

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 12, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Swearing in of Tony Williams as Mayoral appointment to replace Michael Johnson's expired term (Term 06/12/2019 – 06/12/2022)
3. Election of Officers
 - a. Chairman
 - b. Vice Chairman
 - c. 2nd Vice Chairman
4. Approval of HPC Meeting Minutes – May 29, 2019 Regular Meeting
5. Operating Voucher Approval
6. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Mark Spears – 34 Van Buren – Windows & Doors Programs
 - c. Grant Extension Requests **Exhibit B**
 - i. James Pontius – 118 Charles – Wood Windows and Doors
 - ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows and Doors
 - iii. Mike Besso – 405 Williams – Elderly Resident
 - iv. Brett Bauman – 35 Jackson – Wood Windows and Doors
 - v. Joe & Julie Opheim -- 26 Fremont – Siding/Foundation/Wood Windows and Doors
 - vi. David Boucher – 44 Taylor – Wood Windows and Doors
 - vii. Mark & Rose Speirs – 34 Van Buren – Elderly Resident
 - viii. Todd & Jill Weber – 562 Williams – Foundation/Siding/Wood Windows and Doors
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan Program
 - i. Bernie Reausaw – 336 Williams – Retaining Wall Loan (Forgivable)
 - ii. Richard Morgan – 2 Dudley – Retaining Wall Loans (Forgivable)
 - iii. Brian Kinkler – 288 Williams – Loan Extension Request
 - iv. Bryan Arsaga – 128 Williams – Loan Extension Request
7. Old or General Business
 - a. Main Street Initiative Update
 - b. Committee Assignments – **Exhibit C**
 - c. PA 190096 – Toni Gerlach & Alex Dickman – 322 Williams – Build New Deck/Patio – **Exhibit D**
 - d. Outside of Deadwood Grant – Stockyards Ag Experience Grant Extension – **Exhibit E**
8. New Matters before the Deadwood Historic District Commission
 - a. COA 190118 – Trinity Conrad – 819 Main – Construct Deck – **Exhibit F**
 - b. COA 190120 – Darin Derosier – 804 Main – Replace Siding/Replace-Repair Deck – **Exhibit G**
9. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190115 – Mark & Rose Speirs – 34 Van Buren – Replace Storm Windows – **Exhibit H**
 - b. PA 190116 – Justin & Alexandra Lux – 16 Pleasant – Extend Existing Fence -- **Exhibit I**
 - c. PA 190117 – Bonita & Bob Goode – 3 Pearl Street – Replace Retaining Wall – **Exhibit J**
10. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
11. Staff Report (*Items considered but no action will be taken at this time.*)
12. Committee Reports (*Items will be considered but no action will be taken at this time.*)
13. 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, May 29, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Swear in Willie Steinlicht as Mayoral appointment for Ann Ochse vacancy (Term 05/08/2019 – 05/31/2020)
3. Approval of HPC Meeting Minutes – May 8, 2019 Regular Meeting
4. Operating Voucher Approval
5. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Richard Morgan – 2 Dudley – Elderly Resident/Foundation/Siding/Windows & Doors Programs
 - ii. Morris Harris – 396 Williams – Foundation and Elderly Resident Programs
 - iii. James Haupt – 37 Washington – Elderly Resident and Wood Windows & Doors Programs
 - iv. Karin Knudsen Parham – 42 Lincoln – Elderly Resident Program
 - v. Anthony & Diana Williams – 906 Main – Siding Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program
 - i. Chuck Turbiville – 458 Williams – Request to Forgive Forgivable Loan
Discussion with possible Action
6. Old or General Business
 - a. Main Street Initiative Update
 - b. Purchase of the Deadwood Diorama – **Exhibit B**
7. New Matters before the Deadwood Historic District Commission
 - a. COA 190098 – Jordan Dahl – 566 Main – Install Plexiglas on Front of Carving Building – **Exhibit C**
8. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190085 – Morris H. Harris – 396 Williams – Foundation Work – **Exhibit D**
 - b. PA 190086 – Rick & Jaye Conrad – 62 Williams – Replace Roof Materials – **Exhibit E**
 - c. PA 190087 – Richard C. Morgan – 2 Dudley – Repair Windows/Foundation/Porch & Additional Exterior Work – **Exhibit F**
 - d. PA 190088 – James E. Haupt – 37 Lincoln – Replace Windows, Repair Back Wall – **Exhibit G**
 - e. PA 190096 – Toni Gerlach & Alex Dickman – 322 Williams – Build new Deck/Patio – **Exhibit H**
 - f. PA 190097 – Anthony & Diana Williams – 906 Main – Repair Upper Porch – **Exhibit I**
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business

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

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, April 24, 2019

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

Absent:

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Bonny Anfinson, Program Coordinator and Mike Walker, Neighborworks

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 29, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Swear in Willie Steinlicht as Mayoral appointment for Ann Ochse vacancy (Term 05/08/2019 – 05/31/2020)

City Commission Charlie Struble Sworn in Willie Steinlicht as Historic Preservation Commissioner to replace the vacancy left by Ann Ochse.

Approval of HPC Minutes:

May 8, 2019 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, May 8, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$228,010.08. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$25,202.21 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. Richard Morgan – 2 Dudley – Elderly Resident/Foundation/Siding/Windows & Doors Programs
- ii. Morris Harris – 396 Williams – Foundation and Elderly Resident Programs
- iii. James Haupt – 37 Washington – Elderly Resident and Wood Windows & Doors Programs
- iv. Karin Knudsen Parham – 42 Lincoln – Elderly Resident Program
- v. Anthony & Diana Williams – 906 Main – Siding Program

It was moved by Mr. Blair and seconded by Ms. Posey to enter Richard Morgan, 2 Dudley, Elderly Resident, Foundation, Siding, Wood Windows and Doors Programs; Morris Harris, 396 Williams, Foundation and Elderly Resident Programs; James Haupt, 37 Washington, Elderly Resident and Wood Windows and Doors Programs; Karin Knudsen Parham, 42 Lincoln, Elderly Resident Program; Anthony and Diana Williams, 906 Main, Siding Program. Aye - All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Berg and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$180.00 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program

- i. Chuck Turbiville – 458 Williams – Request to Forgive Forgivable Loan

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

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated the Promotion Committee raised \$13,000-\$14,000 from the Hops and Hogs event. The Plant Swap is May 30. The Butt Brigade was canceled and moved to June 5. The Economic Restructuring Committee held their meeting at the Big Dipper. The Executive Committee is updating the Business Plan this next year and will be holding planning sessions.

