

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 24, 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 10, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Extension Request – **Exhibit A**
 - i. Roger and Ann Ochse – 35 Madison – Foundation Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Brian Kinkler – 288 Williams – Windows Loan Request

Recess Meeting for Program

2018 Deadwood Wall of Fame Program

Reconvene Meeting

5. Hearing – Demolition by Neglect – 20 Washington Street
6. Old or General Business
 - a. Main Street Initiative Update
 - b. Façade Program Policy Guideline Update – **Exhibit C**
7. New Matters before the Deadwood Historic District Commission
 - a. COA 180448 – NBD LLC – 643 Main – Remove Skylight – **Exhibit D**
 - b. COA 180449 – NBD LLC – 645 Main – Remove Skylight – **Exhibit E**
 - c. COA 180450 – NBD LLC – 647 Main – Remove Skylight – **Exhibit F**
8. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180442 – David Boucher – 44 Taylor – Repair/Replace Broken Windows – **Exhibit G**
 - b. PA 180443 – Deadwood Lumber Co., LLC – 32 Charles – Demolition of Building – **Exhibit H**
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 10, 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. September 26, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Application Approval – **Exhibit A**
 - i. Brad & Sheila Beukens – 31 Centennial – Foundation Program
 - ii. Mary K. Baudhuin – 26 Water – Siding and Wood Windows & Doors Programs
 - iii. David Boucher – 44 Taylor – Wood Windows & Doors Program
 - iv. William Zwingelberg – 11 Jackson – Elderly Resident Program
 - c. Grant Extension Request – **Exhibit B**
 - i. Joe and Julie Opheim – 26 Freemont – Foundation/Siding Program
 - ii. Roger and Ann Ochse – 35 Madison – Foundation Program
 - iii. Todd and Jill Weber – 562 Williams – Foundation/Wood Windows and Doors
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. Joette Johnson – 78 Williams – Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Deadwood History Inc. – Tootsie Sign T-Shirt – **Exhibit D**
 - c. Façade Program Policy Guideline Update – **Exhibit E**
 - d. Deadwood Mountain Grant Chalets - Chamberlin Architects – **Exhibit F**
 - e. FY 2018 City of Deadwood Oral History Project – **Exhibit G**
 - f. Meiji Stereomicroscope Purchase – **Exhibit H**
 - g. Mid-America Business Systems – Spacesaver Storage Units – **Exhibit I**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180413 – VFW Post 5969 – 10 Pine – Replace Awning – **Exhibit J**
 - b. COA 180427 – Union Palace – 424 Main – Repair Windows and Paint – **Exhibit K**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180409 – Brian Kinkler – 288 Williams – Replace Windows & Install Back Porch – **Exhibit L**
 - b. PA 180411 – Mary K Baudhuin – 26 Water – Replace Windows/Doors/Siding – **Exhibit M**
 - c. PA 180424 – Brad & Sheila Beuckens – 31 Centennial – Foundation Repairs – **Exhibit N**
 - d. PA 180426 – Mark & Danette Wheeler – 42 Denver – Roof Repair – **Exhibit O**
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.*)
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City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, October 10, 2018

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

Absent: Robin Carmody and Thomas Blair

Present City Commission: Dave Ruth Jr., Charlie Struble and Sharon Martinisko

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant 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, October 10, 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:

September 26, 2018 Regular Meeting

It was moved by Ms. Posey and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, September 26, 2018. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$33,364.23. 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 \$52,507.16, based on information as presented. Aye - All. Motion carried.

Grant Application Approval – Exhibit A

Mr. Kuchenbecker stated the following applicants have applied for HP Grant Programs.

- i. Brad & Sheila Beukens – 31 Centennial – Foundation Program
- ii. Mary K. Baudhuin – 26 Water – Siding and Wood Windows & Doors Programs
- iii. David Boucher – 44 Taylor – Wood Windows & Doors Program
- iv. William Zwingelberg – 11 Jackson – Elderly Resident Program

It was moved by Mr. Berg and seconded by Ms. Ochse to approve the grant applications for Brad and Sheila Beukens, 31 Centennial, Foundation program, contingent on proof of occupancy; Mary K. Baudhuin, 26 Water Street, Siding and Wood Windows & Doors Programs; David Boucher, 44 Taylor, Wood Windows & Doors Program, contingent upon applicant repairing current windows; William Zwingelberg, 11 Jackson, Elderly Residents Program. Aye – All. Motion carried.

Grant Extension Request – Exhibit B

- i. Joe and Julie Opheim – 26 Freemont – Foundation/Siding Program
- ii. Roger and Ann Ochse – 35 Madison – Foundation Program
- iii. Todd and Jill Weber – 562 Williams – Foundation/Wood Windows and Doors

It was moved by Mr. Toews and seconded by Ms. Posey to grant a nine month extension to Joe and Julie Opheim, 26 Freemont, Foundation and Siding Programs; a three month extension to Roger and Ann Ochse, 35 Madison, Foundation Program, and a nine month extension to Todd and Jill Weber, 562 Williams, Foundation and Wood Windows & Doors Programs. Ms. Ochse Abstained. Aye – All. Motion Carried.

Revolving Loan Program Voucher Approval

Mr. Toews asked that the payment for Allied Construction be held until the project is complete.

It was moved by Ms. Ochse and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$4,164.85, based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit A

- i. Joette Johnson – 78 Williams – Extension Request

It was moved by Mr. Toews and seconded by Ms. Posey to approve the loan extension requests for Joette Johnson, 78 Williams. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Toews stated the Design Committee has accomplished the majority of their assigned tasks and is looking for more work to do. Mr. Johnson stated the Promotion Committee has a few upcoming events, Harvest Jubilee on October 20th, the Little Black Dress fundraiser on November 3rd, Big Whisky on November 17th, and the Holiday Tree Lighting on November 30th. Mr. Kuchenbecker stated the Main Street Initiative meeting will be on October 17th at 12:30 p.m. and encouraged the HP Commissioners to attend as it is the "kick off" meeting with the CMAR team on the public gathering space.

Deadwood History Inc. – Tootsie Sign T-Shirt – Exhibit D

Ms. Weber stated Deadwood History Inc. is proposing to create two different "Tootsie" T-shirts that honor Tootsie, showcase Historic Preservation projects and promote Deadwood History. One T-shirt design will be taken from a matchbook cover which is part of the Adams Museum collection. The other design will be taken from the neon Tootsie sign that was restored by Historic Preservation. The shirts will have both Deadwood Historic Preservation and Deadwood History Inc. incorporated into the design. A mini exhibit documenting the history of Tootsie will be installed at both the Adams Museum and the Days of '76 Museum where the T-shirts will be sold.

It was moved by Mr. Toews and seconded by Mr. Berg to allow Deadwood History Inc. to use the image of the Tootsie sign owned by the City of Deadwood. Aye – All. Motion carried.

