

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 28, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. November 14, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Application – **Exhibit A**
 - i. Todd & Jill Weber – 562 Williams – Retaining Wall Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Nugget Saloon LLC – 608/610 Main St. – Loan Request
 - ii. Deadwood History Inc. – 608/610 Main St. – Loan Request
 - iii. Bradley Peterson/Dragon Belly LLC – 772 Main St. – Loan Extension
 - iv. Bradley Peterson/Dragon Belly LLC – 770 Main St. – Loan Extension
 - v. Margaret Sulentic – 23 Van Buren – Life Safety Loan Extension
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Deadwood Mountain Grand Chalet Project Update – Brad Burns
 - c. **Main Street Now** Conference – Seattle, WA March 25-27, 2019 – **Exhibit C**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180506 – Judi Luna – 110 McGovern Hill – Replace Roof – **Exhibit D**
 - b. PA 180507 – Marsha Morse – 20 Washington – Exterior Repairs – **Exhibit E**
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
12. Executive Session
 - a. Executive Session for Contractual Matters per SDCL 1-25-2 (3) with possible action

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, November 14, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. October 24, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Extension Request – **Exhibit A**
 - i. Shirlene Joseph – 771 Main – Foundation Grant Extension
 - ii. Sylvia Trentz – 57 Lincoln – Foundation Grant Extension
 - iii. Ken & Nancy Motzko – 51 Pleasant – Siding Program
 - iv. Martin Gaspers – 374 Williams – Elderly Resident Grant Extension
 - c. Revolving Loan Program Voucher Approval
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Deadwood History Inc. – Brothel Tour Business Plan Presentation – Carolyn Weber – **Exhibit B**
 - c. Purchase Tablet for HP Commission Meetings – **Exhibit C**
 - d. Not-for-Profit Grant – Deadwood Elks Building – Walk Through Fire Door – Additional Funds – **Exhibit D**
 - e. **Main Street Now** Conference – Seattle, WA March 25-27, 2019 – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180493 – Gene Hunter – 1 Charles – Construct Garage – **Exhibit F**
 - b. COA 180494 – Michael Trucano – 155 Sherman – Replace Awnings – **Exhibit G**
 - c. COA 180495 – Mineral Palace Hotel & Gaming – 601 Main -- Replace Awnings – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180492 – Dawn Ihnken – 298 Williams – Construct Carport – **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.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, November 14, 2018

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

Absent:

Present City Commission: Dave Ruth Jr. and Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Program Coordinator were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, November 14, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

October 24, 2018 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, October 24, 2018. 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 \$190,200.51. 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 \$83,387.56, based on information as presented. Ms. Ochse abstained. Aye - All. Motion carried.

Grant Extension Request – Exhibit A

- i. Shirlene Joseph – 771 Main Street – Foundation Program
- ii. Sylvia Trentz – 57 Lincoln – Foundation Program
- iii. Ken & Nancy Motzko – 51 Pleasant – Siding Program
- iv. Martin Gaspers – 374 Williams – Elderly Resident

It was moved by Mr. Blair and seconded by Mr. Berg to approve the grant extensions for Shirlene Joseph, Sylvia Trentz and Martin Gaspers and not extending the grant for Ken & Nancy Motzko. Aye – All. Motion Carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$4,347.85, based on information as presented. Aye - All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

The Promotion Committee has planned Big Whiskey on November 17th and the Community Tree Lighting on November 30th. The Design Committee has identified additional projects that will be forth coming. The Economic Restructuring Committee meets next Tuesday. As far as Outlaw Square they are having weekly meetings. The Conceptual Design is coming along. The COA will go before the HP on December 12. The closing of the land exchange is December 7 which will allow us to mobilize and start the demolition January 7. Doing soil testing for the retaining wall which is the old theatre. Asbestos review of the property has been ordered. Putting together a proposal for the archeologist. This will be fast pasted until grand opening. We will be working on the bonding process. The amount has not been determined as of yet but it will probably be in the 15 to 20 million range.

Deadwood History Inc. – Brothel Tour Business Plan Presentation – Carolyn Weber – Exhibit B

Carolyn Weber, Director of DHI, reviewed the proposed Business Plan for Brothel Tours on Main Street. DHI will be requesting a five year \$50,000 loan to help with the setup of the tours. Mr. Kuchenbecker stated DHI will be going before the Loan Committee before HP will make a decision on the request.

Purchase Tablet for HP Commission Meetings – Exhibit C

Mr. Kuchenbecker stated staff has been researching the idea of going paperless for the HP Commission meeting packets. On average the number of pages used in a year for preparing the agenda packets is 20,000. The yearly

cost of paper is over \$200, copier toner exceeds \$1,600 and staff time to put the packets together is estimated at \$2,400 for total yearly cost of \$4,200. The cost of the tablets would be \$4,700 to purchase ten tablets at an average cost of \$461 each including accessories such as charger, screen protector, case, memory card and stylus pen. This would be a one-time expense versus a yearly expense reducing our yearly budget. The expenditure would come out of the Supply Line Item. ***It was moved to Mr. Toews and seconded by Mr. Berg to recommend to the City Commission to purchase 10 tablets to be used for the HP Commission Meetings not to exceed \$4,700 to come out of the HP Supply Line Item. Aye - All. Motion carried.***

Not-For-Profit Grant – Deadwood Elks Building – Walk through Fire Door – Additional Funds – Exhibit D

