

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 27, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. February 13, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit A**
 - i. James and Christine Mikla – 30 Adams – Foundation Program
 - ii. Jody Ritz – 18 Pleasant – Foundation Program
 - c. HP Grant Extensions – **Exhibit B**
 - i. Dave Akrop – 98 Charles – Elderly Resident Program
 - ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
 - iii. Brad/Peterson/Shirlene Joseph – 766 Main – Foundation Program
 - iv. Amy Gorzalka – 50 Van Buren – Windows & Doors Program
 - v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
 - vi. Glenn Fasnacht – 74 Van Buren – Siding/Windows & Doors Programs
 - vii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program
 - viii. David Zurey – 23 McKinley – Elderly Resident Program
 - ix. Kathleen Lane – 53 Forest – Siding/Elderly/Foundation/Windows & Doors Programs
 - x. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
 - xi. Kracht Family Trust – 4 Lincoln – Siding/Windows & Doors/Elderly Programs
 - xii. Tyson Almonza – 62 Taylor – Siding/Windows & Doors Programs
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. David Herdt – 97 Forest – RLF Preservation Loan Request
 - ii. Dennis Bammer – 10 Van Buren – Request to Forgive
 - iii. Lance Bobolz – 84 Van Buren – Loan Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Presentation and Update on GIS online programs and applications
 - c. Historic Publication Fund – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190021 – James and Christine Mikla – 30 Adams – Foundation Repairs – **Exhibit E**
 - b. PA 190022 – NHS of the Black Hills – 158 Williams – Siding/Porch/Steps/Rail Repairs – **Exhibit F**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

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

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. January 30, 2019 Regular Meeting
 - b. February 4, 2019 Site Visit
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit A**
 - i. James and Christine Mikla – 30 Adams – Wood Windows & Doors Program
 - ii. James and Christine Mikla – 30 Adams – Siding Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Blake Haverberg – 1, 3, 5 Burnham – Extension Request
 - ii. James Pontius – 118 Charles – Extension Request
5. Old or General Business
 - a. Deadwood Chamber of Commerce Presentation
 - b. 2019 Advocacy Projects – **Exhibit C**
 - c. Main Street Initiative Update
 - d. 2019 Round 1 Outside of Deadwood Grant Requests – **Exhibit D**
 - e. Consideration for Local Revolving Publication Fund – **Exhibit E**
 - f. 2019 City of Deadwood Oral History Project – **Exhibit F**
 - g. Digitization of Lawrence County Tax Records Phase II – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 190010 – 555 Main Street – Deadwood Hotels, LLC – Construct New Hotel – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190019 – James and Christine Mikla – 30 Adams – Replace Siding/Windows/Front Porch – **Exhibit I**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

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

Back to Agenda

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, February 13, 2019

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody and Thomas Blair

Absent: Dale Berg

Present City Commission:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Quentin Riggins, City Attorney and Meghan Wittmis, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 13, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

January 30, 2019 Regular Meeting

Ms. Ochse stated under Exhibit E about ¾ of the way down in that paragraph the sentence is missing a subject. It needs to say "if we destroy something today" and then an and after that for clarity.

It was moved by Mr. Blair and seconded by Ms. Posey to approve the amended HPC minutes of Wednesday, January 30, 2019. Aye – All. Motion Carried.

February 4, 2019 Site Visit

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Monday, February 4, 2019. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Ochse to approve the HP Operating Account in the amount of \$47,014.92. 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 \$25,324.37 based on information as presented. Aye - All. Motion carried.

HP Grant Applications – Exhibit A

- i. James and Christine Mikla – 30 Adams – Wood Windows & Doors Program
- ii. James and Christine Mikla – 30 Adams – Siding Program

Mr. Kuchenbecker stated James and Christine also used the grant programs for their property on Charles Street. This was discussed at Loan Committee and based on our application process they do qualify for these programs. James and Christine still retain ownership of the property on Charles but have moved their home address to 30 Adams.

It was moved by Ms. Ochse and seconded by Ms. Posey to enter James and Christine Mikla, 30 Adams, into the Wood Windows & Doors and Siding Programs. Aye – All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Blair and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$11,920.32 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Blake Haverberg – 1, 3, 5 Burnham – Extension Request
- ii. James Pontius – 118 Charles – Extension Request

Ms. Posey stated there is a typo on the extension request for Haverberg. The new maturity date has the wrong year.

Mr. Walker stated the correction would be made. ***It was moved by Mr. Blair and seconded by Ms. Posey to approve the loan extension requests for Blake Haverberg, 1, 3, 5 Burnham and James Pontius, 118 Charles. Aye – All. Motion carried.***

Old or General Business:

Deadwood Chamber of Commerce Presentation

Amanda Kille and Lee Harstad with the Deadwood Chamber presented an annual report on their marketing strategy for Deadwood.