Façade Program Policy Guideline Update – Exhibit E

Mr. Kuchenbecker asked for a continuation. Mr. Kuchenbecker did have a conference call with the City's legal counsel and the legal counsel of one of our easement program applicants. We are very close to finalizing the guidelines and will have final copy for you at the next meeting. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue the Façade Program Policy Guideline update at the next meeting. Aye – All. Motion carried.***

Deadwood Mountain Grand Chalets – Chamberlin Architects - Exhibit F

Mr. Kuchenbecker reminded the Commission there is no action to be taken tonight, this is just an update. Mr. Brad Burns with Chamberlin Architects presented a proposed new design for the chalets. He stated this is just for the Commission to get a feeling for what the new design will be. Several residents voiced their concerns about the project. Some of these concerns include the use of McGovern Hill Road, water supply to the new structures and the existing residences, emergency vehicle access, parking, loss of trees and hillside and the look of the new structures. The owners of the Deadwood Mountain Grand stated they would consider all the residents' concerns.

Mr. Ruth Jr. stated the City Commission's job will be to address the concerns of the community and make sure the impacts are minimum. The majority of the concerns voiced by the residents do not fall under the Historic Preservation Commission.

Ms. Ochse asked if there were houses on the hillside in the past. Mr. Kuchenbecker stated yes there were a few small houses on that hill. Mr. Ruth Jr. stated the panoramic picture at the Welcome Center shows the houses. Mr. Berg asked how the State feels about this project. Mr. Kuchenbecker stated the State feels this is moving in a much better direction but they still need much more information. Mr. Toews stated Mr. Burns is doing a nice job trying to minimize the impact but there is still work to be done on the access issue and he'd like to see more information. Ms. Ochse stated she'd hate to see the hill destroyed. Mr. Kuchenbecker reminded the Commission to keep in mind the State's standards for new construction as this project moves forward.

FY 2018 City of Deadwood Oral History Project – Exhibit G

Mr. Kuchenbecker stated this is a memo from Mike Runge. This request is for permission to hire Jaci Conrad Pearson, as an independent contractor to collect and transcribe (10) oral histories as part of our 2018 oral history project. This contract will not exceed a cost of \$6,750.00, a budgeted item. We are at approximately 120 oral histories now. This will be a recommendation for City Commission. ***It was moved by Mr. Toews and seconded by Mr. Berg to recommend City Commission to approve entering into a contract with Jaci Conrad Pearson, an independent contractor, to collect and transcribe (10) oral histories as part of the 2018 oral history project at a cost not to exceed \$6,750.00 to come out of the 2018 City Archive budget. Aye - All. Motion carried.***

Meiji Stereomicroscope Purchase – Exhibit H

Mr. Kuchenbecker stated this is a request to purchase a stereomicroscope, stand and camera. It is a budgeted item approved in the 2018 budget. This cost is not to exceed \$6,000.00. This will be a recommendation to City Commission. ***It was moved by Ms. Ochse and seconded by Mr. Toews to recommend the City Commission approve the purchase of a stereomicroscope, boom stand and color camera at a cost not to exceed \$6,000 to be taken out of the 2018 Archive budget. Aye – All. Motion Carried.***

Mid-America Business Systems – Spacesaver Storage Units – Exhibit I

Mr. Kuchenbecker stated these are framed glass doors from Mid-America Business Systems. These would be used to continue to enhance our archaeological lab in preparation for the Experiential Tours. These will provide additional secure display cases. The cost of the storage units is not to exceed \$4,300 to be taken out of the remaining 2018 archaeology budget. This will be a recommendation to City Commission. ***It was move by Mr. Toews and seconded by Ms. Posey to recommend the City Commission approve the purchase of the Mid-America Business Systems – Spacesaver Storage Units at a cost not to exceed \$4,300 to be taken out of the 2018 Archaeology budget. Aye - All. Motion Carried.***

New Matters before the Deadwood Historic District Commission

COA 180413 – VFW Post – 5969 – 10 Pine – Replace Awning – Exhibit J

Mr. Kuchenbecker stated this is replacement of an awning damaged by hail. The new awning is the same color and style. Due to this being a Certificate of Appropriateness it does require your approval. ***It was moved by Berg and seconded by Ms. Ochse based upon the guidelines found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness. Aye – All. Motion carried.***

COA 180427 – Union Palace – 424 Main – Repair Windows and Paint– Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located on lower Main constructed in 1890. The applicant is requesting permission take down all the glass windows, remove the 4” square decorative glass windows, glue the glass and tin to plywood and reinstall windows. Applicant will also move the bottom seal plate up to match the new window size and paint to match historical colors of purple, green and brown. It is staff’s opinion, the proposed repairs are an inappropriate alteration to the transom windows. The proper method would be to remove the windows and restore. Replacement prism glass is available on the secondary market. This information has been provided to the applicant. Altering the size of the transoms does not encroach upon, but does damage and destroy the configuration of the resource. Therefore it does have an adverse effect on the character of the building but does not have an adverse effect on the historic character of the local Historic District, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. Ochse based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and move to deny Certificate of Appropriateness.*** Ms. Posey would like to know what they are going to do to correctly make the needed repairs. Mr. Ochse stated we may need to look at demolition by neglect. Mr. Toews asked if we do go by demolition by neglect what is the next step. Mr. Kuchenbecker stated we will send out a denial notification encouraging the applicant to look at proper restoration, and the Commission would like to see a timeline. If we get a response great, if not we can look at the next steps. ***Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180409 – Brian Kinkler – 288 Williams – Replace Windows & Install Back Porch – Exhibit L

Mr. Kuchenbecker stated this is a non-contributing structure located in the Forest Hill Planning Unit circa 1885. The applicant is requesting permission to replace windows on the left side of house and add a porch onto the back to protect the foundation. It is staff’s opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Ms. Posey asked if the applicant was interested in bringing the resource back to contributing. Mr. Kuchenbecker stated at this point the applicant is not interested. ***It was moved by Ms. Posey and seconded by Ms. Ochse 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.***

PA 180411 – Mary K Baudhuin – 26 Water – Replace Windows/Doors/Siding – Exhibit M

Mr. Kuchenbecker stated the applicant is requesting permission to replace and repair windows on two levels of the house, garage and garden shed; replace wood and screen doors on the front and side of house and replace siding. Staff has met with the applicant and will coordinate with contractor and supplier. Most windows are restorable and can add appropriate storm windows. The siding replacement is on the bottom two feet of the resource. It is staff’s opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Ochse and seconded by Ms. Posey 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.***

PA 180424 – Brad and Sheila Beuckens – 31 Centennial – Foundation Repairs – Exhibit N

Mr. Kuchenbecker stated these are new owners of 31 Centennial, a contributing structure circa 1877. This is one of the earliest homes in Deadwood. The applicants are requesting permission to repair the foundation and crawl space of the structure. ***It was moved by Ms. Ochse and seconded by Ms. Posey 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.

PA 180426 – Mark and Danette Wheeler – 42 Denver – Roof Repair – Exhibit O

Mr. Kuchenbecker stated this is a contributing structure located in the City Creek Planning Unit circa 1895. The applicant is requesting permission to replace the rubber roof with a standing seam roof on the garages. ***It was moved by Mr. Toews and seconded by Ms. Posey 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

Mr. Ochse stated there all kinds of issues with the Chalet Project. Mr. Berg stated many of this issues Historic Preservation cannot answer.