Mr. Kuchenbecker stated on the Deadwood BPOE has a Not-For Profit Grant to replace the walk through and install a fire door of the Elks Building in the amount of \$10,134.72. Because of requirements made by the City Building Inspector the cost of the project was increased by the contractor \$1,249.00. The Deadwood BPOE is requesting an additional \$1,249.00 for a total of \$11,384.56 to cover the unexpected costs of installing the fire door. The Not-For-Profit guidelines provide an amount up to \$50,000 within any five year period. They have utilized \$16,152.72 since 2014. ***It was moved by Mr. Toews and seconded by Ms. Ochse to approve increasing the current grant of \$10,134.72 by \$1,249.00 for a total of \$11,384.56 of the Not-For-Profit Grant to the Deadwood BPOE #508 for replacing the walk through and installing a fire door. Mr. Blair abstained. Aye - All. Motion carried.***

Main Street Now Conference – Seattle, WA March 25-27, 2019 – Exhibit E

Mr. Kuchenbecker stated this is something we have been looking at having staff; HP, P&Z and City Commission attending. The conference information is for your review and we have put together some projected costs. Staff would like a recommendation from the commission at the next meeting and if HP Commissioners would like to attend. It would be good to have a contingency attend these national conferences. We should be more involved at the national level.

New Matters before the Deadwood Historic District Commission

COA 180493 – Gene Hunter – 1 Charles – Construct Garage – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing structure built in 1890. The applicant is requesting permission to construct a new garage to replace the demolished garage. The design is similar and in the same location and shares the same footprint as the previous garage. Mr. Toews stated the fiberglass door does not fit into the historic character of Deadwood. ***It was moved by Ms. Ochse and seconded by Ms. Posey based upon the guidelines found in DCO 17.68.050, the construction proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness contingent upon the use of a garage door more in keeping with the character of Deadwood. Aye – All. Motion carried.***

COA 180494 – Michael Trucano – 155 Sherman – Replace Awnings – Exhibit G

Mr. Kuchenbecker stated there is an application for a COA for work at 155 Sherman Street, a contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to replace the cloth awnings damaged in the hail storm. The existing material is no longer available therefore the owner has chosen one that is very close to the existing. ***It was moved by Mr. Blair and seconded by Ms. Posey based upon the guidelines found in DCO 17.68.050, the construction proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness to replace the cloth awnings. Aye – All. Motion carried.***

COA 180495 – Mineral Palace Hotel & Gaming – 601 Main – Replace Awnings – Exhibit H

Mr. Kuchenbecker stated this is an application for a COA for work at 601 Main Street, a non-contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to replace the awnings with a Weathertite Plus awning in black with gold lettering. ***It was moved by Mr. Toews and seconded by Mr. Berg based upon the guidelines found in DCO 17.68.050, the construction proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness to replace the awnings. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180492 – Dawn Ihnken – 298 Williams – Construct Carport – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 298 Williams Street, a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to construct a two vehicle carport. The carport will be cedar posts bolted to cement poured into cedar boxes for weight. The boxes will be 24" long, 10" wide and 12" high. The front will be cedar, roof will have matching shingles to the house and all wood will be stained Jerrah brown like the garage doors. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon all the evidence presented, 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. Aye - All. Motion Carried.***

Items from Citizens not on Agenda

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

Mr. Kuchenbecker stated the Days of 76 Banquet is tonight. The assessment of the sidewalk basements started today. There is a conference call tomorrow with SHPO to discuss ADA access. There are challenges with slopes and access. There should be an estimated cost for the bonding by the end of the year. Staff is also looking at a sound system on Main Street. This would allow Deadwood Alive to play period appropriate music. The new finance officer starts tomorrow. For bonding on the retaining walls we are looking at a 3 Million dollar range. We spend on average \$300,000 per year. We have 17 walls in progress. The bonding for the Outlaw Square will be 2 Million, Main Street Master Plan 3 Million, Grants and Loans 2 Million and Miscellaneous 2 Million. All in all we are looking at bonding for around 20 Million dollars.

Committee Reports:

Other Business:

The Historic Preservation Commission Meeting adjourned at 5:39 p.m.

ATTEST:

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

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

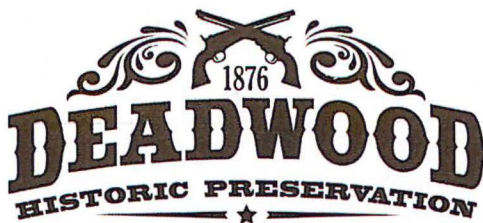


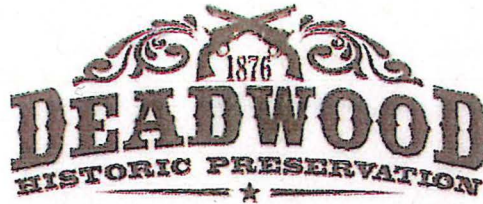
EXHIBIT A
Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
Kevin@cityofdeadwood.com

MEMORANDUM

Date: November 26, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Retaining Wall Application

The City of Deadwood Historic Preservation Office has received a Retaining Wall Application from Todd and Jill Weber at 562 Williams Street. The owners have been working on cleaning up the slough behind the resource. Unfortunately the wall continues to be a threat to the resource and is in need of repair. The retaining wall is a historic wall that threatens a historic resource and the life safety of the structure.

Staff is recommending accepting the retaining wall at 562 Williams into the Retaining Wall Program.