2019 Advocacy Projects – Exhibit C

Mr. Harstad requested advocacy funding to assist with four projects, \$4, 725.00 for Wild Bill Me, \$1,000.00 for new panel art at the BH & Badlands Visitor Center, \$1,600.00 for information translation and \$550.00 for replacement

retractors, banner graphics and carrying cases. The total request for 2019 is \$7,875.00. Mr. Kuchenbecker stated these funds would come out of 2019 Public Education and Advocacy line item. ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the advocacy funding for the Deadwood Chamber of Commerce in the amount of \$7,875.00. Aye – All. Motion carried.***

Main Street Initiative Update

Mr. Kuchenbecker shared pictures and videos of the work at the Outlaw Square site including the discovery of the boiler and fire box from the 1903 theatre. In the design development meeting this morning the design for the roof of the stage has changed from the fan design to a straight projecting roof. The Design Committee meeting was yesterday. They discussed placing historic photograph in vacant store fronts. This project will be coming before HP in the near future for a funding request. The Promotion Committee did not meet this month.

2019 Round 1 Outside of Deadwood Grant Request – Exhibit D

Mr. Kuchenbecker stated we had 16 applications with requests totaling \$204,170.52. The budget for this round is \$50,000.00. The Program Committee met and recommends approval of the following nine grant applications.

Old Fort Meade Museum.....	Upgrade Exhibits.....	Sturgis.....	2,000.00
Verendrye Museum Association.....	Trail Markers/Telegraph.....	Ft. Pierre	4,500.00
Historic Rapid City	McGillycuddy House/Door	Rapid City.....	5,000.00
Mitchell Area Historical Society.....	Carnegie Library Windows	Mitchell.....	10,000.00
Fall River County	Pioneer Museum/Water Damage	Hot Springs.....	5,250.00
Hermosa Arts and History Association	Masonic Lodge Restoration	Hermosa.....	8,000.00
United Church of Christ	Stained Glass Window Repair....	Yankton.....	8,000.00
Newell Museum.....	Church Museum Roof	Newell.....	2,250.00
Trinity United Methodist Church	Church Siding.	Lead.....	5,000.00
TOTAL GRANTS ROUND ONE			\$50,000.00

It was approved by Ms. Ochse and seconded by Ms. Posey to recommend to City Commission to approve the nine Outside of Deadwood Grants in the total amount of \$50,000.00. Aye – All. Motion carried.

Consideration for Local Revolving Publication Fund – Exhibit E

Mr. Kuchenbecker stated one of the Outside of Deadwood grant applications is for a series of children's books on Deadwoods history. While this project does not meet the criteria for this grant it is a worthwhile project. In 2002 the South Dakota Historical Society Press received a grant for \$250,000 for the publication of books pertaining to South Dakota History. They have been very successful and are using these funds responsibly. The children's books listed above would fall under the guidelines of the Historical Society Press but there is a long waiting list to have a book published and there is no guarantee it would get selected for publication. In an effort to bring this book to light and share the Northern Black Hills history with children who are visiting this area the Program Committee and staff feel a Revolving Fund Program needs to be established for publications in the Black Hills area who do not meet the criteria of the SD Historical Society Press. There have been other examples that would fall under this program such as a book which was pitched on the story of Chief Dave Bald Eagle along with other books we have provided a grant but received no return such as the History of Deadwood Baseball, History of Whitewood and Lawrence County Barns. The cost to print these children's books is about \$3,000.00 for 1,000 books. Betty Jo presented the ideas behind these books and the topic of each book. Ms. Ochse thinks this could be a great program but is concerned the public perception of people profiting from the sale of the books will not be good for Historic Preservation. There are some kinks to work out. Mr. Kuchenbecker stated he sees this program being a revolving loan fund so the funds would be paid back to be used again. Mr. Toews asked where the money would come from. Mr. Kuchenbecker stated the money could come out of Public Ed and Advocacy or the Revolving Loan funds. Mr. Kuchenbecker asked for volunteers to work with staff on the parameters of this program. Mr. Toews, Ms. Ochse and Ms. Carmody volunteered.

It was moved by Mr. Toews and seconded by Mr. Blair to set aside up to \$25,000.00 of funds to develop a revolving fund for publications. Ms. Carmody abstained. Aye – All. Motion carried.