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

Mr. Kuchenbecker stated our contract cost with NeighborWorks is down considerably.

Mr. Kuchenbecker stated the Carriage House at 23 Van Burn has been straightened up six inches. There is still some additional paint, siding and foundation work to be done. The Carriage House precedes Margaret's house.

Mr. Kuchenbecker stated staff has met with Mr. Gibbens a couple of time and are helping him switch contractors. We are hoping to get some of the work done yet this year depending on weather.

Mr. Kuchenbecker stated this morning there was a two hour meeting with City Staff, the design team and the construction manager at risk for the public gathering space.

Mr. Kuchenbecker stated last Thursday, Friday and Saturday the design team for the Main Street Master Plan was in town. They started gathering information, visited with business owners and City department heads.

Mr. Kuchenbecker stated there were two Comprehensive Plan public meetings, the first had 25 to 27 attendees the second had 3. Tomorrow at 3:00 p.m. there will Comp Plan meeting to move forward with the adoption. The community really wants the City to address minimum maintenance and demolition by neglect.

Mr. Kuchenbecker has the report on 20 Washington Street. We will be sending out a letter requesting the individual to appear for a hearing due to the Planning and Zoning Administrator, the Historic Preservation Officer and the Public Works Director concluding that this is demolition by neglect based on the Building Inspector's report.

Mr. Kuchenbecker stated we have a couple of articles on the Carrousel and the West River History Book here to look at regarding HPC's support of the projects.

Committee Reports:

Ms. Ochse stated the Lawrence County Historic Society Biannual meeting is October 21 at noon at the HARCC.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:29 p.m.

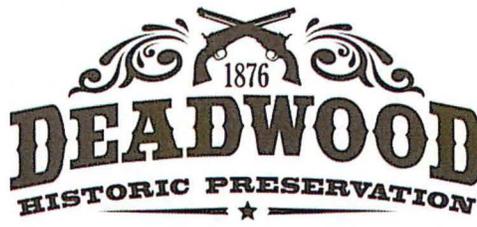
ATTEST:

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

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EXHIBIT A

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



"The Historic City of the Black Hills"

EXHIBIT A

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

MEMORANDUM

Date: October 18, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

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

- **Roger and Ann Ochse.....35 Madison Foundation Program**
The grant expires on 10/17/2018. The contractor is working on the project but will not complete the work before the grant expires. Staff made an error on this recommendation at the last meeting and recommends extending the grant for an additional nine months not three months which was previously approved. The grant will expire on 07/17/2019.

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EXHIBIT C

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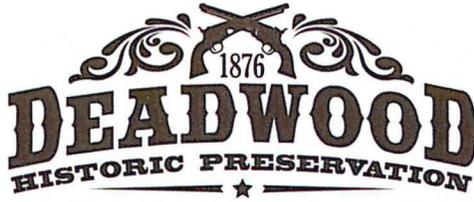


EXHIBIT C

Historic Façade Easement Program Application

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

1. Address of Property:

2. Applicant's name & mailing address:

Telephone: (_____) _____ - _____

E-mail _____

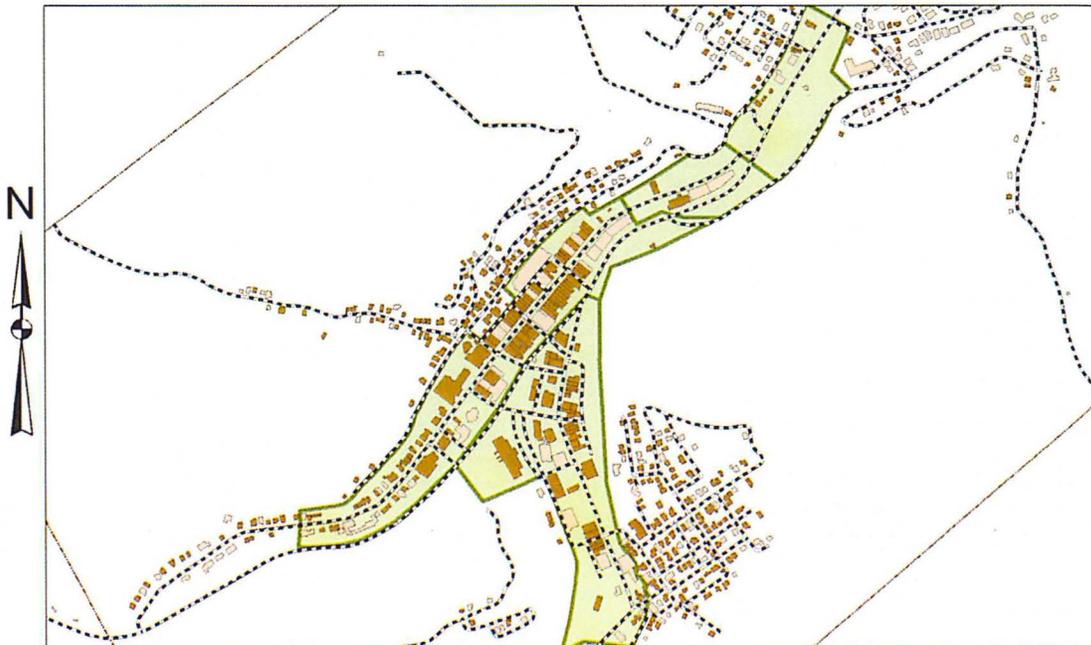
3. Owner of property – (if different from applicant):

Telephone: (_____) _____ - _____

E-mail _____

4. Project Costs:
- | | |
|--|----------|
| Total cost of the façade restoration project: | \$ _____ |
| Amount requested for the façade project
(Keep in mind eligible expenses and program maximums) | \$ _____ |
| Total cost of building rehabilitation project
(Include additional interior work planned) | \$ _____ |
| Anticipated appraisal value at conclusion of project | \$ _____ |

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
- Provide detailed description of exterior changes including materials, colors and dimensions
 - Proposed rehabilitation renderings and elevations
 - Current and historic photos of the building
 - Project budget including the entire project and façade project
 - Project timeline
 - General information on project financing or other such information showing feasibility of project
 - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement. ~~Requirement.~~

7. 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~~ façade easement as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the ~~loan or grant~~ program 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~~ purchasing the façade 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~~ project 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~~ of a façade easement.

Applicant's signature: _____

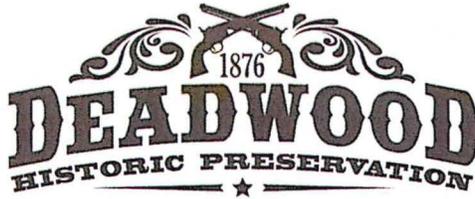
Date submitted: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

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

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



Facade Easement Program – Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood’s historic buildings and structures are a primary part of the City’s goal to preserve and maintain Deadwood’s historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

2. Objective:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Registers of Historic Places. Maintaining these designations is critical to the economic success of the City and quality of life of its residents. The objective of the program is to stimulate the quality restoration and protection of buildings and structures contributing to the historic integrity of the City of Deadwood. Through the program, the owner of a participating building agrees to make approved improvements to the building façade(s) and transfer to the Deadwood Historic Preservation Commission an easement on the character-defining façade(s).