Purchase of Deadwood Diorama – Exhibit B

Mr. Kuchenbecker stated in June of 2018 Jack Anfinson approached the Commission with a proposal to purchase a diorama he created based off the June 15, 1876 photograph of Deadwood. The Commission discussed where the diorama could be placed. It was decided the diorama could be part of the new displays at the History and Information Center. An appraisal was conducted in July of 2018 which gave an assessed value of \$85,000 to \$115,000. Mr. Anfinson proposed a price of \$45,000 and the Commission agreed. A purchase agreement has been drawn up between Mr. Anfinson and the City to purchase the diorama in the amount of \$45,000. Staff is recommending entering into a purchase agreement with Mr. Anfinson for the purchase of the Deadwood Diorama at a cost of \$45,000 as the design strategy in the revamping of the interpretation of Deadwood's history in the new displays at the History and Information Center. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to enter into a purchase agreement with Mr. Anfinson for the purchase of the Deadwood Diorama at a cost of \$45,000. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA 190098 – Jordan Dahl – 566 Main – Install Plexiglas on Front of Carving Building – Exhibit C

Mr. Kuchenbecker stated this is an application for Certificate of Appropriateness for work at 566 Main, located in the China Town Planning Unit. The applicant is requesting permission to install sheets of Plexiglas to protect the front of the carving building. This will take place of the netting. The purpose of the plexiglas is to prevent sawdust and woodchips from spreading onto the sidewalk, isolate noise, keep from wind and protect people watching the demonstrations. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 190085 – Morris H. Harris – 396 Williams – Foundation Work – Exhibit D

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit circa 1880. The applicant is requesting permission to repair the foundation. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Blair based upon all the evidence presented, I find that this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval for foundation repairs at 396 Williams. Aye – All. Motion carried.***

PA 190086 – Rick and Jayne Conrad – 62 Williams – Replace Roof materials – Exhibit E

Mr. Kuchenbecker stated this is a non-contributing structure located in the Fountain City Planning Unit circa 1950. The applicant is requesting permission to re-roof the house and garage due to hail damage. They would like to replace the asphalt shingles with 26 gauge galvanized metal roofing. Material is from Metal Sales Manufacturing Corporation. The neighbor to the NE is Cadillac Jacks and the two neighbors to the SW also have metal roofing. 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 if the proper profile of the metal roofing is installed. ***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 roof materials to metal at 396 Williams contingent upon using the vertical seam profile or the mini-batten profile. Aye – All. Motion carried.***

PA 190087 – Richard C. Morgan – 2 Dudley – Repair Windows/Foundation/Porch Exterior Work – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Spruce Gulch Planning Unit circa 1900. The applicant is requesting permission to repair 14 windows, replace one window, install 15 wooden storm windows and 2 storm doors, tuck-point and repair foundation, repair porch, replace rain gutters, and then scrap, prime and paint siding as needed. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Berg 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 for repairs at 2 Dudley. Aye – All. Motion carried.***

PA 190088 – James E. Haupt – 37 Washington – Repair Windows/Foundation/Porch Exterior Work – Exhibit G
Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1939. The applicant is requesting permission to replace two front windows due to the loss of the seal and they are foggy. The wall in the back yard is falling and needs repair. Drainage issues have also caused the fence posts to move, this will also be addressed. 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 for repairs at 37 Washington. Aye – All. Motion carried.***

PA 190096 – Toni Gerlach & Alex Dickman – 322 Williams – Build New Deck/Patio – Exhibit H
Mr. Kuchenbecker stated this is a non-contributing structure located in the Forest Hill Planning Unit circa 1885/1950. The applicant is requesting permission to add a deck/patio to the front of the house. It is staff's opinion, the size of the proposed deck begins to encroach upon the adjacent properties and is inappropriate for the historic district. While the proposed work and changes does not damage or destroy a historic resource, it has 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. Staff was directed to meet with the applicant and come up with a design that will better fit the historic district. ***It was moved by Mr. Blair and seconded by Mr. Toews to continue the project approval until the next meeting. Aye – All. Motion carried.***

PA 190097 – Anthony & Diana Williams – 906 Main Street – Repair Upper Porch – Exhibit I
Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Planning Unit circa 1895. The applicant is requesting permission to replace the upper porch flooring, rails and stanchions due to wood rot and finish the lower porch upper woodwork. Replace the upper porch tongue and groove with a heavy rubber roof material that will last much longer than wood. The floor of the upper porch cannot be seen from the street level. 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 for upper porch repairs at 906 Main Street. Aye – All. Motion carried.***

Items from Citizens not on Agenda

Rose Speirs gave an update of what Deadwood History has been doing for Historic Preservation.

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

Mr. Kuchenbecker stated the Outlaw Square project they have been hauling in fresh fill for the foundation and stage. Work has started on Anita Knipper house at 422 Williams. The structure has been completely gutted inside but they have saved the woodwork. We had a Geotechnical Engineer review the hill at 562 Williams for the retaining wall. Budget submittal deadline is June 7. We will be doing election of officers at our next meeting and commission assignments. We held a bonding meeting today. They are still working on a new bond. They have also looked at the possibilities of a conventional loan. Demo by Neglect is working on a requirement of boarding windows. Discussion was held on keeping track of costs for 824 Main Street.

Committee Reports:

The Design Committee – the window coverings for Midnight Star are about ready. They are being printed through Deadwood History. Wayfinding signs on the Homestake Trail, RR Avenue, Whitewood Creek need improved.

Other Business:

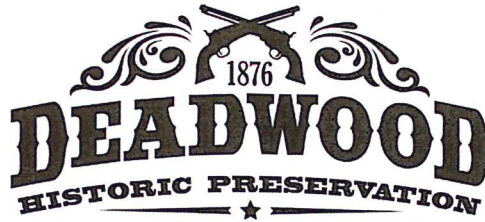
The Historic Preservation Commission Meeting adjourned at 5:55 p.m.

ATTEST:

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

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EXHIBIT A

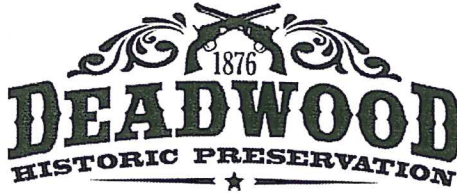


MEMORANDUM

Date: June 7, 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 application was received by this office. Staff's recommendation follows the program request.

- Mark Speirs – 34 Van Buren –Wood Windows & Doors Programs
Staff has conducted a site visit and determined the applicant meets the criteria for the Wood Windows & Doors Programs. Staff will coordinate with the applicant during the proposed project.



Wood Windows and Doors Application

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

1. Address of Property:

34 Van Buren

2. Applicant/Owner name & mailing address:

Mark Speirs
34 Van Buren
Deadwood SD

Telephone: () 578-1179

E-mail mark.speirs1952@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: / / Initials:

Assessed Valuation \$ _____

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

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

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

Applicant's signature: Mark S Speirs

Date submitted: 5/28/201

Owner's signature: _____

Date submitted: / /

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.