Retaining Wall - Residential Application

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

1. Address of Property:

562 Williams ST

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

TODD & Jill Weber

2. Applicant's name & mailing address:

TODD WEBER Jill Weber

562 Williams ST

Deadwood SD 57732

Telephone: (702) 580 - 8526

E-mail TheLuckyHorseLLC@gmail.com

Telephone: () -

E-mail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: / / Initials:

4. Certification

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

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

Applicant's signature: [Signature]

Date submitted: 11/13/18

Owner's signature: [Signature]

Date submitted: 11/13/18

Please return the completed application to:

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

Adopted 05/27/15

EXHIBIT C

**MAIN STREET NOW CONFERENCE
SEATTLE, WA
MARCH 25-27 2019**

REGISTRATION

Register before January 14, 2019

Member -- \$405

Non Member -- \$555

Register after January 14

Member -- \$505

Non Member -- \$655

HOTELS

Hyatt Regency -- Host Hotel -- \$189

Hampton Inn -- \$112

Hyatt House -- \$142

Homewood Suites -- \$108

Hotel Max -- \$110

AIR FARE

Leave March 24 -- Return March 28

Delta -- \$527 round trip

Schedule At-A-Glance: As you make travel plans for Main Street Now 2019, please note that the conference **officially** begins on **Monday, March 25, 2019**, with pre-conference sessions and meetings starting **Sunday, March 23, 2019**. *This schedule is subject to change.*

Saturday, March 23

8:00 a.m. – 5:00 p.m. **Main Street Coordinators Meeting**

Sunday, March 24

7:30 a.m. – 5:00 p.m. **Mobile Workshops***
 8:30 a.m. – 3:00 p.m. **Main Street Coordinators Meeting**
 10:00 a.m. – 5:00 p.m. **MSAI Leadership Development Workshop (Day 1 of 2)***
 12:00 – 5:00 p.m. **Main Street 101**

Monday, March 25

7:00 – 7:30 a.m. **Fun Run in Downtown Seattle**
 7:30 a.m. – 1:00 p.m. **Mobile Workshops***
 8:00 a.m. – 1:00 p.m. **MSAI Leadership Development Workshop (Day 2 of 2)***
 8:30 – 9:15 a.m. **Crash Courses**
 9:00 a.m. – 12:00 p.m. **Deep Dive / Round Table**
 9:30 – 10:15 a.m. **Crash Courses**
 10:30 – 11:15 a.m. **Crash Courses**
 11:30 a.m. – 12:15 p.m. **Crash Courses**
 12:30 – 2:00 p.m. **Lunch on your own**
 2:30 – 4:00 p.m. **Opening Plenary**
 4:00 – 5:15 p.m. **Opening Reception**

Tuesday, March 26

1:00 – 5:00 p.m. **Mobile Workshops***
 8:00 a.m. – 5:00 p.m. **Exhibit Hall Open**
 8:15 – 9:30 a.m. **General Session**
 9:45 – 11:00 a.m. **Classroom Sessions**
 11:15 a.m. – 12:00 p.m. **Crash Courses**
 12:00 – 1:30 p.m. **Lunch on your own**
 12:00 – 1:30 p.m. **Civic Leaders Forum†**
 1:45 – 3:00 p.m. **Classroom Sessions**
 3:15 – 4:00 p.m. **Crash Courses**
 4:00 – 5:00 p.m. **Exhibitor Reception**

Wednesday, March 27

7:00 – 7:30 a.m. **Fun Run in Downtown Seattle**
 8:00 – 10:15 a.m. **Exhibit Hall Open**
 8:00 a.m. – 3:45 p.m. **Mobile Workshops***
 8:30 – 10:00 a.m. **General Session**
 10:15 – 11:30 a.m. **Classroom Sessions**
 11:30 a.m. – 1:00 p.m. **Lunch on your own**
 1:15 – 2:30 p.m. **Classroom Sessions**
 2:45 – 3:30 p.m. **Crash Courses**
 3:45 – 5:00 p.m. **Closing Plenary**
 6:00 – 10:30 p.m. **Big Bash***

***Requires additional registration**

† All Civic Leaders will be invited to attend

MAIN STREET Now CONFERENCE

**SEATTLE, WA
MARCH 25-27
2019**

Show & Tell: A Best Practices Retail Tour
Sunday, 8:30 a.m. – 4:00 p.m.

In-store experiential advantages are one way to respond to the growing influence of the internet. Using downtown Gig Harbor as a template, tour attendees will gain a greater understanding of shopper behavior, as well as design and merchandising techniques that position businesses for increased enjoyment, loyalty and sales from their shoppers. Learn about this local Main Street program's investment in their retail community, see first-hand the improvements made by many of their merchants, and have a chance to play "secret shopper" by observing and evaluating the best practices you have learned. No need to feel guilty about spending an afternoon walking and shopping through this beautiful waterfront community – you'll be learning every step of the way, from the second you get on the bus, through a lunch focused on Gig Harbor's unique heritage, and even facilitated reflection time on your way back to Seattle!

\$50; Includes bus transportation and to downtown Gig Harbor (approx. 1 hr on the way; 1 hr 30 min on return)

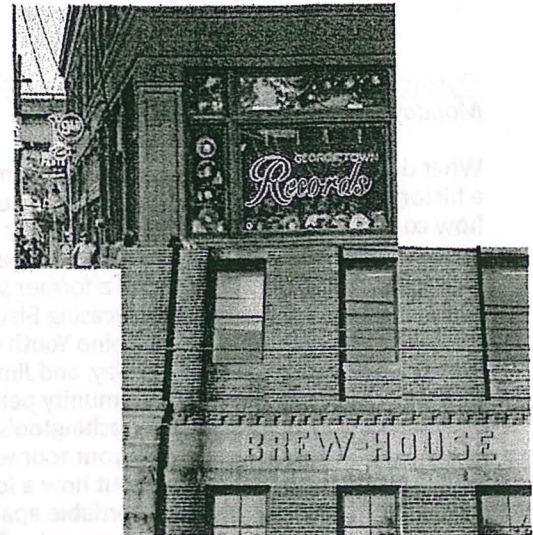
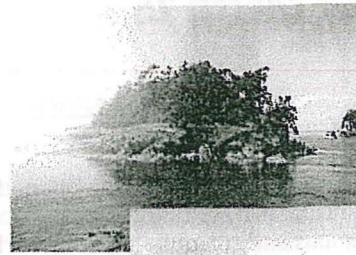
A Taste of Industrial Reuse in Seattle's Georgetown Neighborhood
Sunday, 1:00 p.m. – 5:00 p.m.

