

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, October 10, 2018 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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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.*)
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

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**Wednesday, September 26, 2018 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. September 12, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Revolving Loan Program Voucher Approval
  - c. Revolving Loan – Loan Requests – **Exhibit A**
    - i. George Mitchell – 25 Terrace – Request to Forgive
    - ii. Interest Rate Increase
5. Old or General Business
  - a. Main Street Initiative Update
  - b. Headstone Grant Application #201804 – **Exhibit B**
  - c. Quote for Benches – **Exhibit C**
  - d. Façade Program Guidelines Proposed Changes – **Exhibit D**
  - e. Outside of Deadwood Grant Emergency Request – Town of Central City – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
  - a. COA 180355 – Haverberg Family Ltd Ptr – 5 Burnham – Replace Siding – **Exhibit F**
  - b. COA180363 – Gallows LLC – 12 Lee – Replace Roof – **Exhibit G**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180351 – Toni and Scotte Burns – 24 Burnham – Gutter Alterations – **Exhibit H**
  - b. PA 180353 – Charlie Struble – 61 Taylor – Replace Roof – **Exhibit I**
  - c. PA 180365 – Anita Knipper – 422 Williams – Repair Foundation – **Exhibit J**
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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11. Other Business

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



**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, September 26, 2018**

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

**Absent:**

**Present City Commission:** Dave Ruth Jr. and Charlie Struble

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Administrative Assistant was present.

**All motions passed unanimously unless otherwise stated.**

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 26, 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 12, 2018 Regular Meeting

***It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, September 12, 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 \$103,651.39. Aye – All. Motion carried.***

**Revolving Loan Fund and Historic Preservation Programs:**

**HP Program Grant Funds**

***It was moved by Mr. Toews and seconded by Mr. Berg to approve HP Grant Fund disbursements in the amount of \$11,594.16, based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Toews and seconded by Mr. Blair to table the Allied Construction invoice until the project is done. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$20,296.88, based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program – Exhibit A**

- i. George Mitchell – 25 Terrace – Request to Forgive
- ii. Interest Rate Increase

***It was moved by Mr. Toews and seconded by Mr. Blair to vote on these items separately. Aye – All. Motion carried.***

***It was moved by Mr. Toews and seconded by Ms. Ochse to approve the loan requests for George Mitchell, 25 Terrace, Request to Forgive. Aye – All. Motion carried.***

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the interest rate increase from 4% to 4.5% for residential and 5% to 5.5% for commercial effective immediately. Aye – All. Motion carried.***

**Old or General Business:**

**Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit**

Mr. Kuchenbecker stated the Economic Restructuring Committee has identified a list of business types they would like to see on Main Street. The Committee is working with Kevin Wagner on putting together a list of property available. There is activity from a developer out of Missouri who is interested in building homes. Five proposals were received for the Construction Manager at Risk for the public gathering space. A committee has been selected to review and select three they wish to interview.

**Headstone Grant Application #201804 – Exhibit B**

Mr. Kuchenbecker stated a Head Stone Grant Application was submitted for Ada M. Culbertson, Mr. Moriah Cemetery. The Project Committee met on September 13, 2018 and recommend approval of the grant request.



***It was moved by Mr. Blair and seconded by Ms. Posey to approve the Head Stone Grant request for Ada M. Culbertson. Aye – All. Motion carried.***

Quote for Benches – Exhibit C

Mr. Kuchenbecker stated the Historic Preservation Office is requesting permission to use general maintenance funds from the 2018 Historic Preservation Budget to purchase two benches from Victor Stanley. The benches will be placed by the canon at the elementary school as part of a small plaza. The cost is \$1,674 per bench and \$663 for shipping for a total of \$4,011. The benches match the existing benches and are in the same style and supplier. ***It was moved by Ms. Posey and seconded by Mr. Blair to approve the purchase of two benches from Victor Stanley for a total cost not to exceed \$4,011.00 to be taken out of HP General Maintenance budget. Aye – All. Motion carried.***

Facade Program Guidelines – Proposed Changes – Exhibit D

Mr. Kuchenbecker stated he has been working with the City Legislative Audit and there are some questions regarding expenditures of the Façade Program. According to the South Dakota Codified Law it states anything over \$50,000 needs to be bid. We are working with the attorney in an effort to change the language of the conservation easement. Mr. Kuchenbecker recommends continuing this item. ***It was moved by Ms. Ochse and seconded by Mr. Berg to table the Façade Program Guidelines Proposed Changes. Aye - All. Motion carried.***

Outside of Deadwood Grant Emergency Request – Town of Central City – Exhibit E

Mr. Kuchenbecker stated the Historic Preservation Commission has received an emergency Outside of Deadwood Grant request from the Town of Central City to help cover costs of repairs to the St. Lawrence O'Toole Catholic Church roof. It is leaking badly and is damaging the interior of the structure. The request is for an emergency grant to assist in the costs to repair the roof. A grant has been secured through the State Historical Society Deadwood Fund for the project. The contractor will not start the repairs until all the funds are secured for reimbursement. The Town of Central City is \$3,800 short of the needed amount to pay the contractor. The applicant is matching \$1,100 of this amount and is requesting \$2,700 in emergency funds to repair the roof. The Project Committee has reviewed the request and recommends approval. Ms. Ochse asked if this building is insured. Staff will contact applicant regarding insurance. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the emergency funding request for the Town of Central City in the about of \$2,700 contingent upon proof of insurance. Aye - All. Motion carried.***

**New Matters before the Deadwood Historic District Commission**

COA 180355 – Haverberg Family LTD Ptr – 5 Burnham – Replace Siding – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit, circa 1924-1925. The applicant is requesting permission to remove the wood siding on the west side because the siding deteriorates due to the snow. The applicant is requesting permission to install three or four feet of distressed galvanized roofing steel along the bottom instead of the wood siding. Traditionally this resource more than likely had a lap siding, it is staff's opinion, the proposed work and changes do not encroach upon, further damage or destroy a historic resource but may have an adverse effect on the character of the building and if allowed cumulatively it could start to have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Ms. Ochse based upon the guidelines found in DCO 17.68.050, the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and move to deny the Certificate of Appropriateness. Aye – All. Motion carried.***

COA 180363 – Gallows LLC – 12 Lee – Replace Roof – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in South Deadwood Historic Planning Unit, constructed in 1915. The applicant is requesting permission to replace inappropriate white PVC roofing with black standing seam steel on attached side building on the west and north side. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Berg and seconded by Ms. Posey 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 Certificate of Appropriateness. Aye – All. Motion carried.***

**New Matters before the Deadwood Historic Preservation Commission**

PA 180351 – Toni and Scottie Burns – 24 Burnham – Gutter Alterations – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 24 Burnham Avenue, a contributing structure located in the Highland Park Planning unit, constructed in 1895. The applicant is requesting permission to replace the gutters on the front and back of the house due to hail damage. The gutters on the back of the house will be replaced with historically accurate gutters. The applicants are requesting permission to extend the gutters on the side of the house over the sidewalk and down along the existing fence. The purpose is to



keep water off the foundation to prevent any more damage. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. 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 180353 – Charlie Struble – 61 Taylor – Replace Roof – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1944. The applicant is requesting permission to replace the current roof with an asphalt shake. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Blair based upon all the evidence presented, 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 180365 – Anita Knipper – 422 Williams – Repair Foundation – Exhibit J

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 422 Williams Street, a contributing structure located in the Forest Hill Planning Unit circa 1898. The applicant is requesting permission to repair the foundation. 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.***

**Items from Citizens not on Agenda**

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

Mr. Kuchenbecker stated DHI wants to do t-shirts of the Tootsie sign to sale as a fund raiser. They would take the Tootsie Liquor sign and put it on t-shirts. Rose Speirs stated a mini exhibit documenting the history of Tootsie will be installed at both museums where the t-shirts will be sold. Mr. Kuchenbecker stated action cannot be taken at this time but asked if the HP Commission would like to discuss this at their next meeting. There was a positive response to the sale of T-shirts.

Mr. Kuchenbecker stated Winter & Company/Ferber Engineering will be in town October 4 – 6 to interview staff, chamber and business owners regarding the Main Street Master Plan.

Mr. Kuchenbecker stated the Deadwood Mountain Grand Chalet Project will be on the agenda at our next meeting.

Mr. Kuchenbecker stated the Comprehensive Plan Meeting is tomorrow.

**Committee Reports:**

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

Ms. Posey stated Lee Thompson's house is looking good.

Mr. Toews asked about where the City Commission is on the vacant home issue and 20 Washington. Mr. Ruth Jr. stated the Public Works Director was not at the meeting. There needs to be a resolution.

**Other Business:**

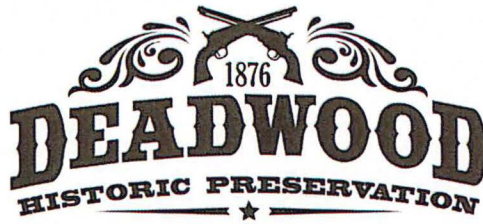
The Historic Preservation Commission Meeting adjourned at 6:40 p.m.