3. Eligibility:

To be eligible for the Facade Easement Program, a project must meet the following criteria:

- a. The project must affect a property listed on the City of Deadwood’s 1993 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District and within the Deadwood Local Historic District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service’s National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- b. The property may be eligible if the removal of inappropriate alterations or the reconstruction of missing details will reverse the listing from a non-contributing resource to a contributing resource within the Deadwood Local Historic District.
- c. The building must be a commercial property as defined by Deadwood Planning and Zoning Department and be within the Deadwood Local Historic District.

The City of Deadwood’s Historic Preservation Officer determines a project’s eligibility. All eligible applications are subject to the review by the Deadwood Historic District Commission.

4. Definitions:

Commercial Property – is a structure used primarily as an income-producing building and zoned accordingly.

Building - is a structure with a roof and walls and stands permanently in one place requiring a certain amount of internal infrastructure to function, which includes such elements like heating / cooling, power and telecommunications, water and wastewater etc. For the purposes of this program, it is not defined through the South Dakota Commission on Gaming rules and regulations.

Façade – is any finished exterior side of a building facing a public right-of-way or open space.

Prominent Façade – is any finished exterior side of a building with significant architectural details which face a public street.

Adopted - 06/24/15

Revised 05/25/16

Revised 10/24/18

Secondary Façade – a building on a corner lot with one or more prominent façades highly visible by the public.

Qualified Expenditure – is the rehabilitation work on the exterior façade(s) of the building which meets the Secretary of the Interiors Standards for Rehabilitation including masonry cleaning, tuck-pointing, replication of historic awnings or canopies, window fenestrations and historically significant façade details. Engineering or Architectural fees associated with the façade are also allowed with pre-approval from the Historic Preservation Commission. Purchase price, site work, decks, patios, walkways, ramps, landscaping, non-historic signage, contingency costs, fees or taxes, and new additions to the building are not qualified expenditures.

Easement – is a conservation easement for the exterior façade(s) set for perpetuity as allowed under applicable State and Federal laws.

5. Program Requirements:

- a. The actual cost of restoring or rehabilitating the façade(s) will be used in determining the value purchase price of the façade grant easement. There is a maximum award amount allowed per building. The following factors apply in determining the maximum award purchase price:
 - i. The standard maximum award amount per building is 80 percent of the qualified expenditures. The standard award amount is not to exceed \$3,000 per linear foot of prominent facade frontage.
 - ii. Any award amount cap may be increased up to \$1,000 per linear foot of secondary façade frontage for buildings on corner lots and with more than one prominent facade.
 - iii. The applicant must submit at least two competitive quotes for review by the and Historic Preservation Office before amount is determined.
- b. ~~Once the applicant has expended the first 20 percent of the costs and shows proof of expenditures and payment the applicant may then submit invoices for reimbursement to the Historic Preservation Office.~~
- c. The purchase of the conservation easement and transfer of funds occurs after the project has been completed and verified by the Historic Preservation Officer.
- d. The funds are to be used for restoration or rehabilitation of the historic facade first, if possible, and then removal and replacement of inappropriate materials or façade alterations or for masonry repairs on brick walled buildings.
- e. The project may be allowed to be phased over subsequent years.
- f. ~~All final Payments are to~~ Purchase of the conservation easement will only be for qualified expenditures for materials and/or contractor's costs only supported by verifiable invoices. Owner's time is not reimbursable. Architectural fees are reimbursable with pre approval.
- g. Construction and / or Permanent Loans may be available through the Historic Preservation Commission.
 - i. Persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
 - ii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
 - iii. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.

- iv. All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a Loan Estimate by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.
- h. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.

6. Selection Process

Selection Process will be through ~~a recommendation from a selection committee to~~ Deadwood Historic District Commission with input from the Historic Preservation staff. ~~The selection committee shall include the Mayor, City Commissioner of Historic Preservation, Chair of Deadwood Historic Preservation Commission and Deadwood Economic Development Director, and City Finance Officer.~~

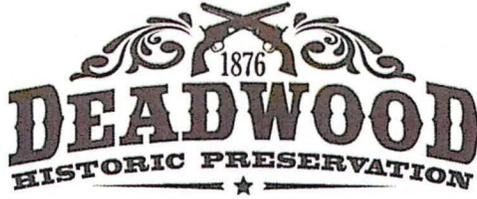
The Deadwood Historic Preservation Commission reserves the right to amend, or to change or modify this program for any reason. The number of projects funded for each year will be dependent to the maximum budgeted for the program by the Deadwood Historic Preservation Commission.

7. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Conservation Easement** – sample conservation easement is available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082.
- c. **Certificate of Appropriateness** – The applications are available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082. This form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Historic Preservation heading.

This form must be completed and given to the Historic Preservation Officer who will present it to the Historic District Commission for consideration. *[No work can start until Historic District Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*

- d. **City of Deadwood Building Permit** – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 67 Dunlop Avenue, in Deadwood. Telephone: (605) 578-3082. This permit application form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Building Inspector heading.



Facade Easement Program Administrative Procedures

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, [NeighborWorks](#) or City of Deadwood Website:
 - [Facade Easement Program Application](#) form
 - [Application for Certificate of Appropriateness](#) form
- The Owner submits completed copies of the above forms with signatures to Historic Preservation (HP) Office.
- A discussion between the Owner and the Historic Preservation Officer is recommended to clarify requirements and expectations of this program. This can greatly streamline the process.

2. Determination of Eligibility

- The Historic Preservation Officer conducts an on-site inspection of property to determine eligibility.
- Photographs are taken for documentation.
- A facade assessment will be done by the Historic Preservation Officer.
- The Historic Preservation Office will prepare a written HP Staff Report for use by the Historic District Commission (HPC).

3. Application Approval

- Historic Preservation Officer ~~presents~~ ~~meets with the selection committee for~~ recommendations for approval or denial into the Façade Easement Program.
- ~~Selection Process will be through a recommendation from a selection committee to Deadwood Historic District Commission with input from the Historic Preservation staff. The selection committee shall include the Mayor, City Commissioner of Historic Preservation, Chair of Deadwood Historic Preservation Commission, Deadwood Economic Development Director and City Finance Officer.~~

The selection committee recommendation is then presented to the entire Historic District Commission for approval or denial into the Façade Easement Program.

- The number of projects funded for each year will be dependent to the maximum budgeted for the program by the Deadwood Historic Preservation Commission.

4. Historic District Commission Project Approval

- Based on HP Staff Report, the Historic District Commission (HPC) approves or denies the [Application for Certificate of Appropriateness](#).
- A "Notice to Proceed" is issued to the Owner and/or Contractor and the City of Deadwood, by the Historic Preservation Officer.

