>8/28/19</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:

61 Taylor

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is:



owner

☐ contractor

☐ architect

☐ consultant

☐ other

Owner's Name:

Alea "Charlie" Struble

Address:

61 Taylor

City:

Deadwood

State:

SD

Zip:

57732

Telephone:

Fax:

E-mail:

Architect's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

Contractor's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

Agent's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

TYPE OF IMPROVEMENT



Alteration (change to exterior)



New Construction



General Maintenance



Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

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

DESCRIPTION OF ACTIVITY

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

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

Replace siding with CP Smart siding 5" reveal

Replace windows with wood windows.

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

[Back to Agenda](#)

EXHIBIT I

Date: August 23, 2019

Case No. 190279
Address: 8 Van Buren

Staff Report

The applicant has submitted an application for Project Approval for work at 8 Van Buren, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Michael Johnson
Owner:
Constructed: 1896

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 planning to replace the roof with wood shingles but if the insurance company doesn't refund for wood shingles the applicant will have to go with an asphalt shingle. To be proactive the applicant is requesting in advance for the possibility of installing asphalt shingles. However, the wood shingles will remain on the front façade just like the neighboring house.

Attachments:

Plans:

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.

[Back to Agenda](#)

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



FOR OFFICE USE ONLY	
Case No.	190279
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/23/19
Date of Hearing	8/28/19

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: 8 VAN BUREN

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: MICHAEL JOHNSON
Address: 8 VAN BUREN
City: DEADWOOD State: SD Zip: 57732
Telephone: 920-8818 Fax: _____
E-mail: mrjohns@krv.net

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 checked="" type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input type="checkbox"/> Windows | |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

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

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.

Michael Johnson 8/23/19

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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





House Next Door

[Back to Agenda](#)