ATTEST:

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





## MEMORANDUM

## EXHIBIT A

**Date:** October 4, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Applications

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

- Brad & Sheila Beukens – 31 Centennial – Foundation Program  
*Staff has determined the project meets the criteria for the Foundation Program contingent on proof of occupancy. Staff will coordinate with the applicant during the proposed project.*
- Mary K. Baudhuin – 26 Water – Siding and Wood Windows & Doors Programs  
*Staff has determined the project meets the criteria for the Siding and Wood Windows & Doors Programs. Staff will coordinate with the applicant during the proposed project.*
- David Boucher – 44 Taylor – Wood Windows & Doors Program  
*Staff has determined the project meets the criteria for the Wood Windows & Doors Program contingent upon applicant repairing current windows. Staff will coordinate with the applicant during the proposed project.*
- William Zwingelberg – 11 Jackson – Elderly Residents Program  
*Staff has determined the applicant meets the Elderly Residents Program criteria for age and the project addresses life safety issues. Staff will coordinate with the applicant during the proposed project.*





## Foundation Program Application

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

1. Address of Property:

31 Centennial Ave

2. Applicant's name & mailing address:

Brad & Sheila Beuckens

4605 E 22nd St.

Sioux Falls, SD 57110

Telephone: (605) 321-1576

E-mail bradb656@gmail.com

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

E-mail \_\_\_\_\_

**For Office Use Only:**

☐ Owner Occupied

☒ Non-owner Occupied Just Purchased

Verified through the Lawrence County Office of Equalization

Date: 10/4/18

Initials: MB

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

5. Certification

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

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

Applicant's signature: Brad Beuck

Date submitted: 9/26/18

Owner's signature: \_\_\_\_\_

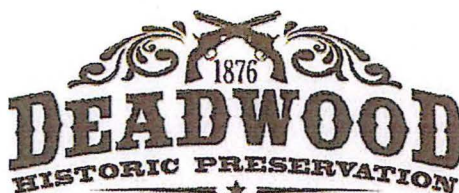
Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

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

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

Revised 9/28/17

PA



## Siding Program Application

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

1. Address of Property:

26 Water St.

2. Applicant's name & mailing address:

Mary K. Baudhuin

26 Water St.

Deadwood, S.D. 57132

Telephone: (605) 920-9595

E-mail deadwoodjoeandstave@gmail

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ 10,000.

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/4/18

Initials: MW

Assessed Valuation \$ \_\_\_\_\_

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

5. Certification

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

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

Applicant's signature: Mary K Baudhuin

Date submitted: 9/24/18

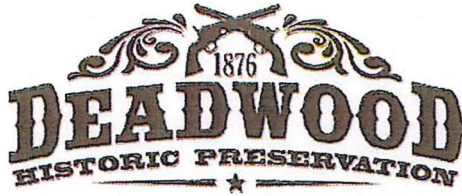
Owner's signature: Mary K Baudhuin

Date submitted: 9/24/18

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

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





## Wood Windows and Doors Application

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

1. Address of Property:

26 Water St.

2. Applicant/Owner name & mailing address:

Mary K. Baudhuin

26 Water St.

Deadwood, S.D. 57732

Telephone: (605) 920-9595

E-mail deadwoodjoandsteve@gmail

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 20,000

Estimated Total Cost for Entire Project:

\$ 20,000

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/4/18

Initials: WW

Assessed Valuation \$ \_\_\_\_\_

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

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

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

Applicant's signature:

Mary K Baudhuin

Date submitted:

9/24/18

Owner's signature:

Mary K Baudhuin

Date submitted:

9/24/18

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

# Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary <sup>Screen</sup> Door	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	3	3		2	2	
Right Side View	3	3				
Left Side View	3	3		1	1	
Rear View						
Total Windows	9	9		3	3	
wind. storm Doors storm D 7,200 3,150 1,500 1,500 13,350	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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





## Wood Windows and Doors Application

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

1. Address of Property:

44 Taylor Avenue

2. Applicant/Owner name & mailing address:

David Boucher

44 Taylor Ave.

Deadwood, SD 57732

Telephone: (727) 643-3834

E-mail chad.c.nice@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount: \$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/4/18

Initials: MB

Assessed Valuation \$ \_\_\_\_\_

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

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

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

Applicant's signature: \_\_\_\_\_

Date submitted: 9/6/18

Owner's signature: \_\_\_\_\_

Date submitted: 9/6/18

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



# Wood Windows and Doors Worksheet

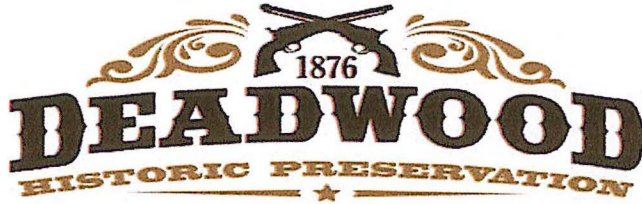
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Wood Door(s)
Front View	3					
Right Side View	2					
Left Side View	5					1
Rear View	1					
Total Windows	11					
Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.						
Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.						
Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.						
Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.						
Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.						
Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.						

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

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

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



## Elderly Residents Program Application

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

1. Address of Property:

11 JACKSON STREET

Requested Grant Amount:

\$ 10,000

2. Applicant/Owner name & mailing address:

WILLIAM ZWINGELBERG

Estimated Total Cost for Entire Project:

\$ 10,000

11 JACKSON ST

DEADWOOD, SD 57732

Telephone: (43) 286-8682

3. Applying for: ☒ Grant or ☐ Loan

What year were you born? 1938

E-mail DRUCZ@HOTMAIL.COM

For Office Use Only:

☒ Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/4/18

Initials: MW

Assessed Valuation \$ \_\_\_\_\_

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

5. Certification

Replacing Furnace / Insulation / maybe concrete walk

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 as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the 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 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 approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant.

Applicant's signature: [Signature]

Date submitted: 10/01/2018

Owner's signature: [Signature]

Date submitted: 10/01/2018

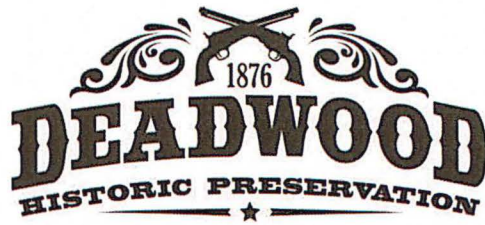
Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

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

Revised 9/27/17



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 B

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

## MEMORANDUM

---

**Date:** October 6, 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.

- **Joe and Julie Opheim ..... 26 Freemont ..... Foundation and Siding Programs**  
*The grant expires on 10/11/18. The applicant has not started the foundation work due to a drainage issue on the street which is being addressed by Public Works. The work will not start on this project until next Spring of 2019. The siding material has been delivered and contractor plans to install in November. Staff recommends extending the grant for the foundation program for nine months expiring on June 11, 2019 and a three month extension for the siding grant which will expire 12/11/18.*
- **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 recommends extending the grant for an additional three months which will expire on 12/17/2018.*
- **Todd and Jill Weber.....562 Williams ..... Foundation/Wood Windows Doors Program**  
*The grants expire on 10/19/18. The applicant has a contractor doing work on the structure. Foundation work is being completed along the back of the house and two windows have been installed so far. Staff recommends extending the grant for an additional nine months which will expire 06/19/19.*




# DEADWOOD HISTORY Inc.

# EXHIBIT D

Administrative Offices  
P.O. Box 252  
Deadwood, SD 57732  
605-722-4800

**Date:** October 3, 2018

**To:** Deadwood Historic Preservation Commissioners

**From:** Carolyn Weber, Executive Director  
Deadwood History, Inc. 

**Request:** Approval to use a modified version of Deadwood Historic Preservation's Tootsie neon sign for a t-shirt design.

As you may or may not know, Tootsie was a much beloved and fun part of the history of Deadwood and the State of South Dakota. In 1947, Deadwood native Ollie Wiswell found an abandoned coyote pup at Custer Peak. At that time, there was a bounty on coyotes but Ollie could not take the necessary action to collect the bounty. He gave the pup to Fred and Esther Borsch, who named her Tootsie. The Borsch's lived in Galena and owned the Spot Liquor store in Deadwood.

It soon became apparent that Tootsie liked to howl, as most coyotes do. Before long, Fred was singing with Tootsie's howling and she began to "sing" by changing the pitch of her howl as Fred did when he sang. The singing duo became quite popular and made regular appearances in the Days of '76 Parades, other parades in the area, and special events. The duo even made a record titled *South Dakota Tootsie* and helped promote a new Western Airlines route from Spearfish to Rapid City.

Tootsie was so popular that Governor George T. Mickelson proclaimed the coyote the state animal in 1949. Fred took her on a 10-state tour that included a stop at the White House where, it was said, President Eisenhower and President Nixon were captivated by Tootsie. She was a lively and unusual, but always welcome, fixture at the Borsch's Spot Liquor store.

Sadly, Tootsie passed away in 1959 following surgery to remove a tumor. She was buried behind the Borsch cabin in Galena but her Deadwood legacy remains alive through the recently refurbished neon sign and, hopefully, through t-shirts created by Deadwood History, Inc.

Deadwood History, Inc. is proposing to create two different "Tootsie" t-shirts. 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 is owned by Deadwood Historic Preservation.



The matchbook cover design will have an image on both the front and the back. The neon design will have an image on the front only. In addition, the neon design will have the words "Deadwood Historic Preservation" incorporated into the design.

Both t-shirts will have a retro look, which is very popular right now. They will be printed on good quality cotton material and be available in different sizes. The t-shirts will be for sale at the Adams Museum and Days of '76 Museum gift shops.

A mini exhibit documenting the history of Tootsie will be installed at both museums where the t-shirts will be sold. This project is a great way to share a piece of Deadwood's history with the public, showcase a project funded by Deadwood Historic Preservation, and provide Deadwood History with an opportunity to create a new revenue source.

Thank you for your time and consideration of this request.