2019 City of Deadwood Oral History Project – Exhibit F

Mr. Kuchenbecker stated the City Archives is requesting permission to hire Jaci Conrad Pearson to collect and transcribe ten oral histories as part of the 2019 oral history project. The Deadwood Oral History Project is in its sixteenth year and has recorded and collected 154 individual recollections. Topics include longtime residents, the advent of legalized gaming, former City and Historic Preservation commissioners, former Homestake Slime Plant employees and the development of the Mickelson Trail. ***It was moved by Mr. Toews and seconded by Mr. Blair***

to allow the City Archives to enter into a contract with Jaci Conrad Pearson of Lawrence County, South Dakota, independent contractor, to collect and transcribe (10) oral histories as part of the 2019 oral history project at a cost not to exceed \$6,750.00 to be taken out of the 2019 City Archives budget. Aye – All. Motion carried.

Digitization of Lawrence County Tax Records Phase II – Exhibit G

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF forty-six historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. These ledgers date from 1897 to 1910 and provide a wonderful amount of genealogical information including individual surname, property description including lot and block, property value, division of finances and total amount for taxes. ***It was moved by Mr. Toews and seconded by Ms. Posey to allow the City Archives to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF 46 historic Lawrence County tax ledgers at a cost not to exceed \$5,500.00 to be taken out of the 2019 City Archives budget. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA 190010 -- 555 Main Street – Deadwood Hotels, LLC – Construct New Hotel – Exhibit H

Mr. Kuchenbecker stated there was a preview of this project two weeks ago and a site visit last Monday. This is new construction on the parking lot at 555 Main Street. The applicant is requesting permission to construct a new four-story building with parking structure, entry, mechanical room and laundry at grade level and three levels of hotel above. The building will be constructed in the Tin Lizzie parking lot and will be connected to Tin Lizzie Casino. They are planning for archeology to coincide with the construction. The parking structure will be constructed of concrete and steel with brick veneer. There will be several storefront features along the sidewalk such as awnings, windows, doors and wall-mounted light fixtures to help disguise the parking garage. The hotel above will be wood-framed with mostly brick veneer. Windows will be color anodized aluminum. The owner is requesting that simulated brick EIFS be approved for less visible portions of the building, such as the highway side of the building and areas that are less visible to public view. Staff Opinion, it should be noted that the applicant and their design professional has been very sensitive and open with changes and alterations suggested by the Deadwood and State Historic Preservation Offices and the Deadwood Historic Preservation Commission. It is staff's opinion that the biggest challenge to the project is the size and massing of the proposed construction to the structure located at 557 Main Street. This structure was built as a gas station, auto repair garage and parts store, this building is made up of several additions to a small central core. This building was built in 1940 and was listed as part of the fabric but is also an intrusion to the district as it is outside the period of significance. As we went through the South Dakota Administrative Rule 24:52:07:04 which deals with the compatibility of design, height, width, proportion, rhythm and scale, materials, color, details and ornament, roof shape and skyline, setting, and landscaping. As in the staff report, we have worked closely with the State and the biggest hurdle at both levels is the height. The comment from the State was, the height question is hard to figure out. The admin rules works good in flat, grid districts like Huron or Brookings etc. But when you get into the caverns of the Hills, with winding streets, buildings scaled up hillsides, and crooked, uneven city blocks, I agree with Kevin that it is very hard to apply. This admin rule is not a good fit in the Hills. I do not have any advice at this time to help ameliorate this. The State does like the new color palette and the window changes. Mr. Blair asked how much out of sync is the height of the building. Mr. Kuchenbecker stated the average height of Deadwood's Main Street is about 33 feet. There was discussion on how the height of the new hotel will fit in with the heights of the other buildings. Mr. Toews stated we've been down this road before on the height of buildings and came to the conclusion four stories is acceptable. Mr. Blair agreed with Mr. Toews. Mr. Kuchenbecker asked about the proposed EIFS on the rear of the building. He believes it should be brick on the backside. It was discussed on what EIFS is and why it would be used in place of brick. ***It was moved by Mr. Toews and seconded by Mr. Blair, 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 the Certification of Appropriateness contingent upon use of brick on the rear of the building. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 190019 – James and Christine Mikla – 30 Adams – Replace Siding/Windows/Front Porch – Exhibit I

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit circa 1903. It has lost its integrity because of its windows and siding. The applicant is requesting permission to replace the steel siding with Hardy Board siding and replace the current metal sash windows with wood windows and replace the storm windows with wood storms. A traditional porch will be added to the front of the home replacing the current awning over the door. Because of the changes it starts to reverse the inappropriate changes which caused the resource to go from contributing to non-contributing. Staff has met with the applicants on site and will coordinate with them during the project to ensure the project meets the guidelines. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Mr. Toews and seconded by Ms. Carmody based upon all the evidence presented, I find that this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval to replace siding and windows at 30 Adams. Aye – All. Motion carried.

Items from Citizens not on Agenda

Carolyn Weber presented a report showing the 2018 funding accomplishments of Deadwood History, Inc. using Historic Preservation funding. The programs funded include Preservation Thursday and Lecture on the Lawn series, special events, activates, and tours.

