

## DEADWOOD HISTORIC PRESERVATION COMMISSION

**Wednesday, August 8, 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. July 25, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit A**
    - i. Thomas & JoBerta Pehrson – 31 Jackson Street – Elderly Resident Program
    - ii. Karin Wood – 42 Lincoln Avenue – Wood Windows and Doors Program
    - iii. Travis Floyd – 81 Stewart – Foundation Program
    - iv. Cem Iskender – 666 Main Street -- Historic Façade Easement Program – **Exhibit B**
  - c. Revolving Loan Program Voucher Approval
  - d. Revolving Loan – Loan Requests – **Exhibit C**
    - i. Ralph Hoggatt – 61 Sherman – Commercial Life Safety Loan
    - ii. BH Mining Museum – 9 Parksdale, Lead – Commercial Life Safety Loan
    - iii. Michael Johnson – 8 Van Buren – Extension Request
    - iv. George Mitchell – 29 Terrace – Request to Forgive
5. Old or General Business
  - a. Main Street Initiative update
  - b. Franklin Hotel – Façade Easement Program update – **No Exhibit**
  - c. Chalets at Deadwood Mountain Grand Project – Discussion – **No Exhibit**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – **Exhibit D**
  - b. PA 180134–Jeff & Lauren Trouton – 33 Jackson – Replace Roof–**Exhibit E**
  - c. PA 180136 – Karin Wood – 42 Lincoln – Replace Storm Windows – **Exhibit F**
  - d. PA 180141 – Tom Julius – 33 ½ Jackson – Replace Roof – **Exhibit G**
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>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 25, 2018 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Election of Commission Officers
  - a. Chair
  - b. Vice Chair
  - c. Second Vice Chair
3. Committee Appointments – **Exhibit A**
4. Approval of HPC Meeting Minutes
  - a. July 11, 2018 Regular Meeting
  - b. July 17, 2018 Budget Meeting
5. Voucher Approval
6. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit B**
    - i. Brett Baumann – 35 Jackson Street – Siding Program
    - ii. Jeffery Lawler – 25 Jackson Street – Foundation Program
    - iii. Jeffery Lawler – 25 Jackson Street – Siding Program
    - iv. Jeffery Lawler – 25 Jackson Street – Wood Windows & Doors Program
    - v. Chad Larsen – 51 Lincoln Avenue – Wood Windows & Doors Program
    - vi. Renee Burr – 25 McKinley Street – Foundation Program
    - vii. Renee Burr – 25 McKinley Street – Wood Windows & Doors Program
    - viii. Adrian Hoines – 65 Forest Avenue – Elderly Resident Program
    - ix. Martin Gaspers – 374 Williams Street – Wood Windows & Doors Program
  - c. HP Grant Extension Request – **Exhibit C**
    - i. Kurt & Dawn Bialas – 24 Raymond – Wood Windows and Doors Program
    - ii. Kurt & Dawn Bialas – 24 Raymond – Foundation Program
    - iii. Kurt & Dawn Bialas – 24 Raymond – Siding Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan – Loan Requests – **Exhibit D**
    - i. Sandra McCallum/Gold Nugget – 675 Main – Refinance
    - ii. Shana Knox – 83 Charles – Life Safety Request
    - iii. Dennis Bammer – 10 Van Buren – Extension Request
    - iv. Blake Haverberg – 1, 3, 5 Burnham – Extension Request
    - v. George Mitchell – 25 & 29 Terrace – Extension Request
7. Old or General Business
  - a. Main Street Initiative update
  - b. 2019 Proposed Budget – **Exhibit E**
  - c. Outside Deadwood Grants – Maximum Applicant Can Request for 2019
  - d. Black Hills Mining Museum Emergency Loan – Discussion with possible action
  - e. Stockyard Ag Experience – Outside of Deadwood Grant Extension – **Exhibit F**
  - f. Black Hills National Forest Service – Outside of Deadwood Grant Extension – **Exhibit G**
8. New Matters before the Deadwood Historic District Commission
  - a. COA 180098 – Todd Webber – 629 Main Street - Temporary Structure – **Exhibit H**
  - b. COA 180102 – Bob & Kim Fehr – 649 Main Street – Repair Windows – **Exhibit I**

9. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180099 – Michael Larsen – 51 Lincoln Avenue – Replace Windows – **Exhibit J**
  - b. PA 180100–Renee Burr–25 McKinley–Repair Foundation & Replace Windows & Doors – **Exhibit K**
  - c. PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – **Exhibit L**
  - d. PA 180103–Jeffrey Lawler–25 Jackson–Replace Siding/Windows/Fence, Swap Front Window & Door–**Exhibit M**
10. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
11. Staff Report (*Items considered but no action will be taken at this time.*)
12. Committee Reports (*Items will be considered but no action will be taken at this time.*)
13. Other Business