"TOOTSIE"

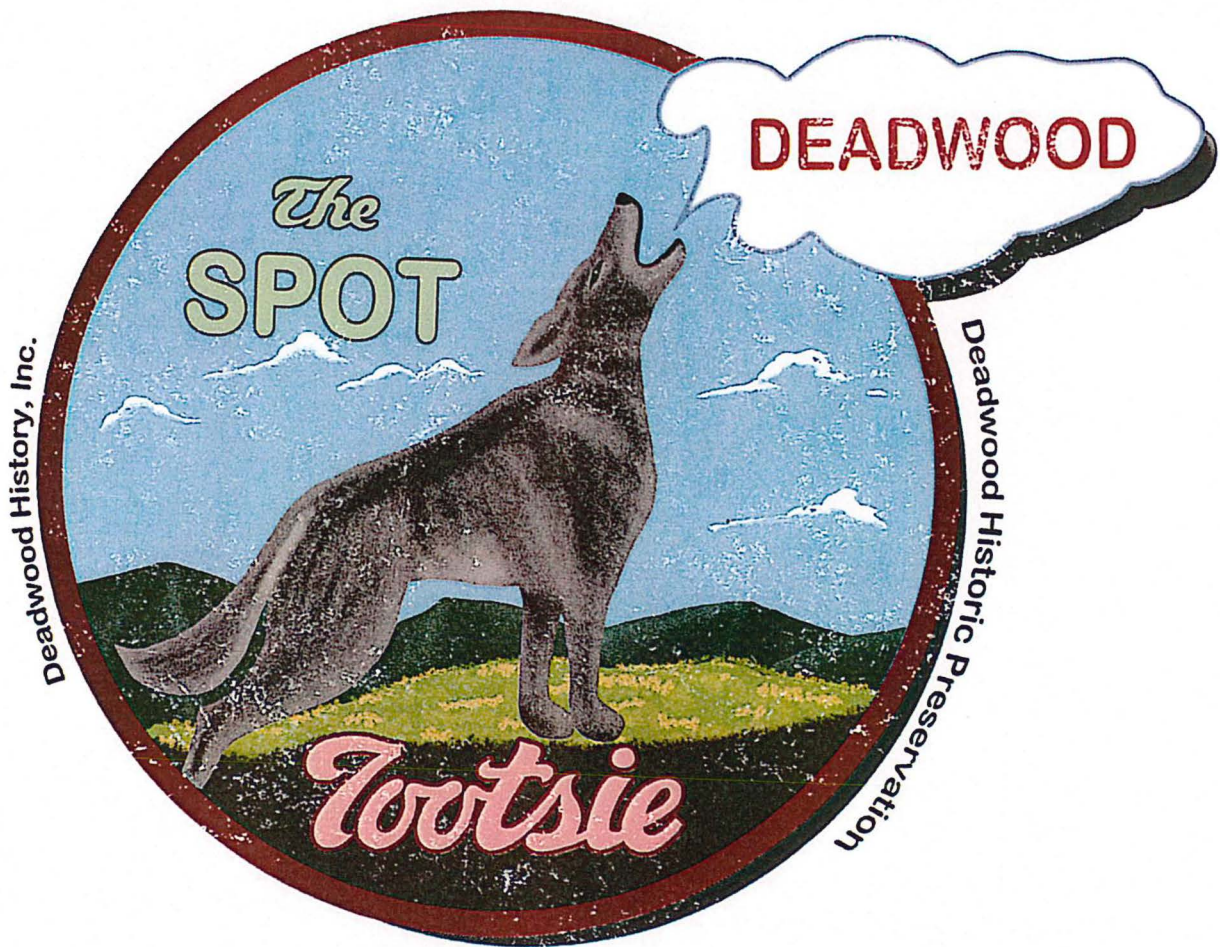


**Front**

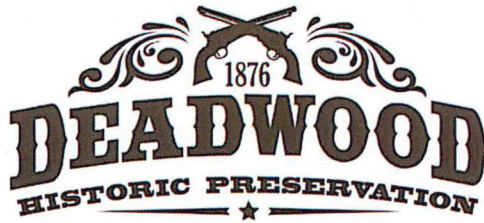


**Back**





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



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

## ***Exhibit E***

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*Exhibit E will be sent out on Tuesday after final review by staff and the City attorney*





# THE CHALETS

at Deadwood Mountain Grand

EXHIBIT F





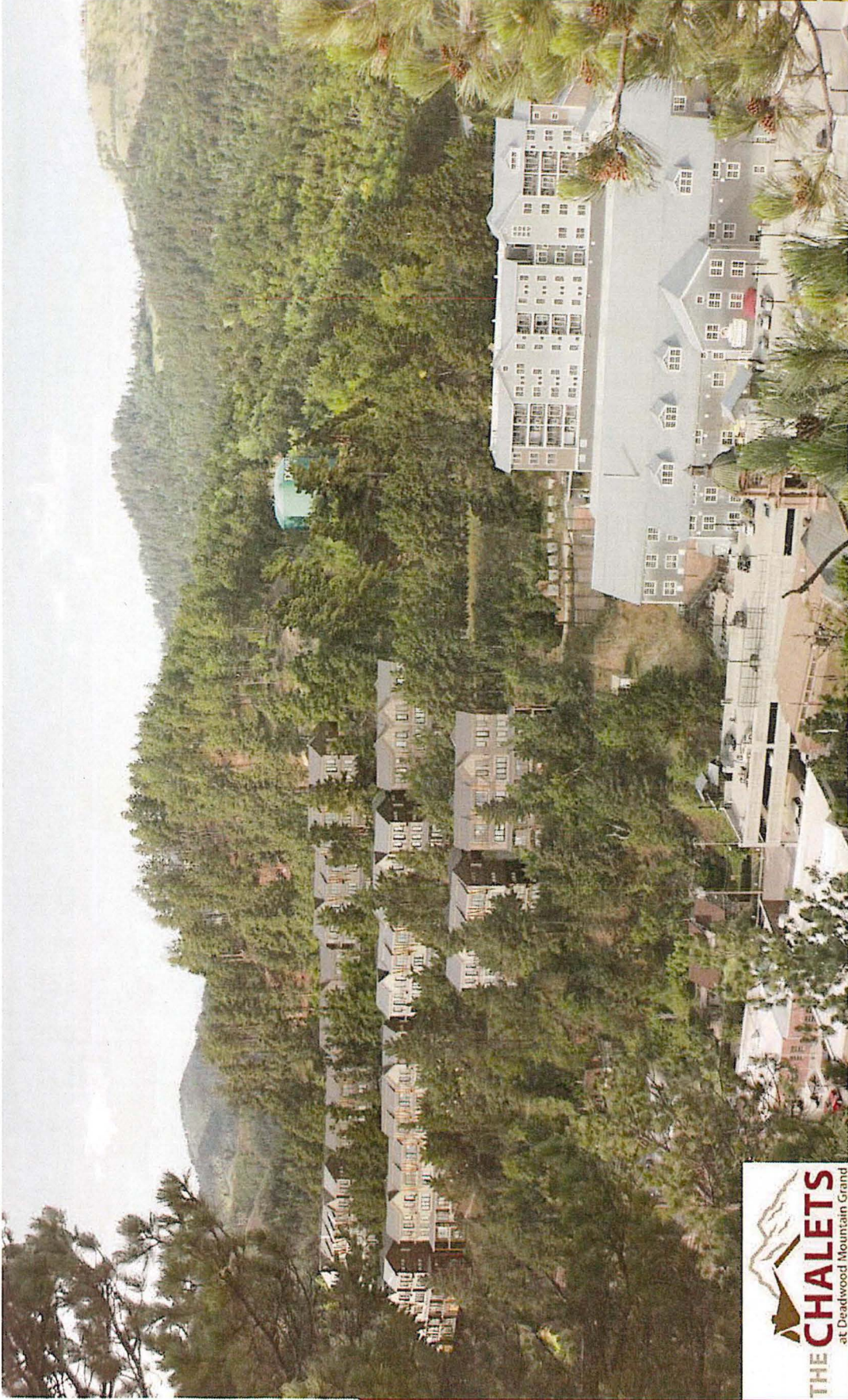
PREVIOUS DESIGN





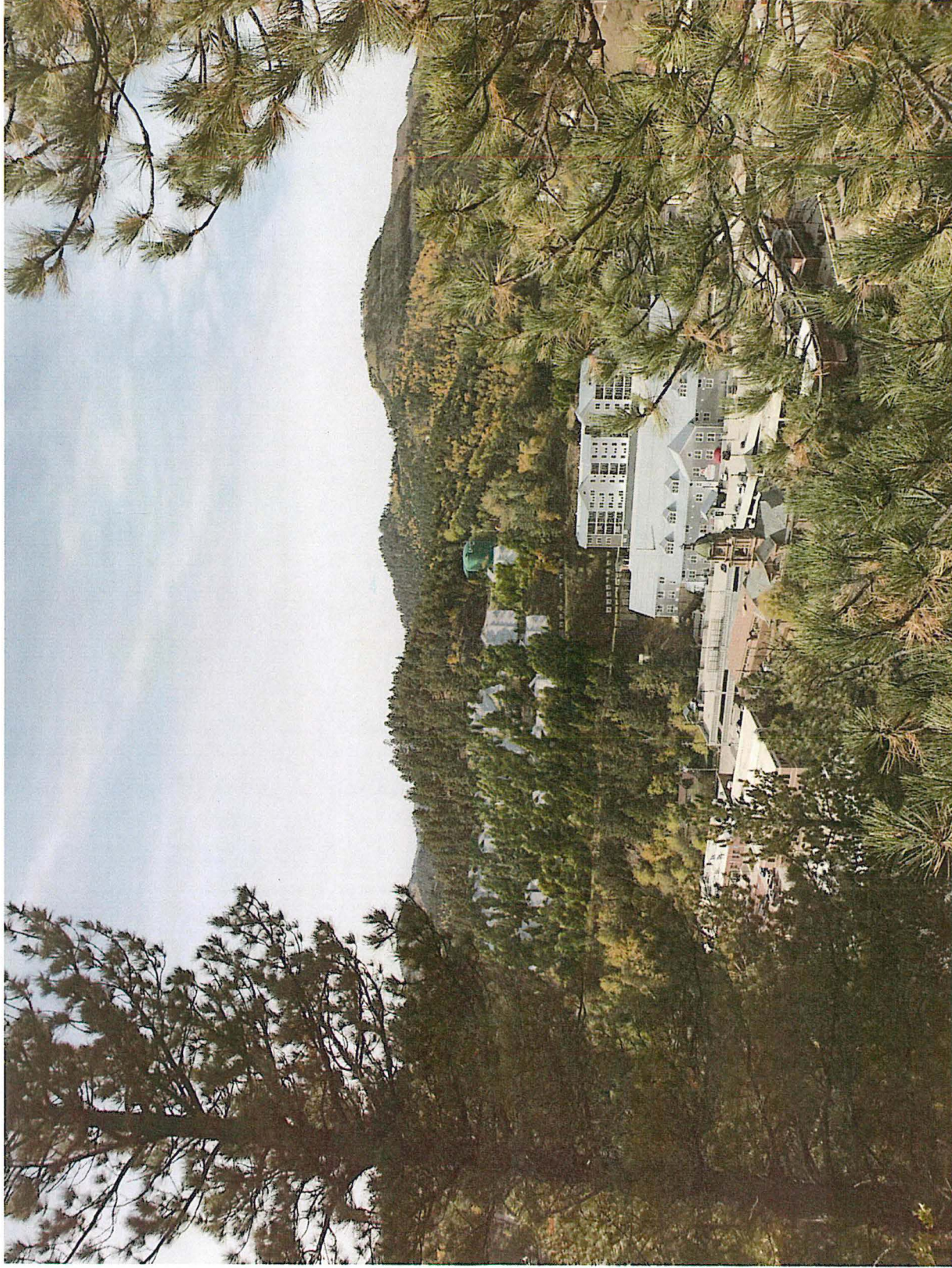
NEW DESIGN





## PREVIOUS DESIGN





NEW DESIGN (Mt. Moriah view)