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

Mr. Kuchenbecker stated he went to Pierre to testify on behalf of sports betting. The escalator clause for Deadwood was taken out. Mike has a report at the end of the packet.

Committee Reports:

Mr. Toews stated Mr. Kuchenbecker hit the highlights from Design Committee.

Ms. Posey stated Mr. Gibbens has siding on the front of his porch now and Wayne Morris has a beautiful door installed.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:26 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Meghan Wittmis, Historic Preservation Office/Recording Secretary

Back to Agenda

EXHIBIT A



MEMORANDUM

Date: January 3, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- James & Christine Mikla – 30 Adams Street -- Foundation Program
Staff has determined the applicant meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.
- Jody Ritz – 18 Pleasant Street – Foundation Program
Staff has determined the applicant meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.

[Back to Agenda](#)



Foundation Program Application

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

1. Address of Property:

18 Pleasant St.

2. Applicant's name & mailing address:

Jody Ritz

18 Pleasant St.

Deadwood SD 57732

Telephone: (605) 545-0250

E-mail jritz2323@ymail.com

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

Telephone: () -

E-mail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 2/13/19

Initials: BA

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

5. Certification

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

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

Applicant's signature: _____

Date submitted: 2/13/19

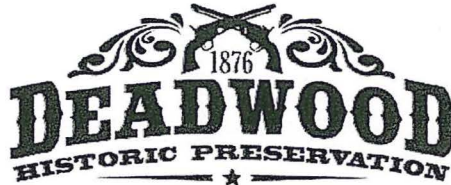
Owner's signature: _____

Date submitted: 2/13/19

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

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

Revised 9/28/17



Foundation Program Application

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

1. Address of Property:

30 Adams St. Deadwood SD 57732

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

James A & Christine Mikla

2. Applicant's name & mailing address:

James A & Christine Mikla

30 Adams St.

Deadwood SD 57732

Telephone: (605) 641-9555

E-mail stellamikla@reagan.com

Telephone: (605) 641-9555

E-mail stellamikla@reagan.com

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 2/20/19

Initials: BA

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

5. Certification

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

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

Applicant's signature: _____

Date submitted: 2/19/19

Owner's signature: _____

Date submitted: 2/20/19

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

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

Revised 9/28/17

EXHIBIT B



"The Historic City of the Black Hills"

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

MEMORANDUM

Date: February 22, 2019
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

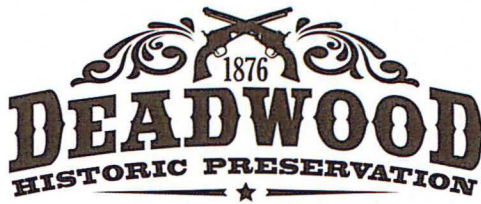
The following Historic Preservation Program applicants are requesting an extension of their Grant.
Staff's recommendation follows for the extension requests.

- Dave Akrop 98 Charles Elderly Resident Program
The grant expires on 02/01/19. The applicant has completed the water line connection to the city line and has funds remaining on the grant. Plans are to upgrade an electrical panel and is determining what other projects can be done that fall under the grant guidelines. Staff recommends extending the grant for an additional six months which will expire 08/01/19.
- Melody Lopez.....67 Stewart Foundation/Siding/Windows & Doors Programs
The grants expire on 02/02/19. The applicant has been unable to secure a contractor for the projects but will continue the search. Staff recommends extending the grants for an additional six months which will expire on 08/02/19.
- Brad Peterson/Shirlene Joseph.....766 Main Foundation Program
The grant expires on 02/20/19. The applicant has completed some foundation repairs and has more foundation work to do on the structure. Staff recommends extending the grant for an additional six months which will expire 08/20/19.
- Amy Gorzalka 50 Van Buren Windows & Doors Program
The grant expires on 02/05/19. The applicant has secured a contractor for this project and is waiting for warmer weather to complete the work. Staff recommends extending the grant for an additional six months which will expire 08/05/19.
- Michael Johnson..... 8 Van Buren Windows & Doors/ Siding/ Foundation Programs
The grants expire on 02/11/2019. The applicant has started work on the structure. Work is ongoing and not complete as of yet. Staff recommends extending the grant for an additional six months which will expire 08/11/19.
- Glenn Fasnacht..... 74 Van Buren Siding, Windows & Doors Programs
The grants expire on 02/07/19. The applicant has purchased the windows and plans to install them this spring and then start work on the siding. Staff recommends extending the grant for an additional six months which will expire on 08/07/19.
- Margaret Sulentic 23 Van Buren Windows & Doors Program
The grant expires on 02/22/19. The applicant has completed all the projects except repairs to windows on the carriage house. Staff recommends a six month extension of the grant which will expire on 08/22/19.
- David Zurey..... 23 McKinley..... Elderly Resident Program
The grant expires on 02/08/19. The applicant has completed the plumbing project and will work on the sidewalk repair when weather permits. Staff recommends extending the grant for an additional six months which will expire on 08/08/19.