Seattle's Georgetown neighborhood is known for its independent character, its art community, and its industrial history. Built around the establishment of the Seattle Brewing and Malting Company (the original makers of Rainier Beer), the neighborhood has remained true to its working-class roots and continues to foster artists and local business. This tour will highlight Georgetown's historic industrial buildings and local businesses that call the neighborhood home including the Georgetown Brewery (Washington's largest independent brewery), Fran's Chocolates (housed in the former brew house of the Seattle Brewing & Malting Company), The Stables (formerly stables for the Meadows Racetrack, now a popular events venue), and the iconic Georgetown Steam Plant (a National Historic Landmark). Get a taste of Georgetown (literally!) and see how industrial spaces can remain relevant and support local business.

\$40; Includes bus transportation to Georgetown, specific stops along the way

Balancing Act: Development, Preservation, and Sustainability
Sunday, 1:00 p.m. – 5:00 p.m.

Home to Seattle's historic auto row, the Pike/Pine Corridor bridges the neighborhoods of First Hill and Capitol Hill. Historically featuring human-scaled architecture and a variety of unique storefront businesses, the city's building boom threatened to disrupt this cadence. In anticipation, city officials passed an ordinance to place a development 'overlay' in the area. The goal was to encourage density without impacting the historic feel of the auto row corridor. The results have been mixed. Join us for a walking tour of the Pike/Pine corridor to witness firsthand nearly a dozen projects utilizing the incentive program established through the overlay district. Participants will be urged to evaluate the relative success of each project in meeting the challenge of building up while retaining the critical sense of place commercial centers provide for communities. *\$15; Walk from hotel (approximately 45 minutes total walking with multiple stops along the way); the walking tour is approximately 2 miles round trip and includes some hills*



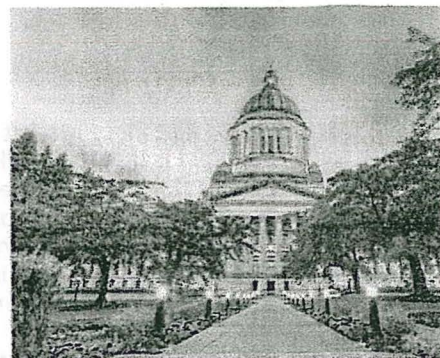
Tuesday, March 26

Downtown Housing & The Unhoused

Tuesday, 7:30 a.m. – 1:00 p.m.

Olympia is in the thick of unprecedented growth which has brought both opportunities and challenges to Washington State's capital city. On one end of the spectrum is regional job growth and renewed interest in downtown dwellings. On the other, a homelessness crisis that is requiring the city, Main Street program, and advocates to adopt bold approaches to services and safety in the district. Tour downtown Olympia and learn about the multi-layered approaches taking place there today - from the infill buildings adding high-demand residential units in the district to the Safety Team advocating on behalf of private property owners and small businesses concerned about encampments. These examples, among many other public and private initiatives related to securing stable short- and long-term units, spotlight the complexities of housing in a region of boom.

\$55.00 per person (Includes lunch). Transportation: Bus to downtown Olympia, 1 hr 15 min each way

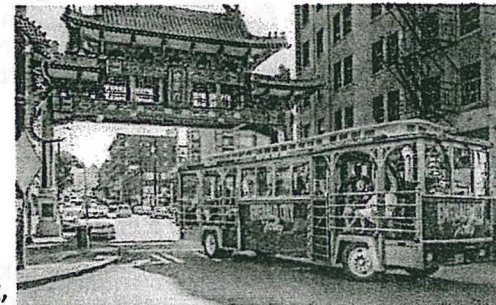


Representation, Memorialization, and Renewal

Tuesday, 8:00 a.m. – 12:00 p.m.

International District

\$30.00 per person . Transportation: Bus to International District, walking tour once dropped off



People to People: Learning How to be Neighbors in an Urban District

Tuesday, 1:00 p.m. – 5:00 p.m.

In 2010, Pioneer Square received pointed and poignant advice to stop infighting, identify priorities, hire a CEO, assign responsibilities and get to work. The neighborhood listened and the Alliance for Pioneer Square is now a major player in business development, public realm improvements, marketing, and driving the district's strategy. Amidst the city's unprecedented growth, this urban neighborhood has prioritized preservation, housing, and small business vitality. What's more, they've used person-to-person relationships to do so. Walk Seattle's first neighborhood, learn its stories, and meet with the shop owners, restaurateurs, residents and building owners to see and feel the power of neighborliness and social capital in the heart of a bustling city.

\$30.00 per person. Transportation: Bus to Pioneer Square, walking tour once dropped off

World's Fair Legacy - Century 21 Exhibition Tour

Tuesday, 1:00 p.m. – 5:00 p.m.

Jump on the world's first full-scale public transit monorail as we take you on a 95 second trip back to the World's Fair of 1962! Seattle's Century 21 Exposition was the first world's fair since 1939 to be held in the United States. With the theme "Man in the Space Age," it was a place of stimuli for new ideas and for probing the future with places of education, wonderment, excitement and amusement. Join us as we explore the grounds of the fair and learn about its history, architecture, and planned post fair redevelopment. Participants will visit sites such as the U.S. Science Pavilion designed by world renowned architect Minoru Yamasaki, the Washington State Coliseum (currently undergoing transformation into a 21st century modern sports arena), and travel 500 ft. to the top of the Seattle's iconic Space Needle with its revolving observation pavilion.