5. Project Beginning and Ending

- The Owner enters into a contract with a City of Deadwood Licensed Contractor for the project.
- The Owner or Contractor obtains a City of Deadwood Building Permit. ~~A "Notice to Proceed" from either the Historic Preservation Officer must be obtained before applying for a City of Deadwood Building Permit.~~
- ~~• All payments are for materials and/or contractor's costs only, supported by verifiable invoices. Owner's time is not reimbursable.~~
- ~~• Once the applicant has expended the first 20 percent of the costs and shows proof of expenditures and payment the applicant may then submit invoices for reimbursement to the Historic Preservation Office.~~
- The Historic Preservation Officer and/or Building Inspector inspect the work in progress.
- The Historic Preservation Officer and Building Inspector conduct a final inspection after the completion of the entire project.

~~6. Expenditure Disbursement~~

- ~~• After the Building Inspector has reviewed the work and/or materials and has consulted with the Historic Preservation Officer, the Building Inspector authorizes Historic Preservation Officer to approve invoiced amount (less any withholding, if required).~~
- ~~• Historic Preservation Officer initially approves invoices.~~
- ~~• At a HPC meeting, the HPC approves the disbursement which is added to the City of Deadwood Commission's bill list for City (final) approval.~~
- ~~• Upon City approval, the City Finance Office issues checks for the disbursement to the Historic Preservation Office.~~
- ~~• Owner or Contractor pick up disbursement check from the Historic Preservation office and, if Contractor is involved, the Contractor must sign lien waivers before payment is made.~~
- ~~•~~

Back to Agenda

EXHIBIT D

Date: 10/18/18

Case No. 180448
Address: 643 Main Street

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 643 MAIN, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: NBD LLC
Owner: NBD LLC
Constructed: 1879-1897

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: In 1879 a fire destroyed most of the buildings in this section of Main Street. The rebuilding of the commercial buildings soon followed and fireproofs replaced the earlier buildings. These buildings were used for many businesses to include the Belle Union Theatre at 643 Main, automobile storage at 645 Main and a department store at 647 Main.

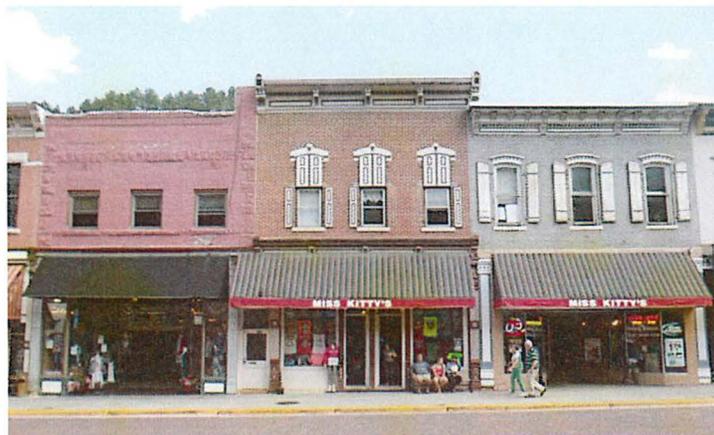
2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove the skylight, it was damaged during the last hail storm, and roof over the opening.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: At this time, staff has not had an opportunity to conduct an on-site visit but will attempt to arrange for one early next week. Based on the application, it would be staff's opinion the proposed work and changes do not encroach upon, but may damage or destroy a historic resource; the alteration may also have an adverse effect on the character of the building. Because it is not visible from the majority of the National Historic Landmark District it is furthermore, staff's opinion it does not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	_____
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	10/17/18
Date of Hearing	10/24/18

180448 - 643 Main
 180449 - 645 Main
 180450 - 647 Main

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

This application must be typed or printed in ink and submitted to:
 City of Deadwood
 Deadwood Historic Preservation Office
 108 Sherman Street
 Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: <u>643, 645, 647 main street Deadwood SD</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>NBS LLC</u>
Address: <u>832 Georgia Ave Ste 300</u>
City: <u>Chattanooga</u> State: <u>TN</u> Zip: <u>37402</u>
Telephone: <u>423-803-9471</u> Fax: _____
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT			
<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
<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.

3 Large Skylights on the roofs were demolished during the last hailstorm. Insurance Co has approved payment for them to be removed and "roofed" over. Lowe Roofing will be here on the 22nd to provide us with an estimate on the cost and materials to be used. Should have those details before scheduled meeting

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

Shaun M. Jardie
SIGNATURE OF AGENT(S)

10/17/18
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.

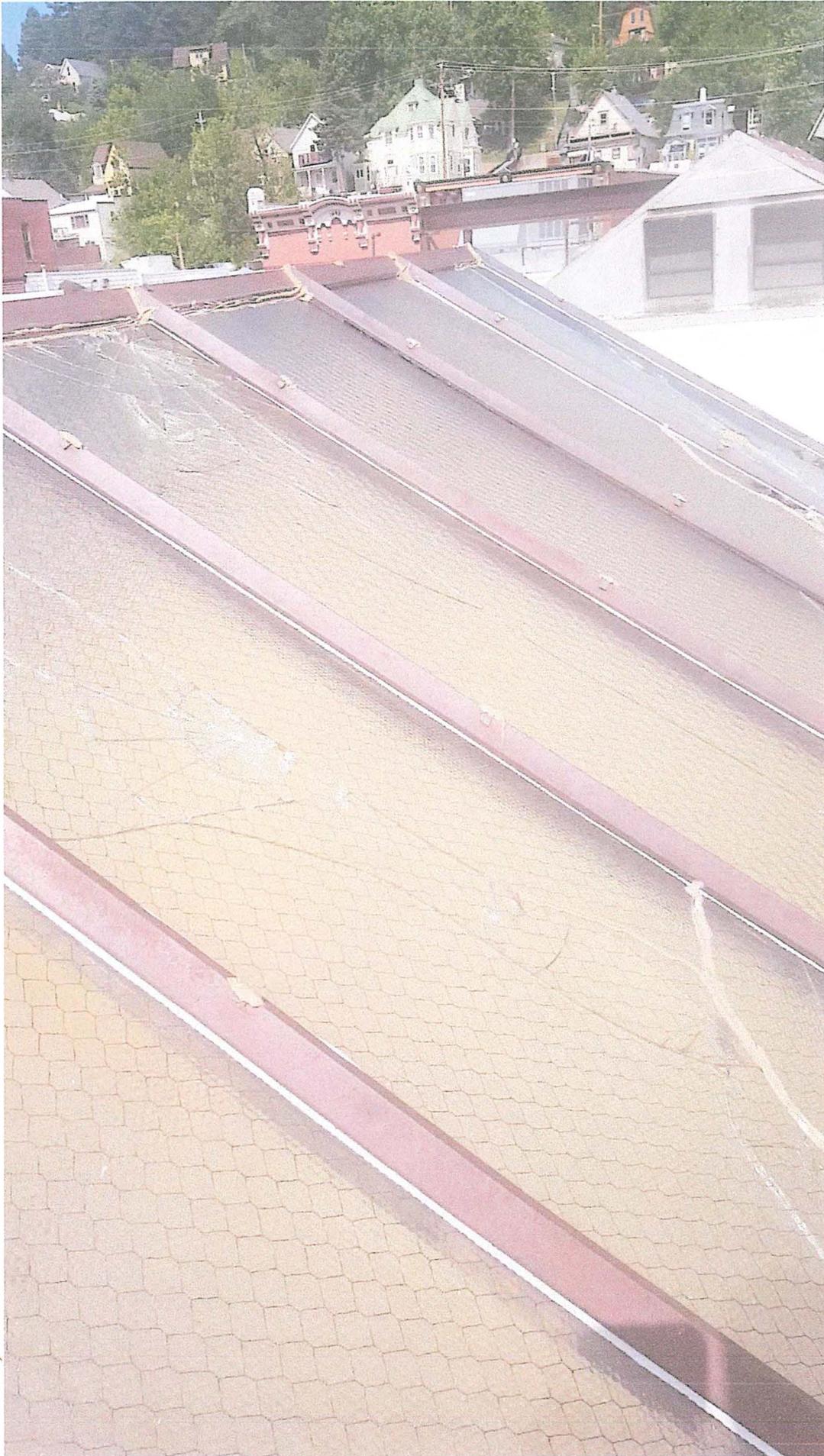
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.