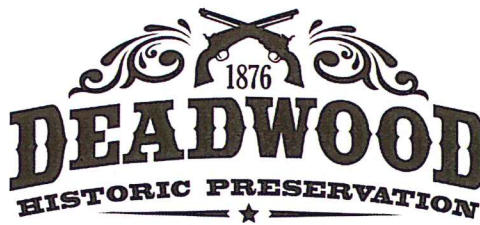
Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View		4				
Right Side View						
Left Side View		3				
Rear View						
Total Windows						
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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

EXHIBIT B



MEMORANDUM

Date: June 7, 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.

- James Pontius 118 Charles Wood Windows & Doors/Siding
The grant expires on 06/24/19. The applicant has been doing the work himself so it is taking longer to complete. Staff recommends extending the grant for an additional six months which will expire 12/24/19.
- Dustin and Laura Floyd21 Lincoln Wood Windows & Doors
The grant expires on 06/07/19. The applicant has been replacing and repairing windows to their structure. Because of the large number of windows (46) this project will take a couple years to complete. They are currently working on three windows. Staff recommends extending the grant for an additional six months which will expire 12/07/19.
- Mike Besso..... 405 Williams Elderly Resident
The grant expires on 06/24/19. The applicant has completed several projects to date and plans to finish in the spring. Staff recommends extending the grant for an additional three months which will expire 09/24/19.
- Brett Bauman.... 35 Jackson Wood Windows & Doors
The grant expires on 06/19/19. The applicant has received the windows and will have them installed. Staff recommends extending the grant for an additional three months which will expire 09/19/19.
- Joe & Julie Opheim.....26 FremontSiding/Foundation/Wood Windows & Doors
The grants expire on 6/11/19. There is a drainage issue pertaining to the road which is being monitored. Once they get the OK they will continue with the work on their structure. Staff recommends extending the grant for an additional six months which will expire on 12/11/19.
- David Boucher44 Taylor Wood Windows & Doors
The grant expires on 6/13/19. The applicant is have medical issues and is seeking medical treatment out of state and will not be back to Deadwood until August. Staff recommends extending the grant for an additional six months which will expire on 12/13/19.
- Mark and Rose Speirs 34 Van BurenElderly Resident
The grant expires on 6/18/19. The applicant has a contractor hired to do the project. Staff recommends extending the grant for an additional three months which will expire on 09/13/19.

- Todd and Jill Weber 562 WilliamsFoundation/Siding/Wood Windows & Doors
*The grant expires on 6/19/19. The applicant does have a contractor working on the project.
However, emphasis on repairing the retaining wall at the back of the structure is taking priority.
Staff recommends extending the grant for an additional six months which will expire on
11/19/19.*

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EXHIBIT C

**2019-2020 Historic Preservation Commission and Revitalization
Committee Assignments**

HPC OFFICERS

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice Chair

HISTORIC PRESERVATION COMMITTEES

Projects Committee

- _____
- _____
- _____

Loan & Grant Programs Committee

Meets the first and third Tuesday of the month (as needed) at 10:30 a.m.

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice chair

HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

Chamber of Commerce

- _____
- _____

NeighborWorks

- _____

Deadwood Alive

- _____

DEADWOOD MAIN STREET INITIATIVE

Organization (Steering) Committee

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice chair

Economic Restructuring

- _____
- _____

Design Committee

- _____
- _____

Promotion Committee

- _____
- _____

**2018-2019 Historic Preservation Commission and Revitalization
Committee Assignments**

HPC OFFICERS

- Mike Johnson, Chair
- Tom Blair, Vice Chair
- Ann Ochse, 2nd Vice Chair

HISTORIC PRESERVATION COMMITTEES

Projects Committee (Combination of Archaeology, Archives, & Acquisitions (AAA) Committee; Cemetery/GIS Committee; G.R.A.P.E Committee) *Meets as needed*

- Robin Carmody
- Tom Blair
- Bev Posey

Loan & Grant Programs Committee (combination of Demolition by Neglect; Loan Committee; Program Committee)
Meets the first and third Wednesday of the month (as needed) at 10:30 a.m.

- Mike Johnson, Chair
- Tom Blair, Vice Chair
- Ann Ochse, 2nd Vice Chair

HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

Chamber of Commerce

- Tom Blair
- Dale Berg

Deadwood Alive

- Mike Johnson

DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE

Organization (Steering) Committee

- Mike Johnson, Chair
- Tom Blair, Vice Chair
- Ann Ochse, 2nd Vice Chair

Economic Restructuring

- Lyman Toews
- Ann Ochse

Design Committee

- Lyman Toews
- Bev Posey

Promotion Committee

- Mike Johnson
- Robin Carmody

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EXHIBIT D

Case No. 190096
Address: 322 Williams Street

Staff Report

The applicant has submitted an application for Project Approval for work at 322 Williams Street, a Non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Toni Gerlach & Alex Dickerman
Owner: D'ANIELLO, SUSAN GERLACH, TONI S
Constructed: c 1985/1950

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

The one-story hipped roofed block at the right end of this property represents a historic dwelling, built about 1895. Sometime after World War II, presumably in the late 1940s or 1950s, the overall size of the house was more than doubled by construction of a large addition to the right. At this time, the entire building was veneered with stucco and the historic dwelling additionally altered with an attached garage at front and new doors.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to add a new deck/patio to the front of the house.

Attachments: Yes

Plans: Yes

Photos: No

Staff Opinion:

It is staff's opinion, the size of the proposed deck begins to encroach upon the adjacent properties and is inappropriate for the historic district. While the proposed work and changes does not damage or destroy a historic resource, it has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

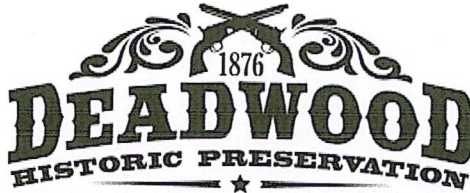
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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.	190096
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	5/15/19
Date of Hearing	5/31/19

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: <u>322 Williams St. Deadwood, SD 57732</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Toni Gerlach Alex Dickman</u>	Architect's Name: _____
Address: <u>322 Williams St</u>	Address: _____
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605-580-0345</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: <u>pumphousemba@gmail.com</u>	E-mail: _____

Contractor's Name: <u>Oaks Construction</u>	Agent's Name: _____
Address: <u>274 Standpipe Dr.</u>	Address: _____
City: <u>Spearfish</u> State: <u>SD</u> Zip: <u>57783</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605-209-6975</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

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

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: _____ Project Completion Date (anticipated): _____

☒ **ALTERATION** ☒ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☐ **ROOF** ☐ New ☐ Re-roofing
☐ Front ☐ Side(s) ☐ Rear☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

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

Material _____ Style/type _____

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

Material _____ Style/type _____ Dimensions _____

☒ **OTHER** – Describe in detail below or use attachments

Deck / Patio

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.