\$40.00 per person (Includes Space Needle ticket). Transportation: Monorail from Westlake Center to Seattle Center (leave every 10 minutes)



Two Wheels, One Trail – Explore Seattle Like A Local
Wednesday, 11:30 a.m. – 3:30 p.m.

While Elliott Bay and Pike Place Market are sights to behold, locals tend to congregate along a different waterfront. The Ballard Locks, Fremont Canal, and Lake Union are connected by the Burke Gilman Trail, a public multi-use trail that spans 27 miles and connects multiple Seattle neighborhoods. This bicycle tour will start at the Ballard Locks, which helps both ships and fish connect with the Puget Sound, and will end at the Fremont Brewing Company, which helps humans connect with beer. Along the way, you'll make several stops that highlight the impact industry has had on Seattle's public spaces and neighborhoods. The trail is flat and accessible for anyone comfortable on a bicycle and the tour fee includes bike rental package (bike, helmet, lock, etc.). Attendees should come prepared with appropriate clothing and positive attitude in the likelihood of light rain.

\$60.00 per person (includes bike rental). Transportation: Bus to Ballard Locks (bikes will be delivered there); pick up at Fremont Brewing



Shell Yes! Farm (& Sea) To Table
Wednesday, 1:00 p.m. – 4:00 p.m.

Experience the bounty of local produce offered in the Pacific Northwest, in this walking (and tasting!) tour of the Capitol Hill neighborhood. Participants will visit several historic storefronts where local food and beverage products are processed or sold, and will have the opportunity to taste fresh oysters and other shellfish from the region, award-winning local distilled spirits, and more. Proprietors will discuss the local food economy and how the ongoing role of presenting fresh local products helps sustain the historic character of the neighborhood.

\$55.00 per person. Transportation: Walking tour in Capitol Hill



Mobile Workshops are ticketed events and must be purchased in advance with your
conference registration.

MAIN STREET
Now
CONFERENCE
— SEATTLE, WA —
MARCH 25-27, 2019

Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Aligning Your Plan of Work with Your Community's Vision for Downtown	Brantley Snipes, Brantley Snipes Landscape & Design, Inc. / Main Street Greenwood, Inc.	Jan Miller, Mississippi Main Street Association		
Any Size Downtown—Anywhere—Can Become a Destination Downtown	Jon Schallert, The Schallert Group, Inc			
Artists on Main Street: A Model for Creative Community Development	Michele Anderson, Springboard for the Arts	Megan Flanagan, City Center Partnership	Emily Kurash, Winona Main Street	Kelly Nygaard, Faribault Main Street
Avoiding Stress, Burnout, and Other Job Hazards (with Humor!)	Jennifer Rose, Downtown Diva			
Becoming #IdeaFriendly: Crowdsourcing the Future of Your Town	Becky McCray, SaveYour.Town			
Beers, Brains, and Ballrooms: Programming Matters	Nicholas Vann, Washington State Department of Archaeology + Historic Preservation	Mike McMenamin, McMenamins	Rory Turner, Commercial Real Estate Services	Michael Sullivan, Artifacts Consulting, Inc
Brand Score: Measuring the Effectiveness of Your Messaging	Ben Muldrow, Arnett Muldrow & Associates			
Breaking the "Black Box" of Economic Impact: A Tutorial on IMPLAN	Leslie Deacon, Jon Stover & Associates	Jon Stover, Jon Stover & Associates		

*Please note this is a preliminary line-up. Sessions, speakers, and titles are subject to change. An updated schedule will be available soon.

MAIN STREET
Now
CONFERENCE
— SEATTLE, WA —
MARCH 25-27, 2019

Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Combating the Brain Drain: Retaining Students in Your Community	Jessica Buchholz, Emporia Main Street, Inc.	James Willingham, Emporia State University		
Creating Treasured Places—Re- imagining Port Townsend's "Main" Street	Mari Mullen, Port Townsend Main Street Program	Laura Parsons, City of Port Townsend	Samantha Thomas, Independent Consultant	Kris Nelson, Port Townsend Main Street Program
Crowdfunding for Placemaking: The Successes and Challenges	Jenn Cartee, Greater Ashmont Main Street	Ed Gaskin, Greater Grove Hall Main Streets		
Cultivating Community to Save a Theatre	Anne-Marie Knighton, Town of Edenton	Jennifer Harriss, Destination Downtown Edenton, Inc.		
Diverse Revenue Streams: Going Beyond Traditional Sponsorship	Christine Manzella, Boonton Main Street			
Dogs Downtown: Best Practices for Main Street Pets	Britin Bostick, Stewardship Strategies, LLC			
Downtown Collaborations: Using Transformation Strategies to Unite Stakeholders	Josh Adam, Owosso Main Street/DDA	Tracey Peltier, Downtown Owosso Farmers Market	Robert Doran, Owosso Historical Commission	

*Please note this is a preliminary line-up. Sessions, speakers, and titles are subject to change. An updated schedule will be available soon.

Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
GAMSA: Taking Your Community to the Next Level	2019 GAMSA Winners	2019 GAMSA Winners	2019 GAMSA Winners	
Go Live! Volunteer Recruitment & Coordination for Today's Main Street Organization	Kaylee Williams, VolunteerLocal			
Golden Nuggets: Sharing Success through Storytelling	Gayle Langley, Colorado Main Street	Matt Ashby, Ayres Associates	Ben Muldrow, Arnett Muldrow & Associates	
Growing Green: Nature, Spending, and Main Streets	Jacob Blue, Ayres Associates Inc	D. Bruce Morrow, Ayres Associates Inc		
Harnessing Place: Placemaking for Learning, Creativity, and Economic Development	Laura Torchio, Project for Public Spaces	Nate Storrington, Project for Public Spaces		
Holiday Decor: Types, Tips, and Timing	Amy Meadows, Windows Matter			
Host a Retail Challenge and Fill Your Vacant Storefronts	Megan Tsui, Red Wing Downtown Main Street			
Housing Matters for Your Community, Downtown, and Historic Preservation	Jim Thompson, Main Street Iowa	Michael Wagler, Iowa Economic Development Authority		

*Please note this is a preliminary line-up. Sessions, speakers, and titles are subject to change. An updated schedule will be available soon.

MAIN STREET
Now
CONFERENCE
 — SEATTLE, WA —
 MARCH 25-27, 2019

Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Lighter, Quicker, Cheaper: Demonstration Project Best Practices	Kate Herzog, Downtown Bismarck Community Foundation	Dawn Kopp, Downtown Business Association of Bismarck		
Main Street Stories: Fostering Engagement Through Video Stories	Joe Frost, Oakland County			
Main Street Success: Business Attraction and Retention Strategies	Charles Parker, The Retail Coach	Jenny Boulware, Municipal Association of South Carolina	Alex Flachsbart, Balch & Bingham, LLP / Main Street Alabama Board of Directors	Andy Arnes, City of Shelton
Main Streets Assemble! Finding Your Downtown Heroes!	Kristi Trevarrow, Downtown Rochester	Ron Drake, Ron Drake Consulting		
Make It Rain at Your Events	Marissa McGrath, Downtown Bellingham Partnership	Lindsey Payne-Johnstone, Downtown Bellingham Partnership		
Makin' Green by Goin' Green!	Lisa Johnson, Culture Couture/ Montclair BID			
Modernizing Main Street: The Story of Mid-Century design	Michael Houser, WA State SHPO			
Moving from Strategic Planning to Strategic Doing	Darrin Wasniewski, Wisconsin Economic Development Corporation			

*Please note this is a preliminary line-up. Sessions, speakers, and titles are subject to change. An updated schedule will be available soon.

Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
Pocket Parks: New Third Places in Challenged Neighborhoods	Tim McCollow, City of Milwaukee - Environmental Collaboration Office			
Pop Up Shops: Transform Your District with This Affordable Economic Development Initiative	Nora Roughen-Schmidt, Viroqua Chamber Main Street			
Positioning Main Street Programs for 21st Century Volunteers	Ken Culp, III, University of Kentucky, College of Agriculture			
Pro Tips for Main Street Tax Credit Projects	Nicholas Vann, Washington State Department of Archaeology + Historic Preservation	Angela Shearer, National Park Service		
Promoting and Preserving Legacy Businesses	Anthony Veerkamp, National Trust for Historic Preservation			
Rallying Multiple Districts around One Downtown Vision	Cristina Sheppard-Decius, Downtown Dearborn			
Rock Your Downtown: Executing a Badass Concert Series	Janie Pope, Orlando Main Streets	Robert Soviero, Orlando Main Streets		
Rural Revitalization through Local Food	Kelli Kelly, Fallon Food Hub			

*Please note this is a preliminary line-up. Sessions, speakers, and titles are subject to change. An updated schedule will be available soon.

MAIN STREET
Now
CONFERENCE
— SEATTLE, WA
MARCH 25-27, 2019

Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
The "Opportunity" in Opportunity Zones	Alexander Flachsbart, Opportunity Alabama	John Lettieri, Economic Innovation Group	Mary Helmer, Main Street Alabama	
The "Reality" of Retail: Creating Dynamic Customer Experiences	Courtney Adkins, Shop Talk II with Courtney Adkins			
The Age of Amazon: Keeping Main Street Competitive	John Bry, Main Street Oakland County			
The Collaboration of FabLab ICC and Independence Main Street	Jim Correll, Fab Lab ICC at Independence Community College	Tabatha Snodgrass, Independence Main Street		
The How Behind the Wow: Creating Stellar Stores	Seanette Corkill, Frontdoor Back, Retail Store Design	Anne Marie Luthro, Frontdoor Back, Retail Store Design		
The Magic Happens When the Property Owner Has Vision	Rory Turner, Rory Turner	Linda Haglund, Wenatchee Downtown Association		
The Power of Play: Sparking Joy and Local Prosperity	Jessica Brauer, Laramie Main Street Alliance			
The Smithsonian Comes to Town!	Terry Poe Buschkamp, Iowa Economic Development Authority/Iowa Downtown Resource Center/Main Street Iowa	Carol Harsh, Smithsonian Institution	Joe Jennison, Mount Vernon/Lisbon Community Development Group	

*Please note this is a preliminary line-up. Sessions, speakers, and titles are subject to change. An updated schedule will be available soon.

Session Title	Presenter 1	Presenter 2	Presenter 3	Presenter 4
What Will You Do If Disaster Strikes?	Lindsey Dotson, Charlevoix Main Street DDA			
Yes, And! Tactics to Tackle Roadblocks	Laura Torchio, Project for Public Spaces	Katherine Peinhardt, Project for Public Spaces		
You Want Me to Do What? Tips for Working With Your Property Owner Support	Casey Woods, Emporia Main Street	Hilary Greenberg, Greenberg Development Services		

*Please note this is a preliminary line-up. Sessions, speakers, and titles are subject to change. An updated schedule will be available soon.

Date: November 26, 2018

Case No. 180506
Address: 110 McGovern Hill

EXHIBIT D

Staff Report

The applicant has submitted an application for Project Approval for work at 110 McGovern Hill, a Contributing structure located in the McGovern Hill Planning Unit in the City of Deadwood.