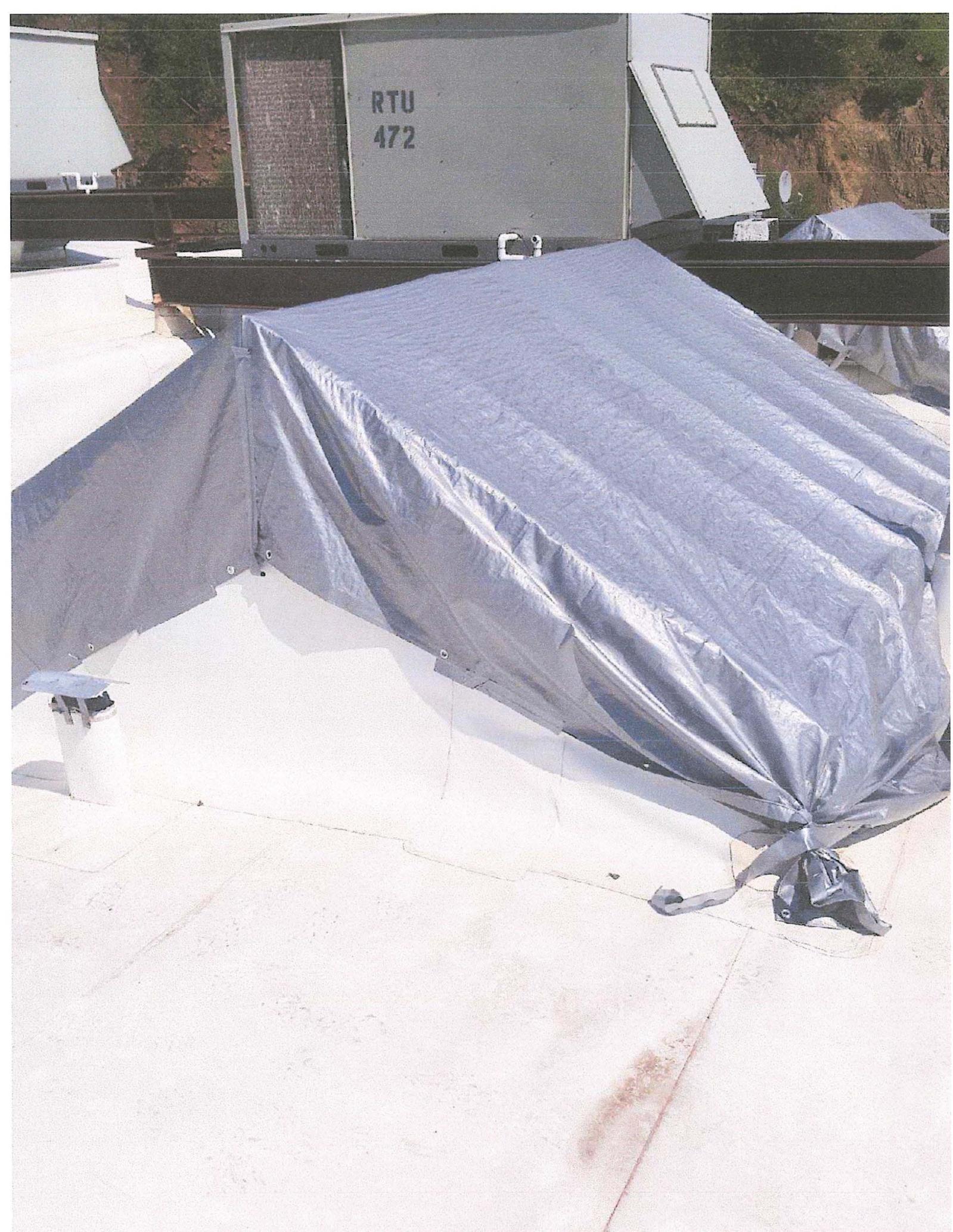








RTU
472







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EXHIBIT E

[Back to Agenda](#)

Date: 10/18/18

Case No. 180449
Address: 645 Main Street

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 645 MAIN, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: NBD LLC
Owner: NBD LLC
Constructed: 1879-1897

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: In 1879 a fire destroyed most of the buildings in this section of Main Street. The rebuilding of the commercial buildings soon followed and fireproofs replaced the earlier buildings. These buildings were used for many businesses to include the Belle Union Theatre at 643 Main, automobile storage at 645 Main and a department store at 647 Main.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove the skylight, it was damaged during the last hail storm, and roof over the opening.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: At this time, staff has not had an opportunity to conduct an on-site visit but will attempt to arrange for one early next week. Based on the application, it would be staff's opinion the proposed work and changes do not encroach upon, but may damage or destroy a historic resource; the alteration may also have an adverse effect on the character of the building. Because it is not visible from the majority of the National Historic Landmark District it is furthermore, staff's opinion it does not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

OR

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

EXHIBIT F

[Back to Agenda](#)

Date: 10/18/18

Case No. 180450
Address: 647 Main Street

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 647 MAIN, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: NBD LLC
Owner: NBD LLC
Constructed: 1879-1897

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: In 1879 a fire destroyed most of the buildings in this section of Main Street. The rebuilding of the commercial buildings soon followed and fireproofs replaced the earlier buildings. These buildings were used for many businesses to include the Belle Union Theatre at 643 Main, automobile storage at 645 Main and a department store at 647 Main.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove the skylight, it was damaged during the last hail storm, and roof over the opening.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: At this time, staff has not had an opportunity to conduct an on-site visit but will attempt to arrange for one early next week. Based on the application, it would be staff's opinion the proposed work and changes do not encroach upon, but may damage or destroy a historic resource; the alteration may also have an adverse effect on the character of the building. Because it is not visible from the majority of the National Historic Landmark District it is furthermore, staff's opinion it does not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