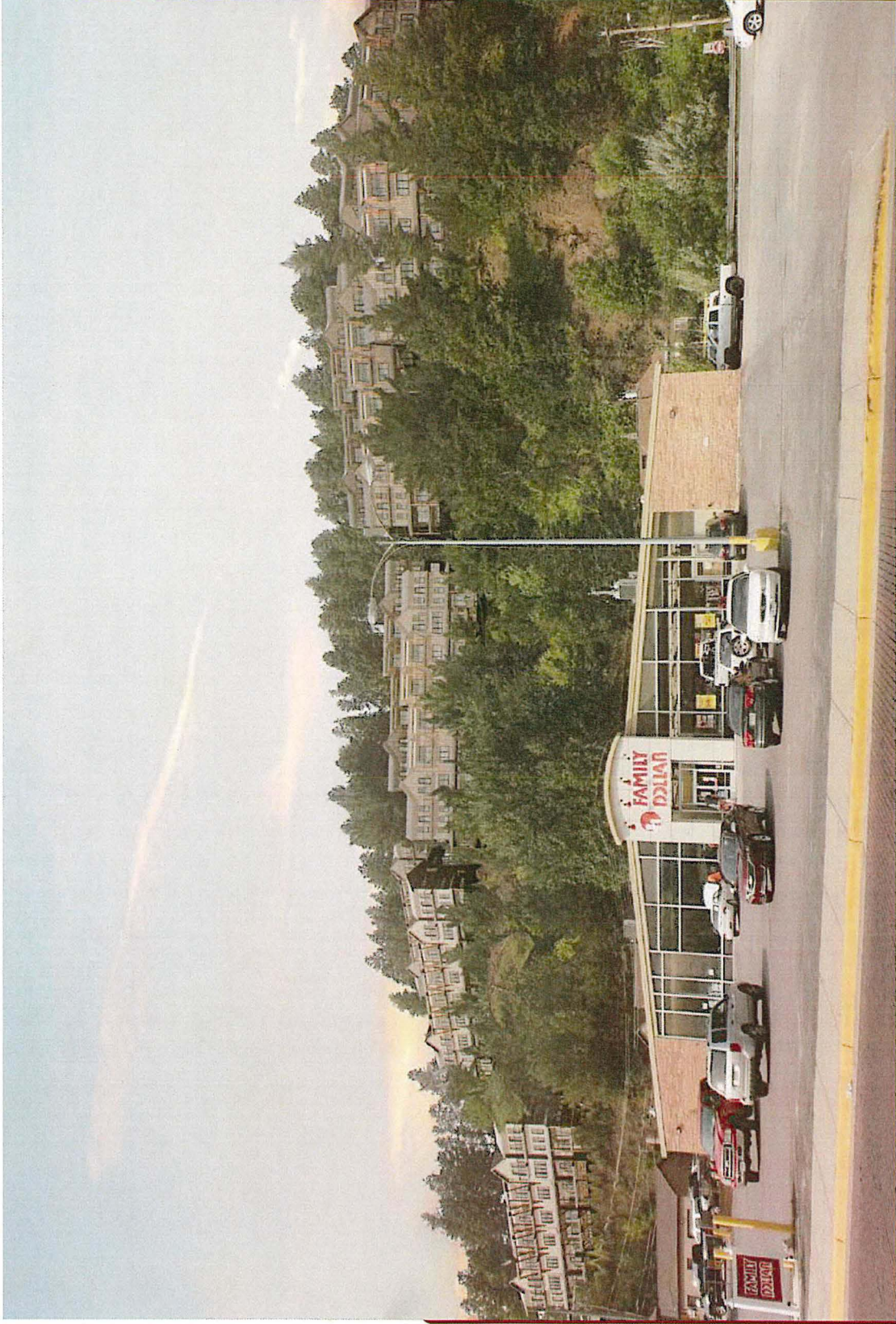
NEW DESIGN (Mt. Moriah parking lot view)





NEW DESIGN (Lincoln Ave. view)





PREVIOUS DESIGN





NEW DESIGN





PREVIOUS DESIGN





NEW DESIGN





# EXHIBIT 9

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"*  
Deadwood, South Dakota 57732

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

---

**Date:** October 4, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** **FYI 2018 City of Deadwood Oral History Project**

---

The City Archives is requesting permission to hire Jaci Conrad Pearson of Lawrence County, South Dakota to collect and transcribe (10) oral histories as part of the 2018 oral history project. The Deadwood Oral History Project is in its fifteenth year and has recorded and collected 148 individual recollections. Topics include longtime residents, the advent of legalized gaming, former City and Historic Preservation commissioners, former Homestake Slime Plant employees and the development of the Michelson Trail.

### RECOMMENDATION:

Allow the City Archives to enter a contract with Jaci Conrad Pearson of Lawrence County, South Dakota, independent contractor, to collect and transcribe (10) oral histories as part of the 2018 oral history project. The cost for this project will not to exceed the amount of \$6,750.00. This is a 2018 City Archives budgeted project.



# DEADWOOD

# EXHIBIT H

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"*  
Deadwood, South Dakota 57732

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

---

**Date:** October 5, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** City of Deadwood Archives  
**Re:** **Meiji Stereomicroscope, illuminator, base and camera**

---

The City of Deadwood Archives is requesting permission to purchase a Meiji EMZ-5TR Trinocular stereomicroscope, boom stand, Excelis HD Color Camera package, and illuminator to be used in the City archives and archaeology laboratory. This microscope package will serve multiple functions including research, interpretation, and educational demonstrations. The camera package will provide staff the ability to photograph whole or segments of artifacts for research and publication purposes. An itemized breakdown for this acquisition is listed below:

- Meiji EMZ-5TR Trinocular StereoZoom Body with SWF10X Eyepiece Set
- Meiji BA-2 Dual-Rail Boom Stand w/F Focusing Bracket
- C-Mount Adaptation and New Excelis HD Color Camera Package
- Fiber Optic Illuminator w/Distal-Tip Lenses

Funding for this stereomicroscope package has been budgeted and approved in the 2018 HPC archive budget.

### RECOMMENDATION:

Allow the City of Deadwood Archives to purchase the Meiji EMZ-5TR Trinocular stereomicroscope, boom stand, Excelis HD Color Camera package, and illuminator. The cost for this purchase will not exceed \$6,000.00 dollars and will be taken out of the 2018 archival funds. This is a 2018 budgeted City Archive acquisition.



# DEADWOOD

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

# EXHIBIT I

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

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

---

**Date:** October 5, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** City of Deadwood Archives  
**Re:** **Mid-America Business Systems – Spacesaver Storage Units**

---

The City of Deadwood Archives is requesting permission to purchase three Spacesaver framed glass doors from Mid-America Business Systems. The double panel and lockable doors mount directly to the pre-existing Spacesaver shelving units in the archaeological lab. The glass doors will allow the City to display and store portions of the City's archaeological collections in a secure setting.

Please see exhibit #A for the proposal, specs, and images of the proposed doors. Funding for these doors would be taken from the leftover 2018 archival funds.

### RECOMMENDATION:

Allow the City of Deadwood Archives to purchase three Spacesaver framed glass double and lockable doors from Mid-America Business Systems. The cost for this purchase will not exceed \$4,300.00 dollars and will be taken out of the leftover 2018 archival funds.





# Customer Quotation



<b>2500 Broadway ST NE</b> <b>Minneapolis, MN 55413</b> Phone:(612)378-3800 Fax:(612)378-3100 <a href="http://WWW.MID-AMERICA.COM">WWW.MID-AMERICA.COM</a>  Tom Huberty O 612-378-3800 <a href="mailto:thuberty@mid-america.com">thuberty@mid-america.com</a> C 952-715-0649			Customer Name & Address: <b>City of Deadwood</b> <b>Michael Runge/City Archivist</b> <b>108 Sherman Street</b> <b>Deadwood, SD 57732</b> <b>Ph.: 605.578.2082</b> <b>Fax: 605.578.3082</b> <a href="mailto:michael.runge@cityofdeadwood.com">michael.runge@cityofdeadwood.com</a>			<b>Date:</b> 10-05-18 <b>F.O.B.</b> Destination <b>PO #:</b> <b>Sales Rep:</b> Tom Huberty <b>Expiration:</b> 60 days <b>Terms:</b> Net 30 <b>Taxable:</b> N/A		
---	--	--	--	--	--	--	--	--