Applicant: Judi Luna
Owner:
Constructed: 1937

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the asphalt roof with a metal roof.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Other than a storage building in the McGovern Hill planning unit, staff did not witness any other buildings with metal roofs. The proposed metal roof appears to be a non-traditional material and is not appropriate to the resource in staff's opinion. The proposed work and changes does encroach upon, but does not damage or destroy a historic resource. Furthermore, it is staff's opinion it will have 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.

[imagerepeater]

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	180504
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/20/18
Date of Hearing	11/28/18

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: 110 McGovern Hill
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: Judi Luna, Terri Council Lark Taylor Dale Council Address: 110 McGovern Hill City: Deadwood State: SD Zip: 57755 (818) 568-5619 Telephone: 568-5619 Fax: E-mail: LarkTaylor@aol.com	Architect's Name: Address: City: State: Zip: Telephone: Fax: E-mail:
---	--

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

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

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

Removing damaged shingles and replacing with new metal roof.

Trent Mohr came to property and advised how the replacement should be done, Gave him the manufactures install instructions per his request.

old layers of shingles will be removed & any damaged wood replaced.

New metal Roof is made by ABC, charcoal Gray to match existing colors.


asphalt to metal roof

SIGNATURES

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

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

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

 11/20/18
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.

Date: November 26, 2018

Case No. 180507
Address: 20 Washington Street

EXHIBIT E

Staff Report

The applicant has submitted an application for Project Approval for work at 20 Washington Street, a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Marsha Morse
Owner: MORSE, MARSHA
Constructed: c 1909

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 house displays little of its historic materials or design qualities; the original front porch has been removed, the historic fenestration pattern has been altered, most of its windows are replacement units, and wide exposure vinyl siding obscures the original clapboard. Because of these modifications, the house has lost integrity and can not contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

As per 2012 International Residential Code: Notated by Trent Mohr 1 & 2. Exterior structure and protective treatment - side and back dormers: siding finished and painted (weather permitting) 3. Foundation walls - re-mortar foundation (weather permitting) 4. Exterior walls - finish siding and paint (weather permitting) 5. Roofs and drainage - gutters and soffits replaced or installed (weather permitting) 6. Stairways and guards - on rear and front porch - reinstall guards and railings (weather permitting) 7. Chimney - repair and re-point (weather permitting) 8. Stairways, decks, porches and balconies - refer to #6 9 Window, skylight, door frames - repair sash on storm window on 2nd story on Monroe Street (weather permitting)

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

This resource has been declared demolition by neglect. The applicant is to propose a plan to rehabilitate the exterior of the resource to meet the minimum maintenance standards set forth in the City adopted building codes and provide a timeline to complete the project. The applicant has identified the necessary items needing addressed; however, with the time of the application, the applicant has no set time line other than as weather permits. A timeline of 90 days is required under the City Ordinances and should be part of the motion if approved. The applicant can come a request an extension if it is warranted at the time. Based on the application, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

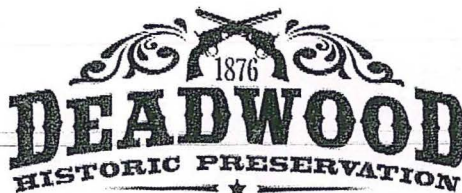
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	180507
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/20/16
Date of Hearing	11/28/18

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: 20 Washington Street - Deadwood
Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: Marsha Morse
Address: 20023 SD Hwy 79
City: Whitecourt State: SD Zip: 57793
Telephone: 605-5805243 Fax: _____
E-mail: sdmistrymom@yahoo.com

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

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

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

TYPE OF IMPROVEMENT

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

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

Material _____ Style/type _____

Repairing window sash

☐ SIGN/AWNING ☐ New ☐ Restoration ☐ Replacement

Material _____ Style/type _____ Dimensions _____

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

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

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

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.

Maisha Ellen Morse 11/20/18

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. As Per 2012 International Residential Code's Notated by Trent Mohr

- ① Exterior Structure & Protective Treatment - Side and back dormers: Siding
- ② finished and painted - (Weather permitting)
- ③ Foundation Walls - Remoter foundation - (Weather permitting)
- ④ Exterior Walls - Finish siding and paint (Weather permitting)
- ⑤ Roofs & Drainage) Gutters and soffits replaced (Weather permitting)
or installed
- ⑥ Stairways and Guards - On rear and front porch - Reinstall guards & railings (Weather permitting)
- ⑦ Chimney - Repair and repoint (Weather permitting)
- ⑧ Page 3 of 3 Stairways, decks, porches and balconies (Refer to #6)
- ⑨ Window, skylight, Door Frames - Repair sash on storm window on 2nd story on Monroe Street - (Weather permitting)

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 release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official*.

***304.2 Protective treatment.** All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. All structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation

areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Basement hatchways. *Basement* hatchways that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

304.19 Gates. All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

SECTION 305 INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound

OFFICE OF
PLANNING, ZONING AND HISTORIC
PRESERVATION
108 Sherman Street
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Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
Kevin@cityofdeadwood.com

October 26, 2018

Marsha Morse
20023 SD Hwy 79
Whitewood, SD 57793

RE: 20 Washington Street

Dear Ms. Morse;

I want to thank you and Wyatt for attending the Deadwood Historic Preservation Commission on Wednesday, October 24, 2018 in which we held a hearing to review and take action of the possible Demolition by Neglect of 20 Washington Street based on the report from the building official as well as input from you as owner of the property.

After reviewing the presented evidence the Deadwood Historic Preservation Commission concurred with City Staff opinion on the condition of the property and took official action declaring the resource was in a state of Demolition by Neglect. Therefore a preliminary plan identifying the work necessary to abate the demolition by neglect including a timetable must be submitted to the Historic Preservation Office no later than 12:00 p.m. on November 26, 2018.