- Kathleen Lane53 ForestSiding/Elderly/Foundation/ Windows & Doors Programs
The grant expires on 02/17/19. The applicant has been working on the project and is almost done. The contractor will resume work when weather permits. Staff recommends extending the grant for an additional six months which will expire on 08/17/19.
- Jo Roebuck-Pearson36 Lincoln Windows & Doors Program
The grant expires on 02/20/19. The applicant will be working on this project this spring. Staff recommends extending the grant for an additional six months which will expire on 08/20/19.
- Kracht Family Trust4 LincolnSiding/Windows & Doors/Elderly Programs
The grants expire on 02/22/19. The applicant has a contractor lined up to start the project this spring. Staff recommends extending the grant for an additional three months which will expire on 05/22/19.
- Tyson Almonza62 Taylor Ave..... Siding/Windows & Doors Programs
The grants expire on 03/10/19. The applicant is doing the work himself and has completed the foundation work and is now working on the deck and once complete he will start on the windows and then the siding. Staff recommends extending the grant for an additional six months which will expire on 09/10/19.

Back to Agenda

EXHIBIT D



Historic Publication Fund

Policy Guidelines

1. Statement of Purpose:

The City of Deadwood's Historic Preservation Office believes great books are the lifeblood of any historic community. Therefore, it is beneficial to have a program to assist in the publication of well-written, well-researched books on Deadwood and the Black Hills history.

2. Objective:

The objective of the program is to financially assist publication projects with funding for upfront cost to publish a book(s) on the history of Deadwood and/or the Black Hills.

3. Eligibility:

To be eligible for the Historic Publication Fund the book(s) must relate to the history of Deadwood and/or the history of the Black Hills. Preference will be given to authors from Deadwood first, followed by authors from Western South Dakota, South Dakota and then the surrounding states.

4. Application:

The Applicant must submit an application form including the following supporting documentation:

- 1) A copy of the author's curriculum vitae or resume, including contact information, occupation, education, past book publications (with publisher, publication date, and estimated unit sales), and journal or magazine articles.
- 2) Proposed Work
 - i) A copy of the manuscript.
 - ii) Tell us why people will want to read this book.
 - iii) A description of how the book relates to Deadwood and/or Black Hills history.
 - iv) A List of any other comparable books including the title, author, publisher and date of publication.
- 3) Provide names and addressed of two or more experts in the author's field of study who might be willing to review the manuscript and do so objectively. In addition the manuscript must be reviewed by Historic Preservation or their designated representative.
- 4) Has the book(s) been edited? If so, by whom?
- 5) List the primary target audience for the book(s).
- 6) Provide sections of the author's previously published work.
- 7) Include a sample bibliography.
- 8) Provide a business plan showing how the book will be priced, distributed, and marketed.
- 9) Provide comparative cost estimates for printing.

5. Deadline:

The application deadline is **April 15th**, annually, with all applications being delivered to the Historic Preservation Office on or before 5:00 p.m., MST. Acceptable forms of delivery are e-mail, hpadmin@cityofdeadwood.com, mail, as long as the envelope is postmarked by the due date, or hand delivery. Use the method that is most

convenient for you. Please send only copies of original information as we retain all submitted materials for our records.

6. Selection Process:

Completion and submittal of this application and conformance with the terms of the application does not guarantee funding. All applications will be reviewed by the Deadwood Historic Preservation Commission's Projects Committee consisting of the Mayor of Deadwood, three members of the Historic Preservation Commission, and the Historic Preservation Officer. The Committee will make funding recommendations to the Deadwood Historic Preservation Commission and the Deadwood City Commission.

Due to the limited availability of funds the Deadwood Historic Preservation Commission reserves the right to rank each application and establish the maximum loan amount available for each project.

7. Partnership Information and Conditions:

- 1) The Historic Publication Fund is a partnership between Deadwood Historic Preservation and the applicant. This partnership offers an interest free advance on funds to assist with upfront printing costs. The applicant has 36 months to repay the advance. If after 36 months the full amount has not been paid, interest of **% will be charged starting from the origination of the contract.
- 2) \$5,000 is the maximum amount available per publication or book. No more than three open projects at a time.
- 3) The applicant will need to provide quarterly income and expense statements.