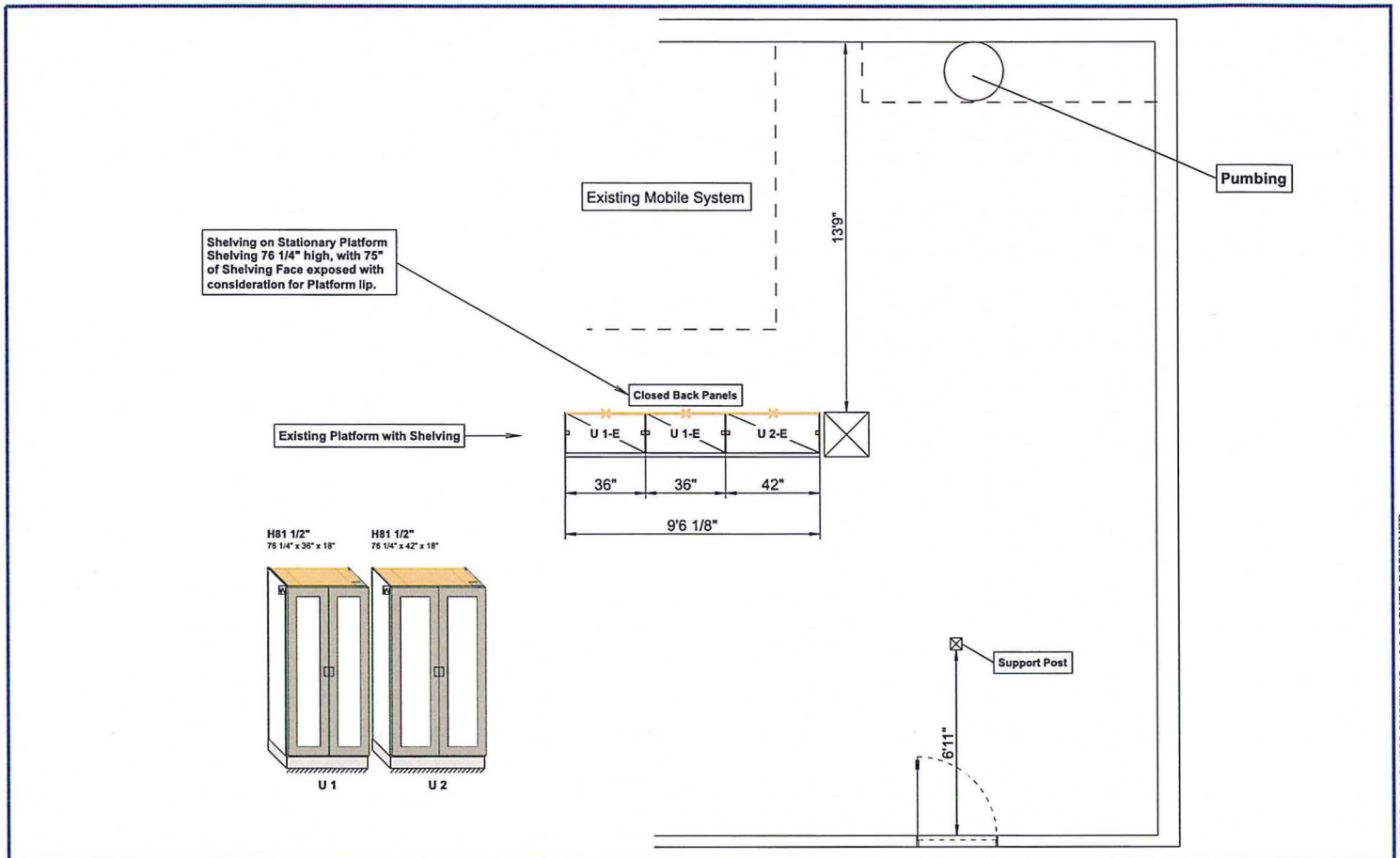
ITEM	QTY	SIZE OR CATALOG #	DESCRIPTION	UNIT	PER	PRICE
1.	2	FHDWK3675G	Spacesaver Framed Glass Double Doors for Display." To be mounted on Existing Spacesaver Shelving atop a Stationary Platform of a Spacesaver HD Mobile System. Shelving to be reverse on the platform during Installation. Dimensions: <b>36w</b> x 1.75d x 76 1/4 System price includes Freight – FOB Destination	986.88	Ea.	<b>\$1,973.76</b>
2.	1	FHDWK4275G	Spacesaver Framed Glass Double Doors for Display." To be mounted on Existing Spacesaver Shelving atop a Stationary Platform of a Spacesaver HD Mobile System. Shelving to be reverse on the platform during Installation. Dimensions: <b>42w</b> x 1.75d x 76 1/4 System price includes Freight – FOB Destination	1,004.16	Ea.	<b>\$1,004.16</b>
3.	1	Install	Installation – Includes all related Expenses		Lot	<b><u>\$1,265.00</u></b>
					<b>Total</b>	<b>\$4,242.92</b>
Allow 6-7 weeks for Delivery						

## PROTECT YOUR INVESTMENT WITH A SERVICE CONTRACT

Subject to our credit department approval, this quotation is made for immediate acceptance and is subject to change without notice. Deliveries are subject to delays from fire, strikes, and other causes beyond our control. We reserve the right to correct clerical errors.

Authorized Signature	Date
----------------------	------





Project Name:

**City of Deadwood**

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Saved Date:

10/05/2018

Project No:

192-050818

Printed Date:

10/05/2018

Revision:

Scale:

1:60

Total Actual LFI:

0 LFI

Rep:

HUBERTY, TOM

Drawn by:

Tom Huberty

Sheet No:

1 of 1

File: C:\Users\thuberty\Documents\Customer File\South Dakota\Deadwood, City of\Configural\THdead1c.om

COPYRIGHT © 2018 MID-AMERICA BUSINESS SYSTEMS. ALL RIGHTS RESERVED



Location of Glass Doors in Arch Lab





## WINDOW FRAME-MOUNTED DOORS

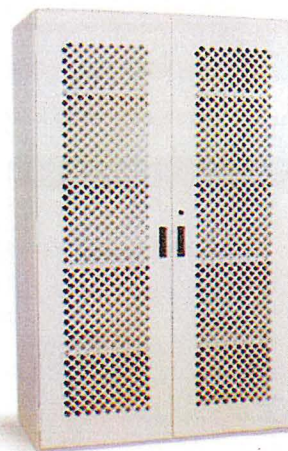
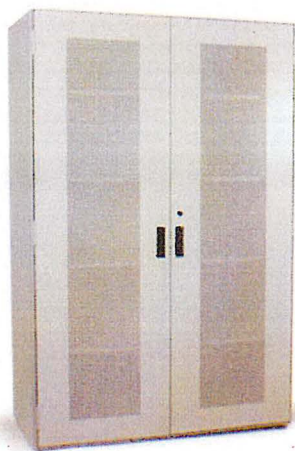


LEFT:  
WINDOW FRAME-MOUNTED DOOR WITH  
GLASS PANEL TYPE

BELOW LEFT TO RIGHT:  
WINDOW FRAME-MOUNTED DOOR WITH  
ROUND PERFORATION PANEL TYPE

WINDOW FRAME-MOUNTED DOOR WITH  
ACRYLIC PANEL TYPE

WINDOW FRAME-MOUNTED DOOR WITH  
DIAMOND PERFORATION PANEL TYPE





Date: 10/05/18

Case No. 180413  
Address: 10 PINE ST

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 10 Pine Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: VFW BLACK HILLS  
Owner: VFW BLACK HILLS POST 5969  
Constructed: 1935

### CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

#### General Factors:

- 1. Historic significance of the resource:** The building site was originally part of a railroad switching yard. The building was used originally for a Hudson-Terraplane sales and service. By the late 1940's it was converted to a grocery and Safeway operated a store from this location from 1947 to 1962. In 1967 the Deadwood VFW Post moved into this building.
- 2. Architectural design of the resource and proposed alterations:** Applicant is requesting to replace the hail damaged awning with new one of same color and style.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

#### Staff Opinion:

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





**Motions available for commission action:**

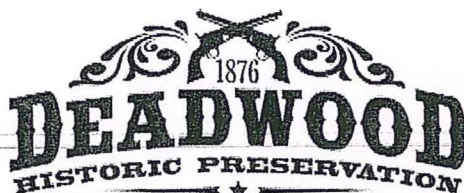
**A:** Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

**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.	180413
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	9/20/18
Date of Hearing	10/10/18

## 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: 10 PINE ST

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: VFW Post 5969 (KRIS FENTON)

Address: 10 PINE ST PO Box 443

City: Deadwood State: SD Zip: 57732

Telephone: 307-689-0086 Fax: \_\_\_\_\_

E-mail: Post5969@midconetwork.com

Architect's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor's Name: Black Hills Tent & Awning

Address: 2425A E. ST. Charles

City: Rapid City State: SD Zip: 57703

Telephone: 605-342-0135 Fax: \_\_\_\_\_

E-mail: bh.tentandawning@gmail.com

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>10 Oct 18</u>		Project Completion Date (anticipated): <u>31 Oct 18</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement
Material <u>Sunbrella Tresco</u> Style/type _____ Dimensions <u>same as existing</u>			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

<b>DESCRIPTION OF ACTIVITY</b>
<p>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.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 20px;"> <p><u>Replace hail damaged awning with new one of same color and style.</u></p> </div>



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.

Kuo Fenton 20 Sep 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 1<sup>st</sup> or 3<sup>rd</sup> 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.



Date: 10/05/18

Case No. 180427

Address: 424 Main Street

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 424 Main Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood.

Applicant: GR Deadwood, LLC

Owner: GR Deadwood, LLC

Constructed: c 1890

### CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

#### General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District
- 2. Architectural design of the resource and proposed alterations:** Applicant is requesting to 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.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** 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 (used, i.e. EBay). 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.





**Motions available for commission action:**

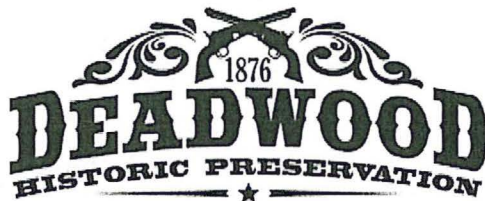
**A:** Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

**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.	180927
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	10/3/18
Date of Hearing	10/10/18

## 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: 424 Main Street Deadwood, SD 57732  
Historic Name of Property (if known): Union Palace

### APPLICANT INFORMATION

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

Owner's Name: GR Deadwood, LLC dba  
Mineral Palace Hotel & Gaming  
Address: 601 Main St  
City: Deadwood State: SD Zip: 57732  
Telephone: 605-578-2036 Fax: 605-578-1672  
E-mail: \_\_\_\_\_

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

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

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

### TYPE OF IMPROVEMENT

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



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

Take Down all the Glass windows, remove the two  
 bottom rows of glass out of all the windows - <sup>4" square decorative</sup> glass windows  
 Glue the glass and tin to plywood and re-install window  
 Move the bottom seal plate up to match the new  
 window size. Paint to match historic colors of purple, green,  
 and brown as seen in the attached pictures.