Please include with the plan an application for a project approval for all proposed work. City ordinance states all work shall be completed within ninety (90) days of the approval from the Historic Preservation Commission. The preliminary plan and the application for project approval will be on the Historic Preservation Commission Meeting agenda for November 28, 2018.

Thank you for your understanding, cooperation and support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark. If you have any questions or concerns please contact our office at 605-578-2082 at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Kuchenbecker', written over a horizontal line.

Kevin Kuchenbecker
Historic Preservation Officer

cc: Dave Ruth, Jr., Mayor
Deadwood City Commission
Quentin Riggins, City of Deadwood Attorney
Deadwood Historic Preservation Commission
Ron Green, Public Works Director
Trent Mohr, Building Inspector

the door, provided the door does not swing over the stairway.

R311.3.3 Storm and screen doors. Storm and screen doors shall be permitted to swing over all exterior stairs and landings.

R311.4 Vertical egress. Egress from habitable levels including habitable attics and *basements* not provided with an egress door in accordance with Section R311.2 shall be by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.5 Construction.

R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

R311.6 Hallways. The minimum width of a hallway shall be not less than 3 feet (914 mm).

R311.7 Stairways.

R311.7.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31½ inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exception: Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4¾ inches (121 mm).

R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings.

R311.7.4 Walkline. The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes

of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers. The maximum riser height shall be 7¾ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

R311.7.5.2 Treads. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ¾ inch (9.5 mm).

R311.7.5.2.1 Winder treads. Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than ¾ inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within ¾ inch (9.5 mm) of the rectangular tread depth.

R311.7.5.3 Nosings. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than ¾ inch (19 mm) but not more than 1¼ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than ¾ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).

Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

R311.7.5.4 Exterior wood/plastic composite stair treads. Wood/plastic composite stair treads shall comply with the provisions of Section R507.3.

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The minimum width perpendicular to the direction of travel shall be no less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided the depth at the walk line and the total

area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the minimum depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

R311.7.7 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.7.8 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. When handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

R311.7.8.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than $1\frac{1}{2}$ inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.7.8.3 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least $1\frac{1}{4}$ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than $6\frac{1}{4}$ inches (160 mm) with a maximum cross section of dimension of $2\frac{1}{4}$ inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

2. Type II. Handrails with a perimeter greater than $6\frac{1}{4}$ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of $\frac{3}{4}$ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least $\frac{5}{16}$ inch (8 mm) within $\frac{7}{8}$ inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least $\frac{3}{8}$ inch (10 mm) to a level that is not less than $1\frac{3}{4}$ inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be $1\frac{1}{4}$ inches (32 mm) to a maximum of $2\frac{3}{4}$ inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

R311.7.8.4 Exterior wood/plastic composite handrails. Wood/plastic composite handrails shall comply with the provisions of Section R507.3.

R311.7.9 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6.

R311.7.10 Special stairways. Spiral stairways and bulkhead enclosure stairways shall comply with all requirements of Section R311.7 except as specified below.

R311.7.10.1 Spiral stairways. Spiral stairways are permitted, provided the minimum clear width at and below the handrail shall be 26 inches (660 mm) with each tread having a $7\frac{1}{2}$ -inch (190 mm) minimum tread depth at 12 inches (305 mm) from the narrower edge. All treads shall be identical, and the rise shall be no more than $9\frac{1}{2}$ inches (241 mm). A minimum headroom of 6 feet 6 inches (1982 mm) shall be provided.

R311.7.10.2 Bulkhead enclosure stairways. Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside *grade* level to the *basement* shall be exempt from the requirements of Sections R311.3 and R311.7 where the maximum height from the *basement* finished floor level to *grade* adjacent to the stairway does not exceed 8 feet (2438 mm) and the *grade* level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other *approved* means.

R311.8 Ramps.

R311.8.1 Maximum slope. Ramps shall have a maximum slope of 1 unit vertical in 12 units horizontal (8.3-percent slope).

Exception: Where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of one unit vertical in eight horizontal (12.5-percent slope).

R311.8.2 Landings required. A minimum 3-foot-by-3-foot (914 mm by 914 mm) landing shall be provided:

1. At the top and bottom of ramps.
2. Where doors open onto ramps.
3. Where ramps change direction.

R311.8.3 Handrails required. Handrails shall be provided on at least one side of all ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.8.3.1 Height. Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.8.3.2 Grip size. Handrails on ramps shall comply with Section R311.7.8.3.

R311.8.3.3 Continuity. Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inches (38 mm) between the wall and the handrails.

SECTION R312 GUARDS AND WINDOW FALL PROTECTION

R312.1 Guards. Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required. *Guards* shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

R312.1.2 Height. Required *guards* at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

1. *Guards* on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the *guard* also serves as a handrail on the open sides of stairs, the top of the *guard* shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

R312.1.3 Opening limitations. Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.

2. *Guards* on the open side of stairs shall not have openings which allow passage of a sphere 4¾ inches (111 mm) in diameter.

R312.1.4 Exterior woodplastic composite guards. Woodplastic composite *guards* shall comply with the provisions of Section R317.4.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2. **

R312.2.1 Window sills. In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch-diameter (102 mm) sphere where such openings are located within 24 inches (610 mm) of the finished floor.

Exceptions:

1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1.

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses*.

Exception: An automatic residential fire sprinkler system shall not be required when *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for *townhouses* shall be designed and installed in accordance with Section P2904.

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family *dwellings*.

Exception: An automatic residential fire sprinkler system shall not be required for *additions* or *alterations* to exist-