Sample Quarterly Income and Expense Statement					
Title of Book					
Applicant Name					
Year					
Quarter					
	January	February	March	Quarterly Totals	
Number of Books Sold	10	20	25	55	
Price per Book	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	
Gross Revenue	\$ 100.00	\$ 200.00	\$ 250.00	\$ 550.00	
Less Sales Tax (6.5%)	\$ 6.50	\$ 13.00	\$ 16.25	\$ 35.75	
Net Sales	\$ 93.50	\$ 187.00	\$ 233.75	\$ 514.25	
50% of Net Sales due to					
Deadwood Historic					
Preservation	\$ 257.13				
I certify, to the best of my knowledge, the above figures are accurate and true.					
Signature			Date		

- 4) Payments will be made to the City of Deadwood's Historic Preservation Office.

- 5) Payments will be a minimum of 50% (determined by the projected time frame for sales) of your Net Sales reported on your quarterly income and expense statements. Payment and Statement due dates are as follows:

Due Date	Quarter	Months
February 1 st	4 th Quarter	October - December
May 1 st	1 st Quarter	January - March
August 1 st	2 nd Quarter	April – June
November 1 st	3 rd Quarter	July – September

8. Funding Conditions:

- 1) Funds are to be used for printing costs only.
- 2) The Deadwood Historic Preservation Commission must be listed as a supporter in the book along with any additional printed material or publicity releases.

9. Application Locations:

Applications are available at the Deadwood Historic Preservation Office located at:

Deadwood City Hall
108 Sherman Street
Deadwood, SD 57732
Tel.: (605) 578-2082

Or online at: www.cityofdeadwood.com **Click on Permits, Licenses & Forms on the left hand side of page and scroll down to Historic Preservation.

Back to Agenda

EXHIBIT E

Case No. 190021
Address: 30 Adams Street

Staff Report

The applicant has submitted an application for Project Approval for work at 30 Adams Street, a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: James & Christine Mikla
Owner: MIKLA, JAMES A MIKLA, CHRISTINE J
Constructed: c 1903

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This structure has recently been remodeled; all of its historic windows have been replaced by metal sash windows; the front door is new; and the wall cladding and all roof, eave, and window opening trim and details have either been removed or obscured by steel siding. Because of these numerous alterations, the house has lost integrity and can not contribute to the Deadwood National Historic Landmark at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to expose sill plate and repair the foundation as needed, break out concrete steps up against existing siding and sill plate, and correct drainage creating positive drainage away from the foundation and sill plate.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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

[imagerepeater]

[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

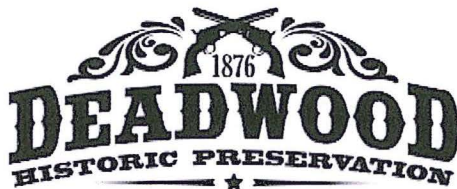
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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.	<u>196021</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>2/19/19</u>
Date of Hearing	<u>2/27/19</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: 30 Adams Street, Deadwood, SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: James & Christine Mikla
Address: 30 Adams Street
City: Deadwood State: SD Zip: 57732
Telephone: (605) 641-9555 Fax: _____
E-mail: stellamikla@reagan.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 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 | |
| Other <u>Foundation</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>05/15/2019</u>		Project Completion Date (anticipated): <u>11/30/2019</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 WINDOW	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments			

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.

Expose sill plate and repair foundation as needed. Break out concrete steps up against existing siding and sill plate. Correct drainage creating positive drainage away from foundation and sill plate.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

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.

EXHIBIT F

Case No. 190022
Address: 158 Williams Street

Staff Report

The applicant has submitted an application for Project Approval for work at 158 Williams Street, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: NHS of the Black Hills
Owner: HILLS PARTNERSHIP
Constructed: 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace damaged and non-matching, porches, steps and rails. Materials for replacement would be same type of wood or comparable milled to look alike. Primed and painted siding and stained porches and steps.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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

[imagerepeater]

[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

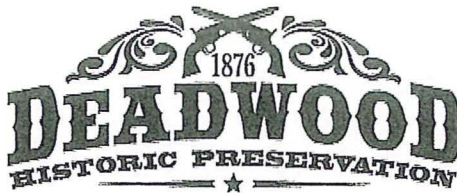
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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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108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	190022
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	2/13/19
Date of Hearing	2/27/19

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

Hills Partnership

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

PROPERTY INFORMATION
Property Address: <u>158 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>NHS of the Black Hills</u>
Address: <u>795 Main St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>578-1401</u> Fax: <u>578-1405</u>
E-mail: <u>Denese@nwdhr.org</u>

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

Contractor's Name: <u>Unknown yet</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>3/1/19</u>		Project Completion Date (anticipated): <u>12/2020</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 checked="" type="checkbox"/> <u>Siding</u> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement
Material <u>Wood</u> Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <u>Wood Porches, rails & Steps</u>			

DESCRIPTION OF ACTIVITY

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

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

The wood siding on the South side facing of the house + a small east side facing is needing replaced. Due to weathering of harsh conditions the wood siding has split, some broken off areas ^{exposed interior} & dry rot have been found, and also an area that was replaced with non matching mill work.