<b>FOR OFFICE USE ONLY</b>
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.

 10/2/18  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.



Sep. 2015



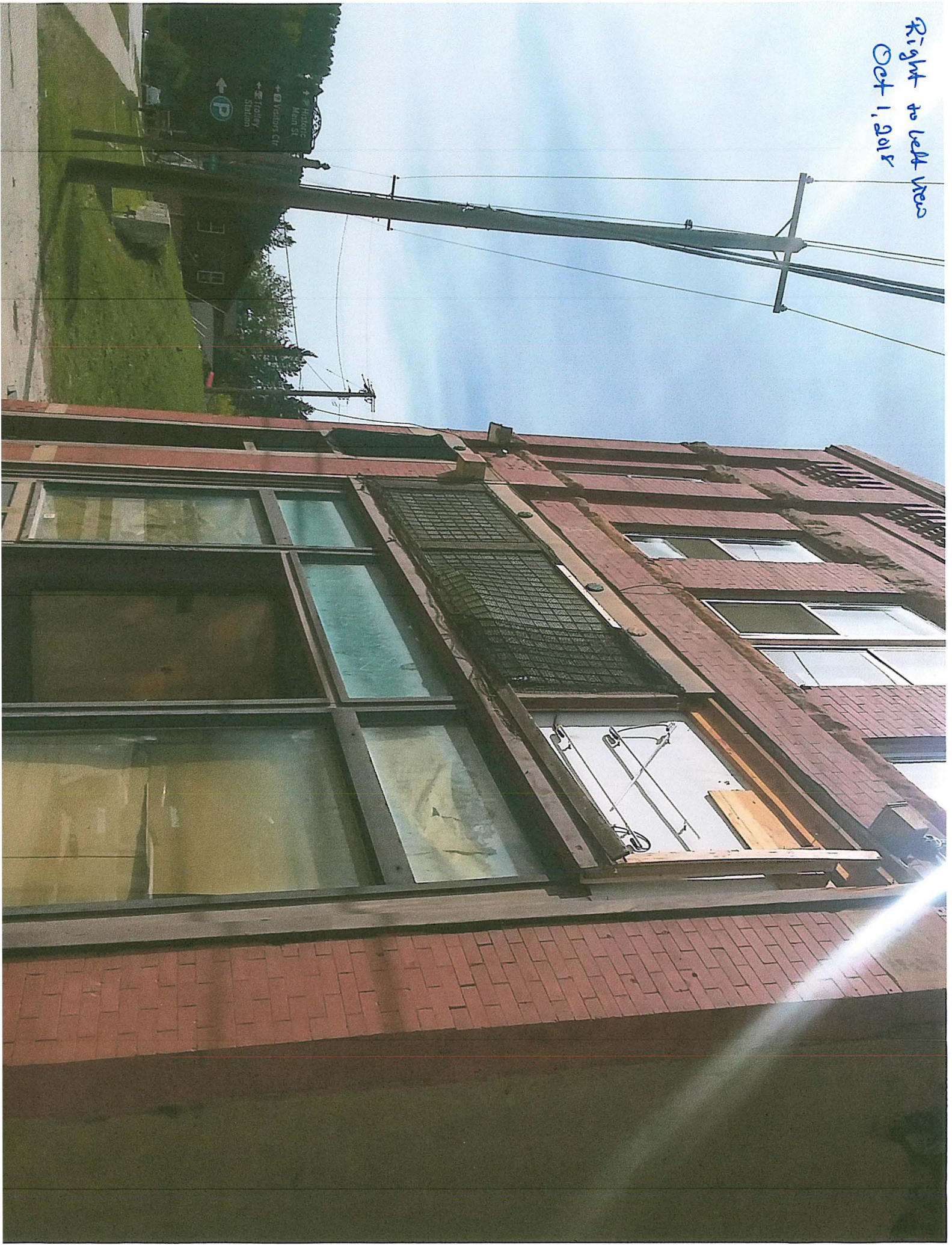


Oct 1, 2018  
left - Right  
view





Right to left view  
Oct 1, 2018







Straylight  
on view  
12/1/12





Close up of window above door





close up  
of ceiling garden





Close up of  
center glass  
12/1/16



Date: October 04, 2018

Case No. 180409  
Address: 288 Williams Street

**EXHIBIT L****Staff Report**

The applicant has submitted an application for Project Approval for work at 288 Williams Street, a Non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Brian Kinkler  
Owner: KINKLER, BRIAN  
Constructed: 1885

**CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL**

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

**General Factors:****1. Historic significance of the resource:**

This late nineteenth century house has sustained several modern alterations including: dryvit siding, all replacement windows and doors of alternative designs from the originals; plywood infill at several window openings, and a fake-rock veneer at the foundation. Because of these alterations, 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:**

The applicant is requesting permission to replace two windows on the left side of house and add a porch onto the back to protect the foundation.

**Attachments:** No

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:**

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

[imagerepeater]



**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

# DEADWOOD

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

180409  
DEADWOOD CITY HALL  
102 Sherman Street  
Telephone (605) 578-2600

## 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 that is 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  
108 Sherman Street  
Deadwood, SD 57732

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

### PROPERTY INFORMATION

Property Address: 288 Williams

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Brian Kinkler  
Address: 30240 194th St  
City: Omaha State: SD Zip: 57564  
Telephone: 605-941-8666 Fax: \_\_\_\_\_  
E-mail: BKinkler@mnncorp.com

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

Contractor's Name: Young With Const  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: 605-728-8588 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 type="checkbox"/> Exterior Painting   |
| <input type="checkbox"/> General Maintenance                        | <input type="checkbox"/> Siding       | Other _____                          |  |
| <input checked="" type="checkbox"/> Other <u>2 Windows</u>          | <input type="checkbox"/> Awning       | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |

Estimated Cost of Work: \$ \_\_\_\_\_



# DEADWOOD

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

DEADWOOD CITY HALL  
102 Sherman Street  
Telephone (605) 578-2600

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential		<input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" 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.
<i>replace 2 windows on left side</i> <i>add porch on back to protect foundation</i>



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

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


DEADWOOD CITY HALL  
102 Sherman Street  
Telephone (605) 578-2600

## SIGNATURES

I HEREBY CERTIFY that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that 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 that 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 that approval is issued for proposed work that is 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.

	9-21-18		
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 1<sup>st</sup> or 3<sup>rd</sup> 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 and the City Clerk. 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 enclosed 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.



288 WILLIAMS STREET, Deadwood,

Brian Kiwiler Residence

REAR ELEV.  
DOOR OVERHANG ADDITION

9'x8' Porch Overhang.

12x12

ROOF PITCH CHANGE.  
EXISTING

← 9'-0" →

New ROOF

EXISTING 6x12

New 4x4  
POST

← 2'x4" JOG OUT  
CORNER

STUCCO

EXISTING DOOR

STUCCO

7'-4" 11'-4"

by Jorgensen Construction Inc.



Date: October 05, 2018

Case No. 180411  
Address: 26 Water Street

**EXHIBIT M****Staff Report**

The applicant has submitted an application for Project Approval for work at 26 Water Street, a Contributing structure located in the McGovern Hill Planning Unit in the City of Deadwood.

Applicant: Mary K. Baudhuin  
Owner: BAUDHUIN, MARY K  
Constructed: c 1890

**CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL**

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

**General Factors:****1. Historic significance of the resource:**

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. 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 replace 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.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:**

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. Staff will coordinate with the owner through the siding and window programs.

[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.	180411
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/24/18
Date of Hearing	10/10/18

## 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: 26 Water St.

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Mary K. Baudhuin  
Address: 26 Water St.  
City: Deadwood State: S.D. Zip: 57732  
Telephone: 605 920-9575 Fax: \_\_\_\_\_  
E-mail: deadwoodjoestere@gmail

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

Contractor's Name: Aaron Maag  
Address: 21057 US 385  
City: Deadwood State: S.D. Zip: 57732  
Telephone: 605 631-9490 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

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



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10-27-18</u>		Project Completion Date (anticipated): <u>10-28-18</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Other <u>Repairs</u>	
<input checked="" type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Wood</u> Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

Replacement of wood windows to garage sides, window on side of garden shed, windows on 2 levels of house (front, sides).  
Replacement of front and side screen and wood doors. Roof replacement to house and garage, all are damages as a result of the major hail storm. Wood siding to both levels of house is required also due to hail damage as well as window frames need replacement to hail and age.  
90% of roof is metal. Requesting approval to change asphalt shingle to metal to match rest of house.

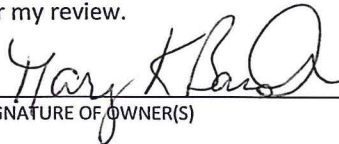


## SIGNATURES

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

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

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

 9-24-18  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.