OR

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

EXHIBIT G

[Back to Agenda](#)

Date: October 19, 2018

Case No. 180442
Address: 44 Taylor Avenue

EXHIBIT G

Staff Report

The applicant has submitted an application for Project Approval for work at 44 Taylor Avenue, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: David Boucher
Owner: NICE, CHAD C BOUCHER, DAVID M
Constructed: 1894

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair or replace broken windows and paint the house white.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

It is staff's opinion several of the original windows can be repaired. It is important for the applicant work with the historic preservation office to ensure as much of the original windows are rehabilitated rather than replaced. If this is followed, 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

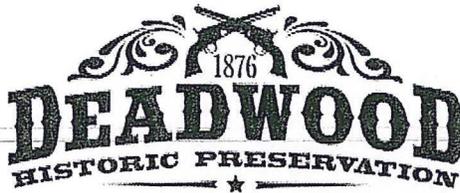
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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.	180442
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/9/18
Date of Hearing	10/24/18

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: <u>44 Taylor Ave</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>David Bacher</u>
Address: <u>44 Taylor Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>727-643-3834</u> Fax: _____
E-mail: <u>chad.conice@gmail.com</u>

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

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

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

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

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

DESCRIPTION OF ACTIVITY

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

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

Painting the house white. Also, installing or repairing old broken windows

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

 10-9-18
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.

Back to Agenda

EXHIBIT H

Date: October 19, 2018

Case No. 180443
Address: 32 Charles Street

Staff Report

EXHIBIT H

The applicant has submitted an application for Project Approval for work at 32 Charles Street, a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Deadwood Lumber Co., LLC
Owner: CONRAD, TIMOTHY J
Constructed: c 1942

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 1940s building has several modern additions at the rear and a remodeled commercial front. Because of these alterations, it has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission for demolition of the non-contributing building is requested to address preliminary concerns that have arisen as part of the Deadwood Mountain Grant chalet development proposal. The property will be used for construction activities during the development of the chalets if approved. A parking lot will be constructed that will have a minimum of 98 parking spaced dedicated to the chalets.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

This is a non-contributing resource and not too significant of a structure; therefore, it is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Furthermore, it is just outside the local historic district therefore city ordinances do not require a fully vetted plan to go in its place.

[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.

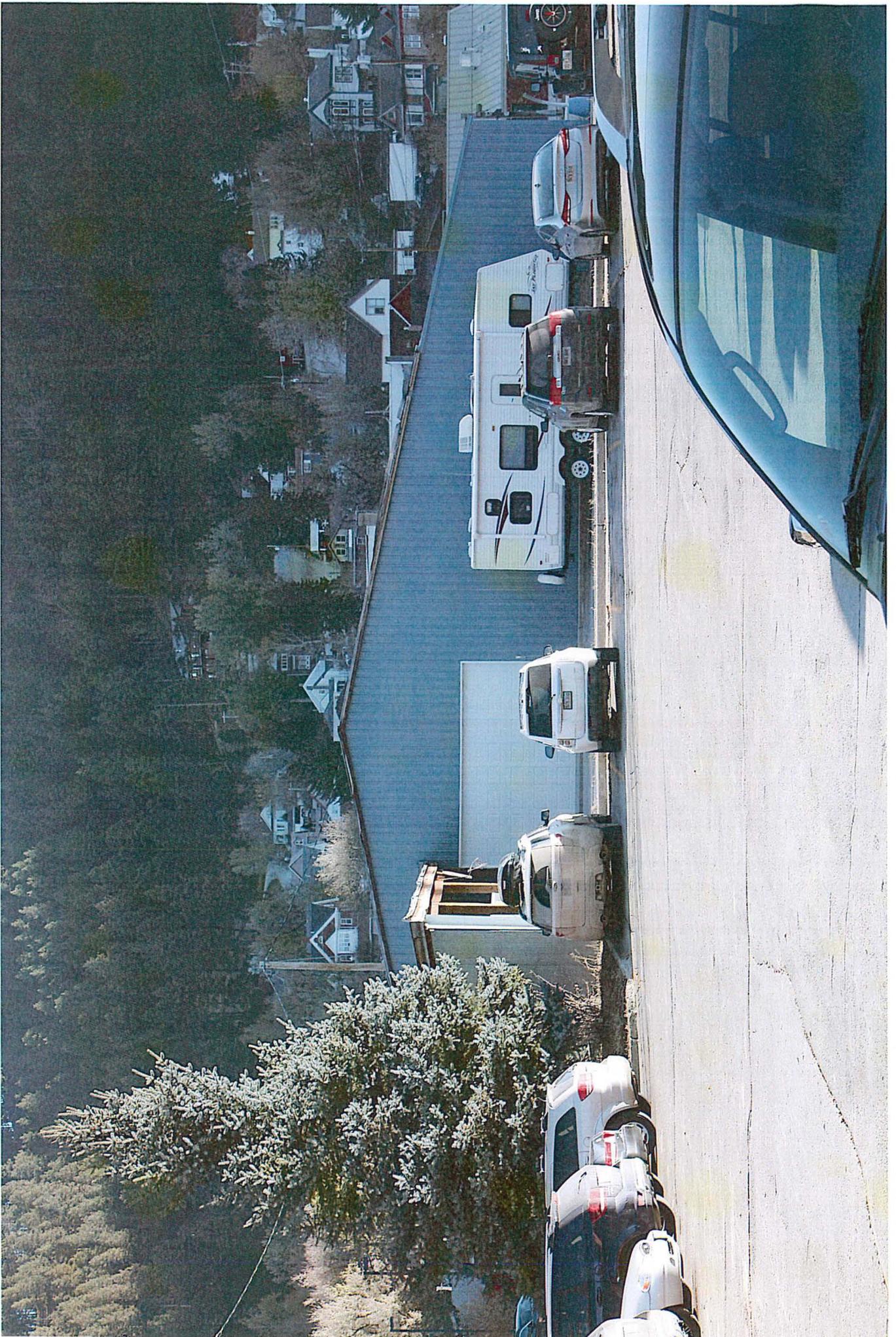
OR

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.

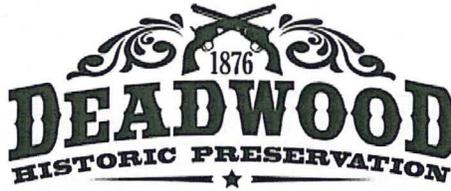








OFFICE OF
 PLANNING, ZONING AND
 HISTORIC PRESERVATION
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	190443
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/17/18
Date of Hearing	10/24/18

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: <u>32 Charles</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Deadwood Lumber Co., LLC</u>
Address: <u>32 Charles</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-920-1214</u> Fax: _____
E-mail: <u>deadwoodelectric@rushmore.com</u>

Architect's Name: <u>Chamberlin Architects</u>
Address: <u>725 St. Joseph Street</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57701</u> <u>57732</u>
Telephone: <u>605-355-6804</u> Fax: <u>970-422-7422</u>
E-mail: <u>bburns@chamberlinarchitects.com</u>

Contractor's Name: <u>Sewell Construction</u>
Address: <u>803 Industrial Ave.</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>605-342-2379</u> Fax: <u>605-342-8568</u>
E-mail: _____

Agent's Name: <u>Tim Conrad</u>
Address: <u>52 Lincoln Ave.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-920-1214</u> Fax: _____
E-mail: <u>deadwoodelectric@rushmore.com</u>

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

DESCRIPTON OF ACTIVITY
32 CHARLES

Proposed demolition of the non-contributing building is being requested to address preliminary concerns that have arisen as part of the DMG chalet development proposal.