The porches & steps & rails are also in need of replacement. There is severe rotting areas on the wood floors that are safety issues &

the steps are cracked badly & ~~weak~~ the same goes for the railings & some posts. Materials for replacement would be same type of wood or comparable milled to look alike, then primed & painted siding & stained porches & steps.

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.

 2/13/19
SIGNATURE OF OWNER(S) DATE

 2/12/19
SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

[Back to Agenda](#)



158 Williams St.
South Facing Wall, Hard to see all cracks but they are everywhere, top to bottom
+ Broken out pieces



Lower window wood cracking

Upper window wood cracking



This area
is rotted
out from
previous
Leakage
Roof

Before
Painting

WoodSidi
don't
make
Grigs
Siding



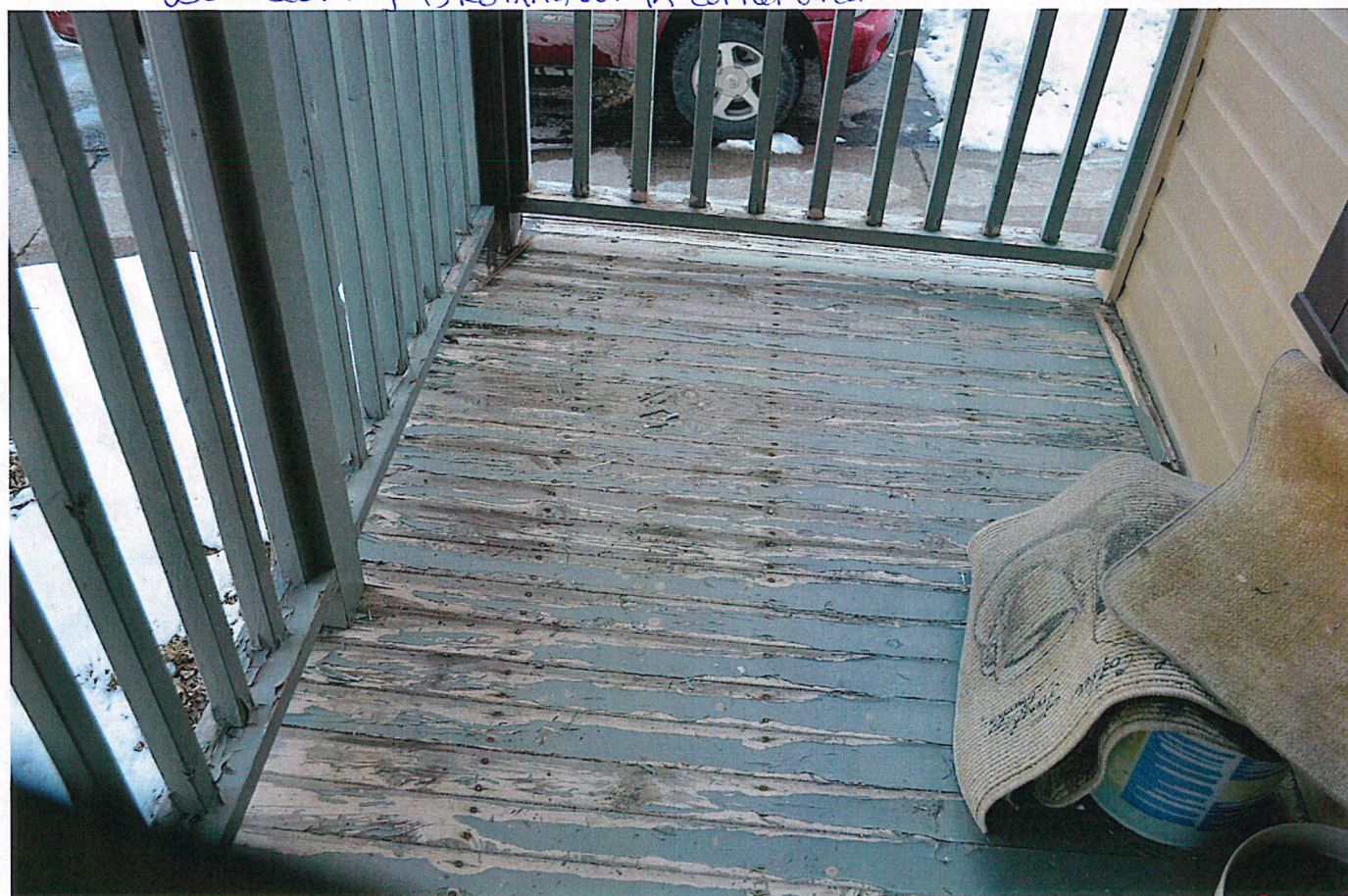
with 2 coats of primer & 2 coats of paint