<p align="center">FOR OFFICE USE ONLY</p> <p>Case No. _____</p>
--

<h2>SIGNATURES</h2>

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.


5.14.19

 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE


5.14/19

 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

<h2>APPLICATION DEADLINE</h2>

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.

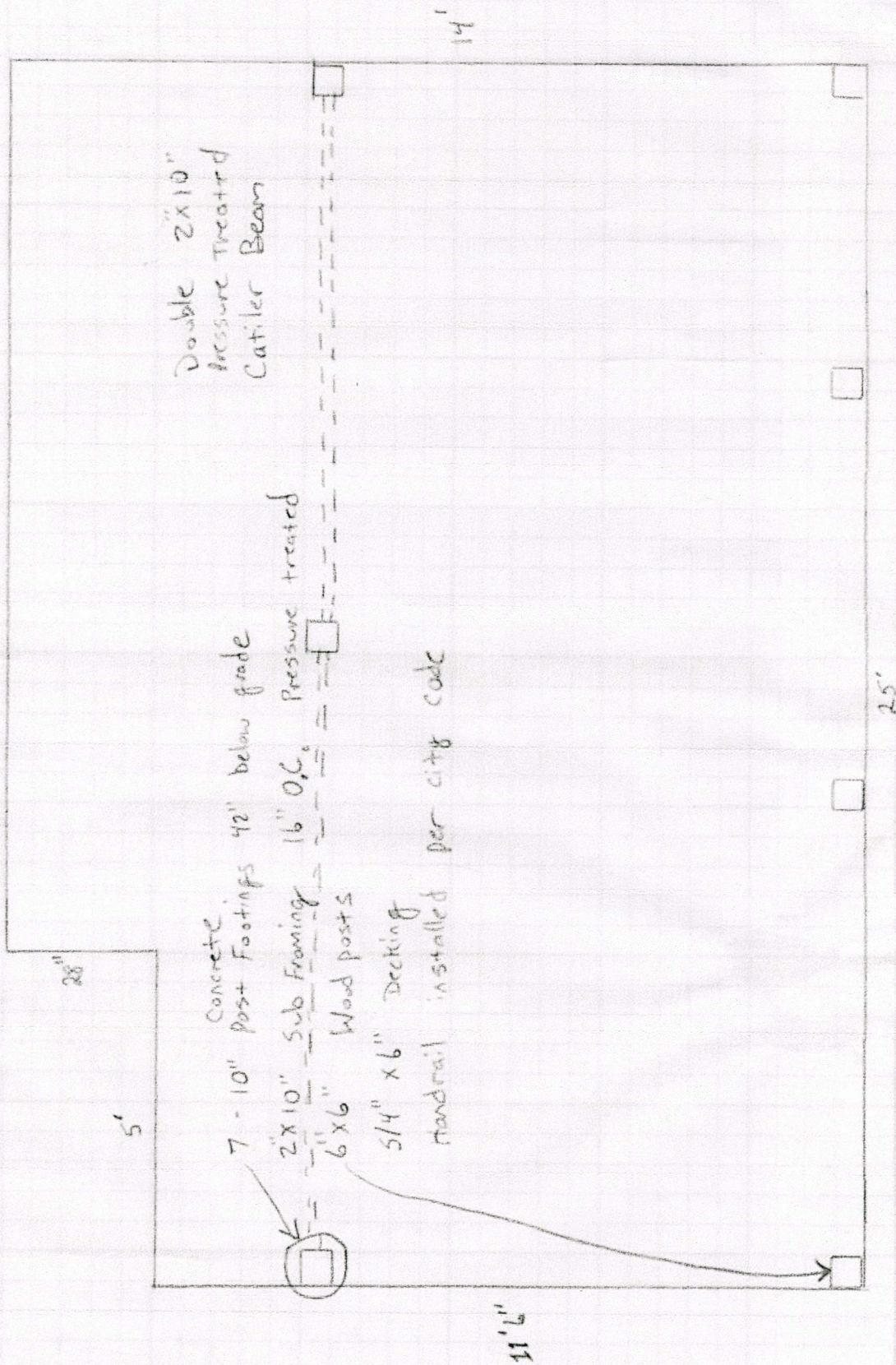
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

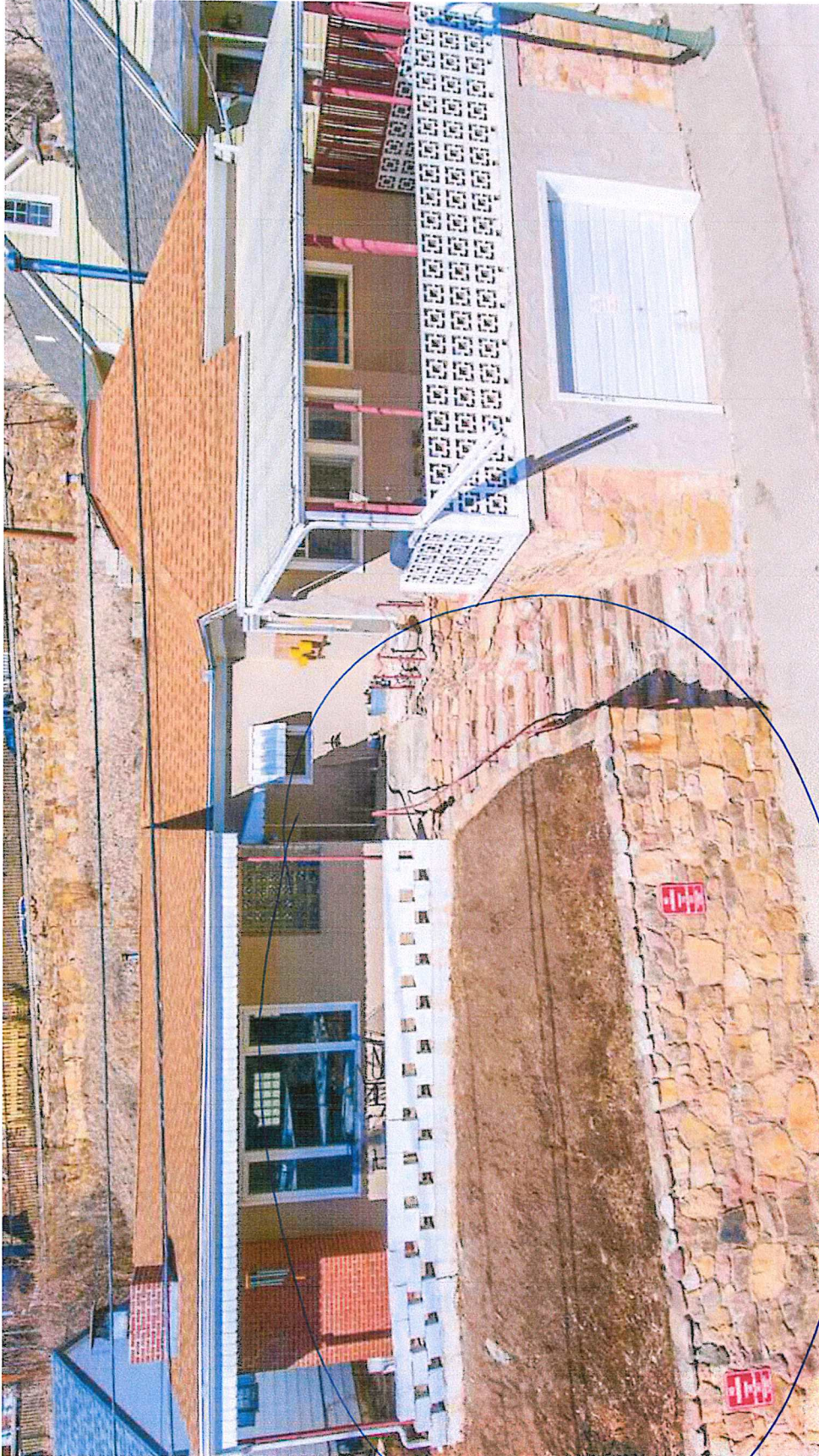
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