Date: October 04, 2018

Case No. 180424  
Address: 31 Centennial

**EXHIBIT N****Staff Report**

The applicant has submitted an application for Project Approval for work at 31 Centennial, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Brad & Sheila Beuckens  
Owner: WILCOXON, ELIZABETH  
Constructed: c 1877

**CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL**

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

**General Factors:****1. Historic significance of the resource:**

The building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1875, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles; Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

**2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to repair the foundation and crawl space of the structure.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:**

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

[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.	18024
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/3/18
Date of Hearing	10/10/18

## 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: 31 Centennial Ave.

Historic Name of Property (if known):

### APPLICANT INFORMATION

Applicant is: ☐ owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: <u>Brad &amp; Sheila Beuckens</u>	Architect's Name: _____
Address: <u>4605 E. 22<sup>nd</sup> St.</u>	Address: _____
City: <u>Sioux Falls</u> State: <u>SD</u> Zip: <u>57110</u>	City: _____ State: _____ Zip: _____
Telephone: <u>321-1576</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: <u>bradb656@gmail.com</u>	E-mail: _____

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

### TYPE OF IMPROVEMENT

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
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 checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <u>Foundation</u>			

### DESCRIPTION OF ACTIVITY

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

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

Repairs to Foundation and crawl space.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## SIGNATURES

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

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

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

\_\_\_\_\_  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S)                      DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S)                      DATE

## APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> 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.



## Bonny Anfinson

---

**From:** Brad Beuckens <bradb656@gmail.com>  
**Sent:** Thursday, October 4, 2018 7:05 AM  
**To:** Bonny Anfinson  
**Cc:** Meghan Wittmis  
**Subject:** Re: Project Approval

Yes, I approve.

On Wed, Oct 3, 2018 at 4:10 PM Bonny Anfinson <[Bonny@cityofdeadwood.com](mailto:Bonny@cityofdeadwood.com)> wrote:

Brad,

Attached is the project approval form we need to approve the foundation work at 31 Centennial Avenue. Sorry we didn't have you fill this out when you were here. Please sign and return. Call if you have questions.

Bonny Anfinson

Program Coordinator

City of Deadwood

Planning, Zoning and Historic Preservation

108 Sherman Street

Deadwood, SD 57732

(605) 578-2082

Please like HP on !!!



Date: October 05, 2018

Case No. 180426  
Address: 42 Denver Avenue

**EXHIBIT** **Staff Report**

The applicant has submitted an application for Project Approval for work at 42 Denver Avenue, a Contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Mark & Danette Wheeler  
Owner: MDW PROPERTIES LLC  
Constructed: 1895

**CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL**

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

**General Factors:****1. Historic significance of the resource:**

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

**2. Architectural design of the resource and proposed alterations:**

The applicant is requesting permission to replace the rubber roof with a standing seam roof.

**Attachments:** no

**Plans:** no

**Photos:** yes

**Staff Opinion:**

Staff has been and will continue to work with the applicant on this project. The material, in staff's opinion, is appropriate and will not be seen from the majority of the districts. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]



**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

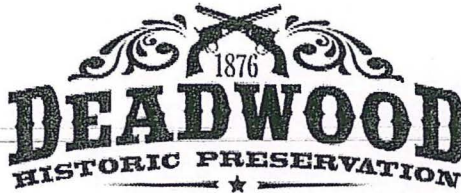
Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **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.	180436
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/3/18
Date of Hearing	10/10/18

## 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:	42 DENVER AVE (41 DENVER AVE GARAGE)
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: MARK & DARLETTE WHEELER	
Address: 72887 550TH AVE	
City: JACKSON	State: MD Zip: 56143
Telephone: 507-847-2142	Fax: _____
E-mail: dmb.wheeler@hotmail.com	

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

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

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

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
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			

<b>DESCRIPTION OF ACTIVITY</b>
<p>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.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><i>change from rubber to standing seam roof</i></p> <p><i>color to coordinate with current garage color</i></p> </div>



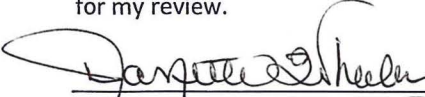
FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

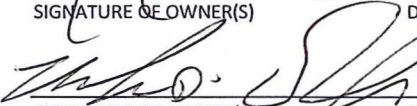
## SIGNATURES

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.

 10-3-18  
SIGNATURE OF OWNER(S) DATE

 10/3/18  
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(S)

DATE

## APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> 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.



# Central Snap®

Standing Seam Roof Panel



## An *easy to install* standing seam roof system

Central Snap is a performance-rated, non-structural, standing seam roof system that offers a pleasing architectural look. It has an easy to install 1 3/4" high snap-lock joint, making it ideal for architectural and light commercial applications. Central Snap is available in net coverage widths of 16" or 18".

Central Snap is available with a 1 1/8" notch on either end of the panel for the ease of turning under; reducing installation labor and costs.

- Snaps together, no seaming required.
- Factory applied sealant ensures a weather-tight and secure lap.
- Can be installed over solid decking or open framing, depending upon panel width and support member spans.



RECOMMENDED  
**1:12**  
PITCH  
AND ABOVE

**24**  
GAUGE

**16" OR 18"**  
OVERALL  
COVERAGE

**1 3/4"**  
MAXIMUM  
RIB HEIGHT

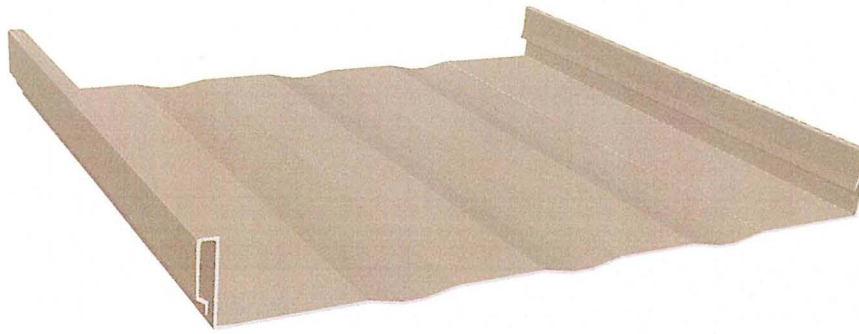


[WWW.CENTRALSTATESMFG.COM](http://WWW.CENTRALSTATESMFG.COM)

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Galvalume® is a registered trademark of BIEC International, Inc.

FLYR\_CentralSnap\_180201.1





## Choose an energy efficient paint finish.

Solar Reflectivity is the metal panel's ability to reflect sunlight. This characteristic of metal roofing is the most important in terms of energy savings. Cool metal roofing reflects much of the sun's rays, making the surface of the metal much cooler than material with a lower solar reflectivity rating.

Emissivity is the metal panel's ability to release absorbed heat. A low emissivity rating means the material will be hot to the touch (it doesn't release the heat), while material with a higher emissivity rating will be cooler to the touch. Therefore, metal with a low emissivity rating retains heat and may be more desirable for a cooler climate, while a high emissivity rating reflects heat and is more effective for saving energy in a warmer climate.

COLOR	INITIAL SOLAR REFLECTIVITY	INITIAL EMISSIVITY
Ash	0.32	0.83
Autumn	0.31	0.84
Beige	0.35	0.75
Brite	0.55	0.83
Bronze	0.25	0.83
Dark Bronze	0.25	0.83
Evergreen	0.26	0.84
Galvalume® (Acrylic Coated)	0.77	0.08
Roman	0.25	0.83
Sand	0.35	0.75
Slate Gray	0.37	0.87
Smoke	0.25	0.83
Terratone	0.32	0.83
Tudor	0.29	0.86
Vedigris	0.32	0.83

Solar reflectance values are determined by means of a solar spectrum reflectometer in accordance with ASTM C 1549. Thermal emittance values are determined in accordance with ASTM C 1371. Laboratory and Exposure site are ISO 17025 Accredited. Laboratory is also EPA Accredited. Panels are unwashed. Values are correct at time of printing. Ratings may change as paint technologies change. Check our website for details.

## MINIMUM SPECIFICATIONS FOR PRIME PAINTED PANELS

**GAUGE**  
24 ga.

**STEEL THICKNESS**  
0.023"

**PAINT THICKNESS**  
Top coat paint: .70 mil  
Top coat primer: .30 mil  
Bottom coat backer: .35 mil  
Bottom coat primer: .20 mil

**TOTAL THICKNESS**  
0.02455"

**RUST PROTECTANT SUBSTRATE**  
Galvalume® AZ50

**STEEL STRENGTH**  
50,000 PSI min

**PAINT SYSTEM**  
Fluropon®

**WARRANTY**  
Lifetime limited paint adhesion  
30-yr. chalk and fade  
20-yr. Galvalume perforation

## TESTING & APPROVALS

### TESTING

ASTM-E1680 Air Leakage Test Through Exterior Metal Roof Panel  
ASTM-E1646 Water Leakage Test of Exterior Metal Roof Panel  
UL580 UL Approval, Uplift Resistance, Class 90

### APPROVALS

UL2218 UL Approval, Impact Resistance, Class 4  
UL580 UL Approval, Uplift Resistance, Class 90  
UL790 UL Approval, Fire Resistance, Class A  
FL17566.1 Florida Approval, Roof Panel Over 15/32" Plywood (NON-HVHZ)  
RC-444 Texas Windstorm Approval, 24 ga. Over Plywood Decking

Find more information at  
[centralstatesmfg.com](http://centralstatesmfg.com)



**DO NOT USE THIS DIGITAL COLOR CHART FOR COLOR MATCHING.**

This digital color chart is intended to be viewed on computer monitors to show a wide range of colors available. Colors will vary depending on your computer monitor and monitor settings. Please ask for a physical color chart to view colors, and a metal sample for color matching purposes.



Smoke

Slate Gray

Ash

Brite

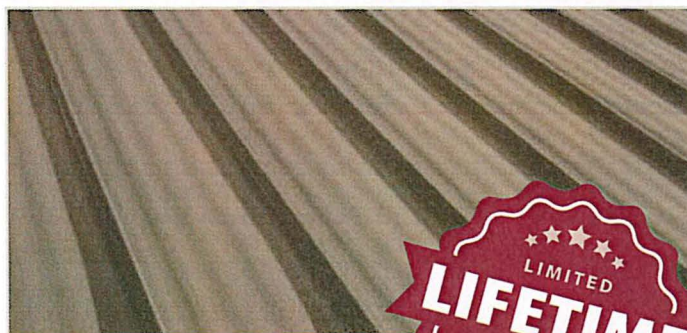


Choose CentralGuard for the best protection  
and a lifetime warranty

# Architectural

## Color Selection Tool

24 GAUGE  
FLUOROPON® 70% PVDF



[www.centralstatesmfg.com](http://www.centralstatesmfg.com)

valspar®



Evergreen



Verdigris



Roman



Autumn



Dark Bronze



Bronze



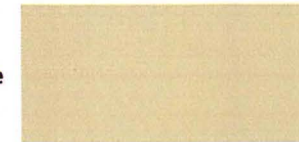
Terratone



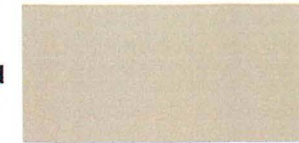
Tudor



Beige



Sand



Galvalume®  
Clear acrylic coating



Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.