The property will be used for construction activities during the development of the chalets if approved.

A parking lot will be constructed that will have a minimum of 98 parking spaces dedicated to the chalets.

OFFICE OF
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Fax (605) 578-2084

DEADWOOD

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

KEVIN KUCHENBECKER
Historic Preservation Officer
Telephone: (605) 578-2082
Fax: (605) 578-2084
kevin@cityofdeadwood.com

MEMORANDUM

Date: July 29, 2009
To: Tim Conrad, Deadwood Building Center
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Information on your inquiry for 32 Charles Street

On July 29, 2009, we discussed the resource located at 32 Charles Street, currently known as the Deadwood Building Center. This property is listed as a non-contributing structure in the Deadwood National Historic Landmark District as well as the state and national historic register districts. It is currently located outside of the local historic district in the Cleveland planning unit of the City of Deadwood.

According to the 1993 architectural survey, this 1940's building (circa 1942) has several modern additions at the rear and a remodeled commercial front. Because of these alterations, it has lost its integrity and cannot contribute to the National Historic Landmark District at this time.

Section 17.68.050 of the current city ordinance addresses the review of applications for demolition. Prior to demolition, an application for project approval will be necessary before receiving a demolition permit. In order to receive such project approval, the applicant must submit plans for the property; such plans do not have to include new construction.

Furthermore, a permit for the demolition of a resource shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies.

For specifics on the criteria please refer to the attached section:
[17.68.050 Criteria for issuance of certificates of appropriateness or project approvals.](#)

RAILROAD

26 T5N R3E

84-3776

70

LOT R1-D

LOT RC

LOT I-1

R8

I-1B

I-1A

17
15
13
11
9
7
5

14
13



7R

JMJBWM
September 2018 City Archives Monthly Report

These are the items I worked on during the month of September 2018.

RESEARCH REQUESTS

I received and answered sixteen (16) requests in September that took the form of emails, walk in researchers, mail inquiries, and department head and city employee requests.

COLLECTIONS MANAGEMENT

- **September Data Entry:** In September, my volunteers and I continued to inventory, catalog and enter information on the following city owned collections: Collection 2011.01; Collection 2018.04 / 2018.09 and architectural plans. This included 159 photographs and 17 archival records.
- **September Donations: Collection 2011.01** - On September 7, 2018, Karen Blunk of North Carolina donated an assortment of objects from the late Julius A. Johnson. Upon her request, these items have been added to Collection 2011.01. **Collection 2018.04 / 2018.09** - On September 12, 2018, individuals from the Black Hills Mining Museum Board of Directors came to Deadwood City Hall and formally donated **Collection 2018.04/2018.09** during the regular scheduled HPC meeting (see image #01). My volunteers and I began sorting and organizing both of these collections in September.
- **2018 Oral History Project:** In September, Jaci Conrad Pearson was hired to interview and transcribe one oral history for the City of Deadwood. Ms. Corinne Webster of Hermosa, South Dakota was selected for the interview. Prior to this interview, I notified the interviewee, secured an interview location, and developed a four page document that contained questions for the interview. Ms. Webster was interviewed on September 19, 2018. Since this interview, the HPC has entered into a contract with Pearson for the remainder nine oral histories.

PROJECTS

- **Hickok Traveling Exhibit:** In September, I continued to work with the Siouxland Heritage Center on editing and redesigning the new traveling exhibit focusing on the City's *Wild Bill Hickok* collection. This included reviewing and editing the panel layout, photo selection, and rewriting text and captions. The new "pop up" panels measure 3 x 6' and will be complete by December of 2018.
- **Lawrence County (LC) Tax Record Project:** In September, I picked up the first twelve Lawrence County Tax Record ledgers (1880 to 1896) from the Case Library at Black Hills State University. I then invited Deb Tridle, the LC Treasurer over to City Hall and reviewed the ledgers with her to determine the fields for the database entry. On September 27-28, 2018, I drove to Denver, Colorado and delivered the ledgers to DocuTek. This scanning firm will microfilm and digitize the ledgers this fall as part of the 2018 City Archives Lawrence County Ledger project.

- **Outdoor Interpretive Signs:** In September, I secured easements for the installation of two outdoor interpretive signs focusing on placer mining in Deadwood. The first sign is within the SD-DOT right-of-way in front of Cadillac Jacks pedestrian walkway. The other is located beside Mustang Sally's on Wall Street. Thank you to the Public Works for installing these new signs.
- **Stereomicroscope Acquisition:** In September, I researched and compiled information on stereomicroscopes. In 2018, the City Archives received funding to purchase a stereomicroscope to be used for research, interpretation, and educational demonstrations. Included in this acquisition will be camera package that will provide staff the ability to photograph whole or segments of artifacts for research and publication purposes. A memo was completed and submitted to the HPC and City Commission in October.
- **2018-2019 Friendship Tower Traveling Exhibit:** On September 26, 2018, I met with representatives from Mount Rushmore National Monument, Northern Hills Ranger District, Dr. David Wolff, and Theodore Roosevelt specialist Cindi Penor Ceglian to discuss the development of a traveling exhibit commemorating the 100th anniversary of Seth Bullock and Theodore Roosevelt's death and 100th anniversary of the Friendship Tower. This will be a work in progress and I will periodically update you on the status of this project.

MISCELLANEOUS ITEMS

- **Site Visit, Ethnoscience, Inc.:** In September, I had two staff members from the archaeological firm, Ethnoscience, Inc. of Billings, Montana tour the City Archives and archaeology lab.
- **2018 HPC Budget PowerPoint:** In September, Kevin asked me to compile a list of photographs to be used in the 2018 HPC budget presentation at the South Dakota State Historical Society budget meeting in Pierre.
- **Site Visit, DHI, Inc.:** On September 26, 2018, I met with staff from Deadwood History, Inc. to discuss the October 26, 2018 photographic workshop at the HARCC. I will be one of the presenters and will discuss how to hydrate photographs. In addition, I was asked to construct a hydration chamber that will be raffled off during the workshop.
- **September Newsletter:** In September, I wrote an article for the city wide newsletter. This article focused on the 2018 Deadwood Wall of Fame.

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

Mike Runge, City Archivist



Image #01 Deadwood HPC and Black Hills Mining Museum Board of Directors donating Collection 2018.04 / 2018.09



Image #02 new outdoor sign at pedestrian crossing, Cadillac Jacks