Al Dickman
322 Williams St.
Deadwood, SD

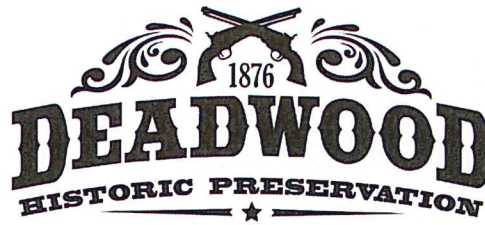
Existing house





New Deck

EXHIBIT E



MEMORANDUM

Date: June 7, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Outside of Deadwood Grant Extension Request - Stockyards Ag Experience

The City of Deadwood Historic Preservation Commission issued an Outside of Deadwood Grant to the Stockyards Ag Experience in June of 2017 in the amount of \$10,000 for interpretive planning of their Stockyards Ag Experience Plaza. In July of 2018 the grant was extended until May of 2019. The Historic Preservation Office has received another extension request for six months to November 2, 2019.

Staff has reviewed this request and recommend extending the grant to November 2, 2019 with it being the last granted extension for this grant.

Recommended Motion

Move to allow a six month extension to the Stockyards Ag Experience for the Outside of Deadwood grant with this being the last extension allowed for this grant.



Stockyards Ag Experience
PO Box 2042
Sioux Falls, SD 57101

Deadwood Historic Preservation
Bonny Anfinson
108 Sherman Street
Deadwood, South Dakota 57732

Dear Bonny:

I write today to request a grant extension to our Deadwood Historic Preservation grant. The purpose of the extension is to provide additional time to raise funds as we near the detailed interpretive planning process. As of this writing, we have completed conceptual planning and detailed planning will soon be underway with plans to break ground in the fall of 2019. We would humbly ask for your consideration of a six month extension to November 12, 2019.

Thank you for your consideration, and please reach out to me should you have questions.

Sincerely,



Abby Bischoff
Executive Director
Stockyards Ag Experience
605-332-1917 (office)
605-350-1264 (mobile)

EXHIBIT F

Date: 06/07/2019

Case No. 190118

Address: 819 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 819 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Trinity Conrad

Owner: Trinity Conrad

Constructed: c 1930

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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 is a contributing structure in the National Historic Landmark District; however, the resource was not part of the 1993 Architectural Survey.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to construct a 25' by 6' deck on the front of the structure. Plans are to use cedar wood, natural color and there will not be a railing.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The applicant has provided two options: Option A has the deck going out over the front sidewalk. Option B has the deck straight across the front of the resource. If Option B is approved, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It is staff's opinion Option A is inappropriate and would encroach upon and damage the historic resource as well as have an adverse effect on the historic character of the resource and the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[Back to Agenda](#)

Motions available for commission action:

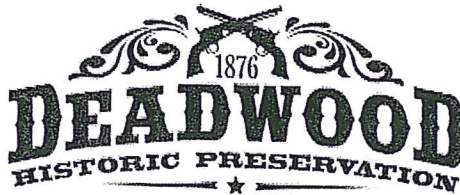
A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

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



OFFICE OF
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108 Sherman Street
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Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	190115
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	5/30/19
Date of Hearing	6/12/19

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:

Historic Name of Property (if known): Penny Motel Branchhase

APPLICANT INFORMATION

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

Owner's Name: Trinity Conrad
Address: 300 McGovern HZ
City: Deadwood State: SD Zip: 57732
Telephone: 605-920-9266 Fax: _____
E-mail: Trinity.Conrad@icloud.com

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|---|---------------------------------------|--------------------------------------|--|
| <input checked="" type="checkbox"/> Alteration (change to exterior) | | | |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| | <input type="checkbox"/> 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 checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> 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.

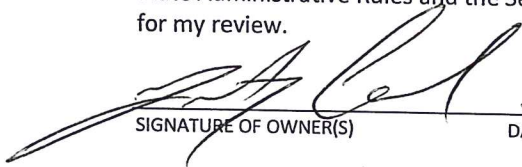
Construction of a 25' by 6" deck
Using Cedar wood, Natural Color. No
Railing.

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.

 5-30-19
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:

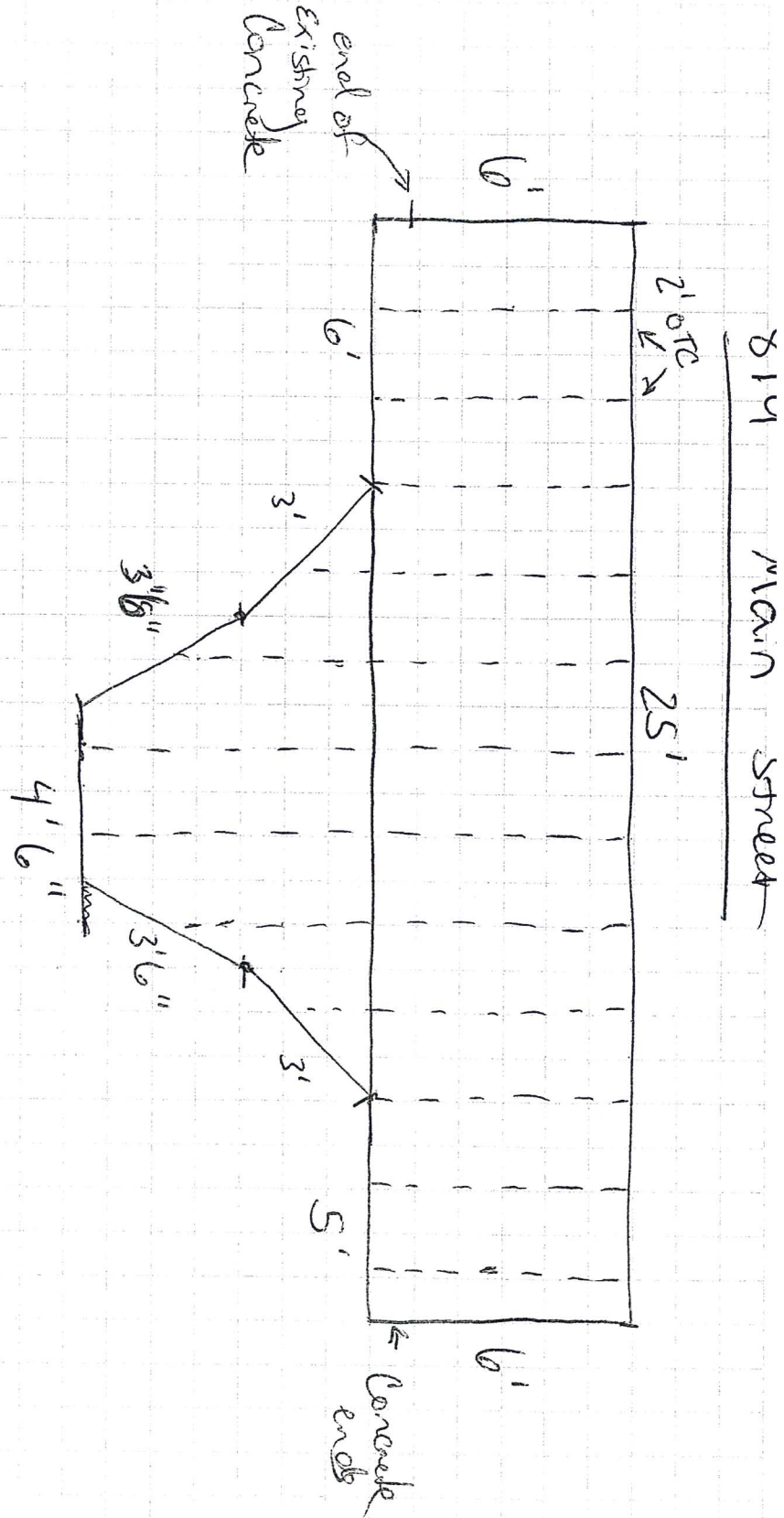
- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street 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.

GUARDIAN EQUIPMENT

Emergency Eye Wash and Shower Equipment

Approx 186 Sq. Ft.
Cedar wood
Natural Color

Option A: As Drawn
Option B: Straight across
25' by 6'



Back to Agenda

EXHIBIT G

Date: 06/07/2019

Case No. 190120

Address: 819 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 804 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Darin Derosier

Owner: Darin Derosier

Constructed: c 1930

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair/replace the existing deck as the bricks/boards are rotting. The brick will be replaced and the deck built with timbers using trex decking. This will not change the appearance of the house. The structure will also be resided with smart siding. The reveal will remain the same.

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 historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Back to Agenda

Motions available for commission action:

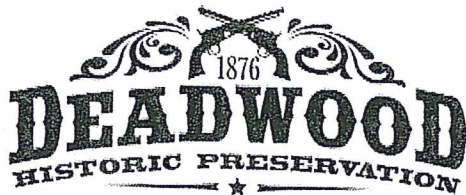
A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

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



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



FOR OFFICE USE ONLY	
Case No.	190120
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	5/28/19
Date of Hearing	6/12/19

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:	804 MAIN ST DW
Historic Name of Property (if known):	Sunny Side

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

Owner's Name: DARRIN / LORRA DEPOSIT	Architect's Name:
Address: 850 1/2 Main	Address:
City: DW State: SD Zip: 57732	City: State: Zip:
Telephone: 605-822-6406	Telephone: Fax:
E-mail: darrin@cashmore.com	E-mail:

Contractor's Name: ROB JOHNSON	Agent's Name:
Address:	Address:
City: SPRINGFIELD State: SD Zip: 57283	City: State: Zip:
Telephone: 605-641-0393	Telephone: Fax:
E-mail:	E-mail:

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input 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 checked="" type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Windows	
<input type="checkbox"/> Other	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>6/15</u>		Project Completion Date (anticipated): <u>6/30</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input 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.

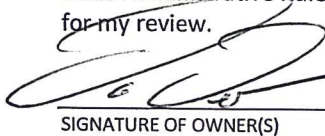
We are going to ^{Replace} Repair the Existing Deck
As the Bricks / Deck are Rotting = Replacing Bricks
with Timbers and using Trex = NO CHANGE to APPEARANCE
OF House. We are Residing the House with Smart
Boards with same Reveal Maintaining the same
Look / Feel of the House =

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.

 5/28/19

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Back to Agenda

EXHIBIT H

Date: June 07, 2019

Case No. 190115
Address: 34 Van Buren Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 34 Van Buren Ave., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Mark Speirs
Owner:
Constructed: c 1885

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace aluminum storm windows with Marvin Alpine and Coppa Storms. Replace front door with wood door. The applicant is also applying for the wood windows and doors program.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[Back to Agenda](#)

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

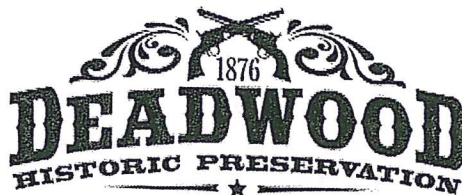
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	190115
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	5/28/19
Date of Hearing	6/12/19

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: 34 Van Buren

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Mark Speirs
Address: 34 Van Buren
City: Deadwood State: SD Zip: 57732
Telephone: 578-1179 Fax: _____
E-mail: mark.speirs1952@gmail.com

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

Contractor's Name: myself
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"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input 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 checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Wood</u> 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 aluminum storm window with Marvin Alpine 4 Coppo Storms
Replace front door with wood door

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.

Mark S. Spier 5/20/19
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.