# Choose an energy efficient paint finish.

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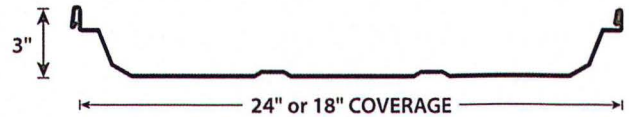
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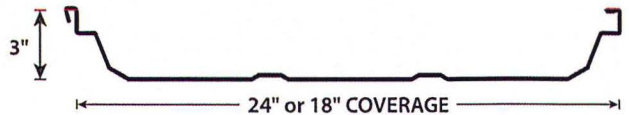
## Central-Loc® - 3" Snap-lock

Snap-lock joint for ease of installation, suited for commercial and industrial applications.



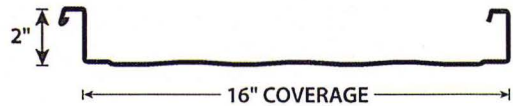
## Central Seam Plus® - 3" Mechanically Seamed

Perfect for commercial and industrial applications requiring a structural panel.



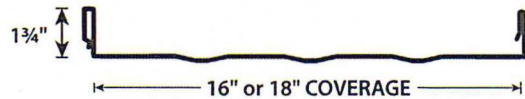
## Central Span™ - 2" Mechanically Seamed

Traditional flat pan, vertical rib appearance with superior appearance and performance.



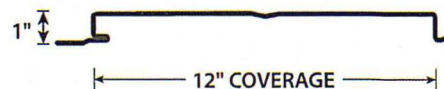
## Central Snap® - 1 3/4" Snap-lock

Performance rated non-structural panel, perfect for light commercial applications.



## Precision-Loc™ - 1" Soffit and Wall Panel

Concealed fastener panel with clean lines that complement a building's walls and soffits.



For more information on energy savings, visit  
[www.centralstatesmfg.com/energy-savings](http://www.centralstatesmfg.com/energy-savings)



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 Galvalume® is a registered trademark of BIEC International, Inc.



# Horizon-Loc™

Concealed Fastener Roof Panel



## *Prevents leaks with a hidden fastener design*

Horizon-Loc gives you a beautiful roof without a single screw showing, providing the advantage of a standing seam roof for less. The panels snap together quickly with no hand-seaming required, so installation is less expensive than traditional standing seam. High durability ratings mean Horizon-Loc may also lower insurance rates.

Extra protection from leaks, no hand-seaming, and lower insurance rates make Horizon-Loc the perfect panel for both residential roofing and light commercial projects.

- Installs over solid decking with 30 lb. felt paper or equivalent.
- Available in painted AZ50 Galvalume® or AZ55 acrylic-coated Galvalume.
- Matching trims and accessories in hidden and exposed fastener style.



RECOMMENDED  
**3:12**  
PITCH  
AND ABOVE

**26**  
GAUGE

**16"**  
OVERALL  
COVERAGE

**1"**  
MAXIMUM  
RIB HEIGHT



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Galvalume® is a registered trademark of BIEC International, Inc.

CIE FLYR\_HLOC\_180201



# Upgrade to Horizon-Loc for the ultimate protection from rain and snow.

Horizon-Loc gives you the beauty and protection of a standing seam panel at an affordable price. It also features CentralGuard, our specific combination of everything that goes into making the highest-quality metal panels. The CentralGuard name is a guarantee that you have the best protection from fade, dent, and rust with a lifetime paint warranty.

## MINIMUM SPECIFICATIONS FOR PRIME PAINTED PANELS

**GAUGE**  
26 ga.

**STEEL THICKNESS**  
0.0185"

**PAINT THICKNESS**  
Top coat paint: .70 mil  
Top coat primer: .30 mil  
Bottom coat backer: .35 mil  
Bottom coat primer: .35 mil

**TOTAL THICKNESS**  
0.0202"

**RUST PROTECTANT SUBSTRATE**  
Galvalume® AZ50

**STEEL STRENGTH**  
50,000 PSI min

**PAINT SYSTEM**  
SMP

**WARRANTY**  
Lifetime limited paint adhesion  
30-yr. chalk and fade  
20-yr. Galvalume perforation

## TESTING & APPROVALS

**TESTING**  
UL580 Uplift Resistance Test,  
26 Gauge  
UL2218 Impact Resistance Test,  
26 Gauge

**APPROVALS**  
UL2218 UL Approval,  
Impact Resistance, Class 4  
UL790 UL Approval,  
Fire Resistance, Class A  
RC-423 Texas Windstorm Approval,  
26 ga. Over ½" Thick Plywood  
FL14026.1 Florida Approval,  
Roof Panel Over Solid Decking  
(NON-HVHZ)

	PANEL-LOC PLUS	<b>HORIZON-LOC</b>
	PRIME CentralGuard	PRIME CentralGuard
<b>LEAK PREVENTION</b>		
Fasteners	Exposed	Hidden from elements
<b>FADE PROTECTION</b>		
Paint Warranty	LIFETIME	LIFETIME
Paint Thickness	THICKER 1.0 mil	1.0 mil
Fade Warranty	30-YEAR	30-YEAR
Fade Protection	✓✓	✓✓
<b>RUST BLOCKING</b>		
Advanced Rust Blocking	✓	✓
Perforation Warranty	20-YEAR	20-YEAR
Substrate Thickness	1.60 mil	1.60 mil
<b>DENT RESISTANCE</b>		
Advanced Dent Resistance	✓	✓
Steel Thickness	THICK	THICKEST
Steel Gauge	29 ga.	26 ga.

Horizon-Loc features UL2218 approval for impact resistance and may qualify for a homeowners insurance discount.  
See your local insurance agent for qualifications.



Find more information at  
[centralstatesmfg.com](http://centralstatesmfg.com)



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**Burnished  
Slate**  
PRIME

**Charcoal**  
PRIME

**Desert**  
PRIME

**Gray**  
PRIME

**Polar**  
PRIME

**Brilliant**  
PRIME



Choose CentralGuard for the best protection  
and a lifetime warranty

# Horizon-Loc™

Color Selection Tool

26 GAUGE  
CONCEALED FASTENER



[www.centralstatesmfg.com](http://www.centralstatesmfg.com)

\*Contact your sales person for accurate pricing. †Color variation between orders is normal and not cause for rejection.  
‡Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

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E CHRT\_HORL\_180201

valspar®



ENERGY  
STAR  
RATED

Check our website to  
verify which colors meet  
ENERGY STAR® requirements  
for steep slope roofs.

**Fern**  
PRIME



**Forest**  
PRIME



**Hunter**  
PRIME



**Colony**  
PRIME



**Crimson**  
PRIME



**Rustic**  
PRIME



**Burgundy**  
PRIME



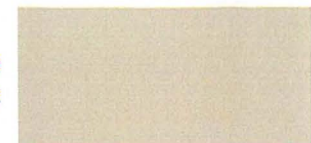
**Gallery**  
PRIME



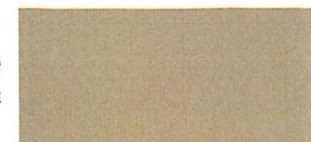
**Hawaiian**  
PRIME



**Light Stone**  
PRIME



**Taupe**  
PRIME



**Tan**  
PRIME



**PREMIUM COLORS**

Fluorpon® 70% PVDF

**Copper  
Metallic**†

PRIME



Fluorpon® 70% PVDF

**Matte Black**†

PRIME



Clear acrylic coating

**Galvalume**®†

PRIME



**Brown**

PRIME





# Upgrade to Horizon-Loc for the ultimate protection from rain and snow.

Horizon-Loc gives you the beauty and protection of a standing seam panel at an affordable price. Its hidden fasteners give superior leak prevention and protection from rain and snow.

Horizon-Loc also features CentralGuard, our specific combination of everything that goes into making the highest-quality metal panels. The CentralGuard name is a guarantee that you have the best protection and a lifetime paint warranty.

Choose Horizon-Loc for the ultimate protection from rain and snow, plus the perfect balance of fade protection, rust blocking, and dent resistance.

	PANEL-LOC PLUS PRIME CentralGuard	<b>BEST LEAK PREVENTION</b> <b>HORIZON-LOC</b> PRIME CentralGuard
<b>LEAK PREVENTION</b>		
Fasteners	Exposed	Hidden from elements
<b>FADE PROTECTION</b>		
Paint Warranty	LIFETIME	LIFETIME
Paint Thickness	THICKER 1.0 mil	1.0 mil
Fade Warranty	30-YEAR	30-YEAR
Fade Protection	✓✓	✓✓
<b>RUST BLOCKING</b>		
Advanced Rust Blocking	✓	✓
Perforation Warranty	20-YEAR	20-YEAR
Substrate Thickness	1.60 mil	1.60 mil
<b>DENT RESISTANCE</b>		
Advanced Dent Resistance	✓	✓
Steel Thickness	THICK	THICKEST
Steel Gauge	29 ga.	26 ga.

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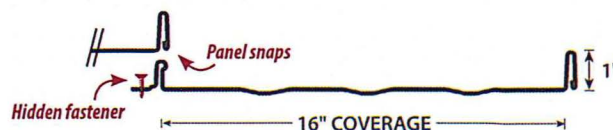
## Visualize it on your home.

Use our color visualizer to quickly test different color combinations for your project. Upload a photo of your home, or try out some of our sample projects.



Find the color visualizer at  
[www.centralstatesmfg.com](http://www.centralstatesmfg.com)

## Horizon-Loc™



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