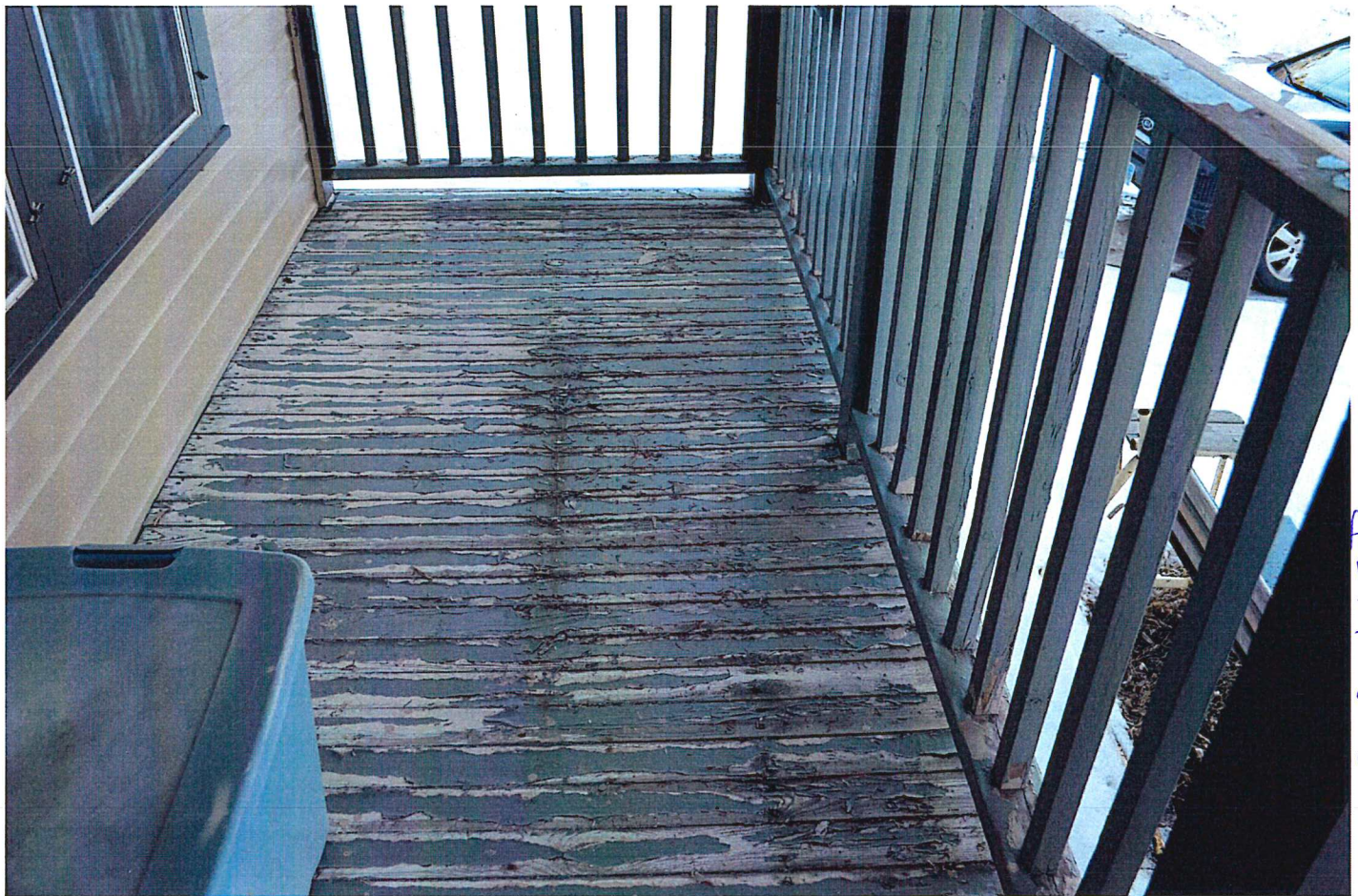
East facing short wall has lots of cracks along edges & siding
don't match original wood siding



Wood decking is rotting out in Corner Area



Uneven wood, is warped from time + safety issue.



Front porch
wood floor
is warpy
& has
rotten areas



Front
steps
have
deep
cracks
Railing
is rotted
posts is
very
weak



2nd porch weekend boards + uneven wood from warping.



Most railing is cracked & weakened



Other side of 2nd porch has some soft places in the wood floor & rails are weak