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Back to Agenda

EXHIBIT I

Date: June 07, 2019

Case No. 190116
Address: 16 Pleasant Street

Staff Report

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

Applicant: Justin & Alexandra Lux
Owner:
Constructed: 2008

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 structure was built in 2008. Due to its age it cannot contribute to the National Landmark at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to add wood lattice to the top of the existing privacy fence in the rear of the residence. The lattice will extend to the north and south side of the fence only so far as to allow a gradual "step down" appearance to the remaining fence. The fence extension will be stained to match the existing fence with the addition of a complimentary accent color.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

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

[imagerepeater]

[Back to Agenda](#)

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

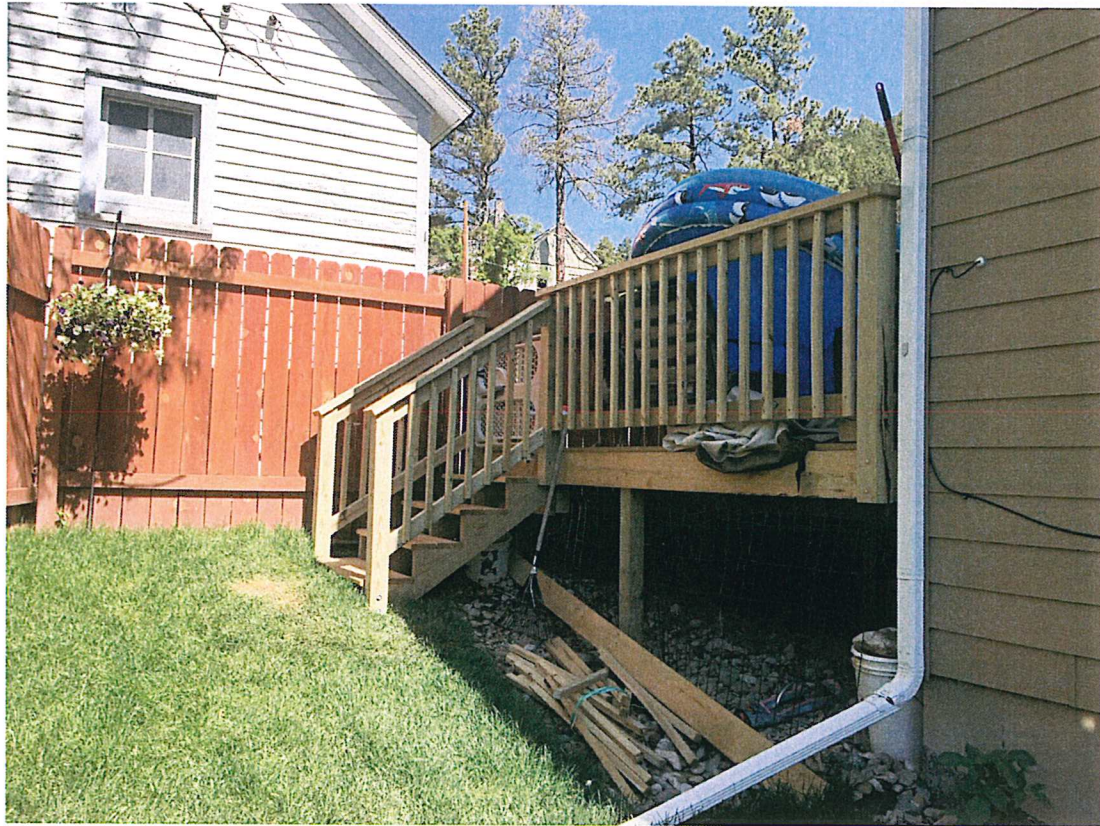
Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE**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

OR

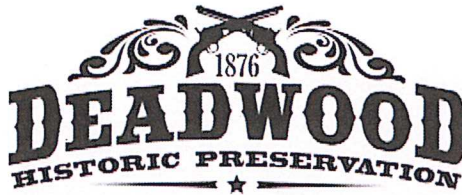
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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

OR

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



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



FOR OFFICE USE ONLY

Case No. 190114
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 6/6/19
Date of Hearing 6/12/19

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 16 Pleasant St

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: Justin & Alexandra Lux

Address: 16 Pleasant St

City: Deadwood State: SD Zip: 57732

Telephone: 6056416779 Fax: _____

E-mail: Alexandra.Lux49@gmail.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

☐ 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: <u>06/08/19</u>		Project Completion Date (anticipated): <u>06/15/19</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 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 checked="" type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Wood</u>	Style/type <u>Lattice</u>	Dimensions <u>2x68 ft total</u>	
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOW	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____	Style/type _____		
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____	Style/type _____	Dimensions _____	
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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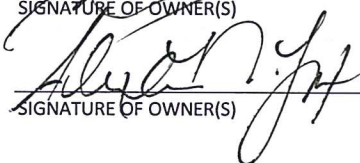
Extension to existing fence. 2x8 foot sections of framed privacy lattice across the top of the existing privacy fence structure to the rear of the residence. The lattice will extend to the north and south side of the fence only so far as to allow a gradual "step down" appearance to the remaining fence. The fence extension will be stained to match the existing fence with the addition of a complimentary accent color.

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.

 06/05/19
SIGNATURE OF OWNER(S) DATE
 06/05/19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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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.

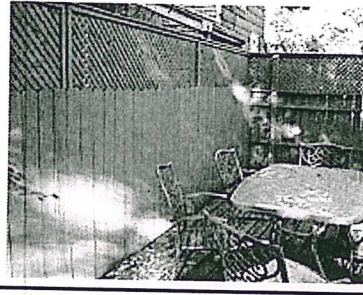
PAINTING, SIDING:

- ☐ 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.

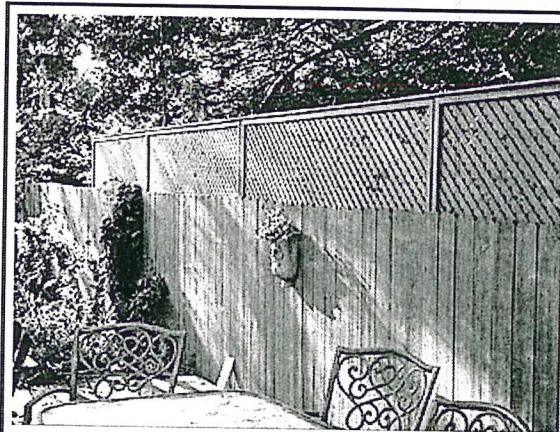
NEW CONSTRUCTION:

- ☐ 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.

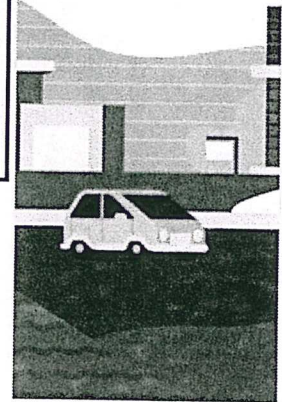
The cap board adds a minor detail that seems to unify the screen panels.



And
constant
updates.



I noticed that the screen panels made a noticeable difference in the amount of privacy in this small backyard. I would definitely recommend using the high-privacy lattice if someone really needed more privacy.



Material Usage:

To make six privacy screens, I used three 4'x8' lattice panels, intending to cut each panel in half lengthwise. Wanting to make the panels as high as possible, I cut the lattice to 23 inches wide by about 93½ inches long. Without doing much careful planning, I bought 8-foot cedar 2x6's to be ripped into 2x2's, figuring that each frame would require 2½ pieces of 8-foot long 2x2, or 20 lineal feet per panel. With six panels to build, plus a small extra panel, I figured I needed 120 lineal feet of 2x2, or 15 pieces at 8 feet long. So I bought five 2x6x8' cedar boards (about 12 bucks each) knowing that I could get three 2x2's from each board.

The length of these frame boards was just fine for the long side of the panel frames, but the short sides ended up at 25¼ inches, which meant that I could **not** get 4 pieces from an 8-foot board, as I had planned in my head while shopping at Lowes. I needed to go back to the store and buy some more cedar boards.

If I had planned this better, I could have either:

- Made the frames exactly 24 inches tall and cut the lattice just less than 22 inches wide.
- Bought **one** 10-foot cedar 2x6 for the 12 short pieces of frame material. This would have allowed me to cut the lattice closer to 24 inches wide, and make a panel about 26 inches tall.

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▶ AdChoices

fence prices

wood fence

lattice fence

EXHIBIT J

Date: June 06, 2019

Case No. 190117
Address: 3 Pearl Street

Staff Report

The applicant has submitted an application for Project Approval for work at 3 Pearl Street, a Contributing structure located in the Highland Park Addition Planning Unit in the City of Deadwood.

Applicant: Bonita & Bob Goode
Owner:
Constructed: c 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This resource was moved from 384 Main Street to 3 Pearl Street on July 10, 2003. Due to its historic and architectural significance, according to the South Dakota State Historic Preservation Office this building remains a contributing resource in the Deadwood National Historic Landmark District despite its relocation.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to rebuild the existing fallen retaining wall in the front of the structure with new stone and historic looking wrought iron fence along the top. The stone portion of the wall will be four feet tall with the fencing attached to the top wall for a decorative look.

Attachments:

Plans:

Photos:

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.

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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

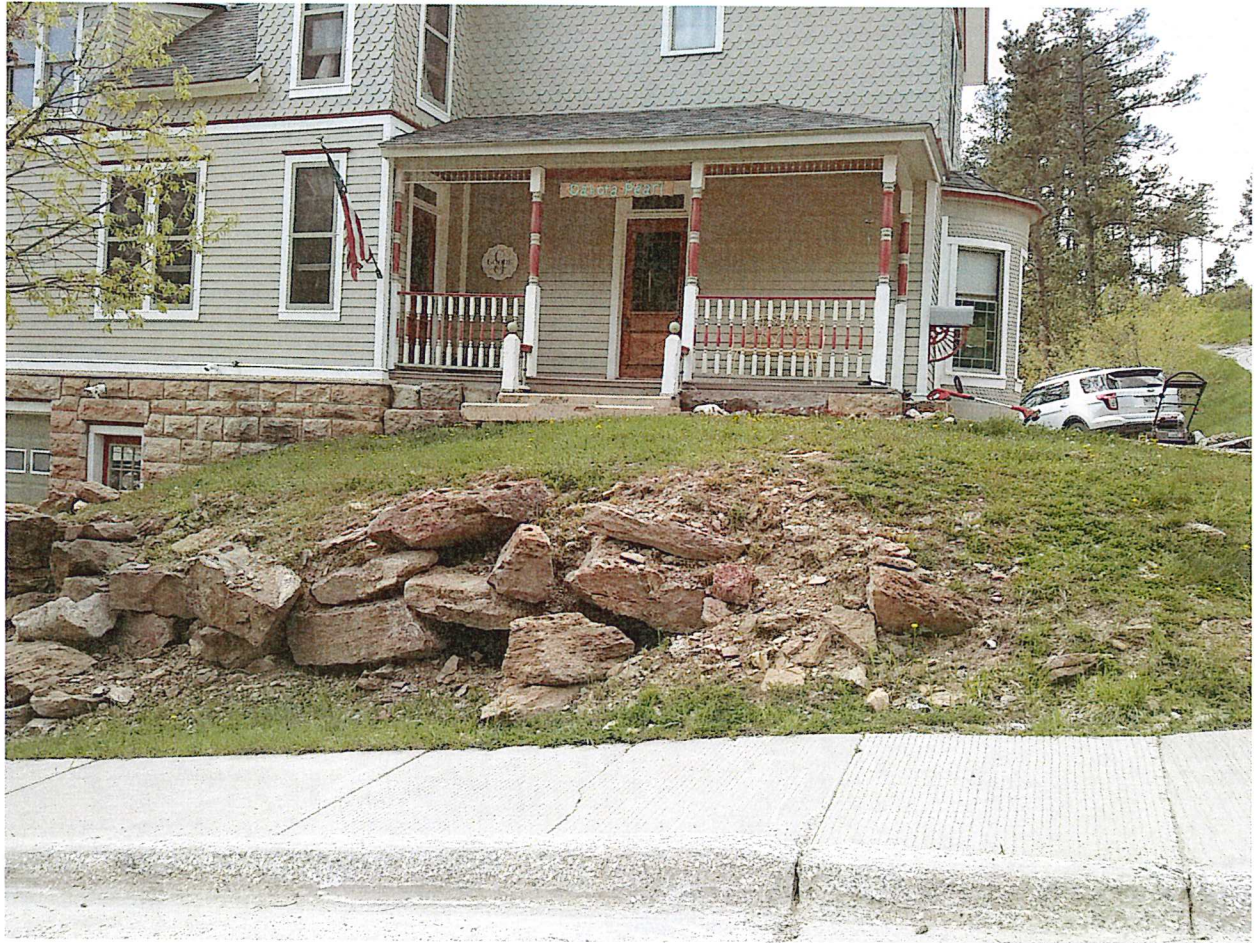
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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

OR

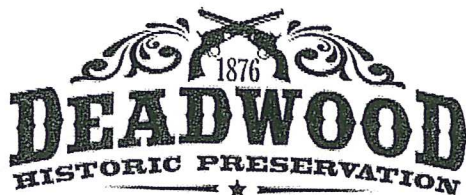
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **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>190117</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/5/19</u>
Date of Hearing	<u>6/12/19</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: 3 Pearl Street

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Bonita and Bob Goode
Address: 3 Pearl Street
City: Deadwood, SD State: SD Zip: 57732
Telephone: 605 430 5969 Fax: _____
E-mail: mt_tech94@gmail.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 type="checkbox"/> Windows | <input checked="" type="checkbox"/> Fencing |
| <input checked="" type="checkbox"/> Other <u>Retaining Wall Repairs</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

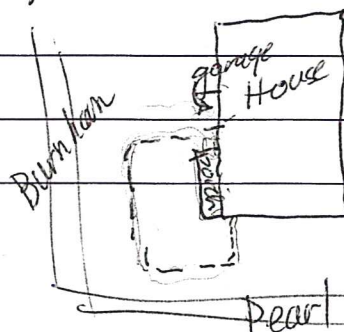
ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<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 checked="" type="checkbox"/> FENCE/GATE	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type <u>Wrought Iron</u> 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.

New retaining wall to allow for installation of historical-looking fence. from garage to corner of Pearl and around the front of the house to just even with the front porch.



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.

Bonita Gorde 6/5/19
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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