Adjournment -- *\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 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, July 25, 2018**

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

**Absent** Dale Berg and Thomas Blair

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

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

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

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, July 25, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Election of Officers:**

Chairman – *It was moved by Mr. Toews and seconded by Ms. Ochse to nominate Michael Johnson as Chairman. Aye – All. Motion carried.*

Vice Chairman -- *It was moved by Mr. Toews and seconded by Ms. Posey to nominate Tom Blair as Vice Chairman. Aye – All. Motion carried.*

2<sup>nd</sup> Vice Chairman -- *It was moved by Mr. Toews and seconded by Ms. Posey to nominate Ann Ochse as 2<sup>nd</sup> Vice Chairman. Aye – All. Motion carried.*

**Committee Appointments – Exhibit A**

Historic Preservation Commissioners were assigned to Projects Committee, Chamber of Commerce, Deadwood Alive, Economic Restructuring, Design Committee and Promotion Committee.

**Approval of HPC Minutes:**

July 11, 2018 Regular Meeting

*It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, July 11, 2018. Aye – All. Motion carried.*

July 17, 2018 Budget Meeting

*It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC budget meeting minutes of Tuesday, July 17, 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 \$99,370.76. Aye – All. Motion carried.*

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

**HP Program Grant Funds**

*It was moved by Mr. Toews and seconded by Ms. Ochse to approve HP Grant Fund disbursements in the amount of \$47,645.38, based on information as presented. Aye - All. Motion carried.*

**HP Grant Applications – Exhibit B**

Mr. Kuchenbecker stated the following applicants have applied for HP Grant Programs. Brett Baumann, 35 Jackson, siding program; Jeffery Lawler, 25 Jackson, foundation, siding and wood windows and doors programs; Chad Larsen, 51 Lincoln, wood windows and doors; Renee Burr, 25 McKinley, foundation and wood windows and doors program; Martin Gaspers, 374 Williams, wood windows and doors; omit Adrian Hoines, 65 Forest from the request because the house is non-owner occupied. *It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant applications for Brett Baumann, 35 Jackson, siding program; Jeffery Lawler, 25 Jackson, foundation, siding and wood windows and doors programs; Chad Larsen, 51 Lincoln, wood windows and doors; Renee Burr, 25 McKinley, foundation and wood windows and doors program; Martin Gaspers, 374 Williams, wood windows and doors; omit Adrian Hoines, 65 Forest from the request. Aye - All. Motion carried.*

**HP Grant Extension – Exhibit C**

Mr. Kuchenbecker stated Kurt and Dawn Bialas are requesting a second extension on their windows, foundation and siding program grants. The applicant is about 85% done with the project. Staff recommends extending the grant for an additional three months. *It was moved by Ms. Ochse and seconded by Ms. Posey to extend the*



***grant for Kurt and Dawn Bialas for the windows, foundation and siding grant programs for an additional three months which will expire on 10/20/18. Aye - All. Motion carried.***

#### **Revolving Loan Program Voucher Approval**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$23,187.18, based on information as presented. Aye - All. Motion carried.***

#### **Revolving Loan Program – Exhibit D**

- i. Sandra McCallum/Gold Nugget – 675 Main – Refinance
- ii. Shana Knox – 83 Charles – Life Safety Request
- iii. Dennis Bammer – 10 Van Buren – Extension Request
- iv. Blake Haverberg – 1, 3, 5 Burnham – Extension Request
- v. George Mitchell – 25 & 29 Terrace – Extension Request

***It was moved by Ms. Ochse and seconded by Ms. Posey to refinance Sandra McCallum/Gold Nugget, 675 Main; grant a life safety loan to Shana Knox, 83 Charles; grant a three month extension to Dennis Bammer, 10 Van Buren; grant a six month extension to Blake Haverberg, 1,3,5 Burnham; and grant a three month extension to George Mitchell, 25 and 29 Terrace. Aye -- All. Motion Carried.***

#### **Old or General Business:**

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

Mr. Kuchenbecker stated the Governor will be here August 2, 2018 to view the area of the proposed square.

##### **2019 Proposed Budget – Exhibit E**

Mr. Kuchenbecker reviewed the proposed 2019 budget with the HP Commission and how the commission determined their budget numbers. Carolyn Weber, Director of Deadwood History, Inc. (DHI), presented information on the Adams Museum Funding, Adams House Funding and Days of 76 Museum Funding for 2019. Ms. Weber explained the importance of each entity to Deadwood and requested funds for 2019 not be decreased by 30%. Mr. Ruth Jr. stated if a City retaining wall was to fail there would not be enough funds in the line item to do the repairs. The City would have to bond to cover the costs of City retaining walls. Why not use the \$100,000 in the City Retaining Wall line item to fund DHI. Ms. Ochse stated next year we will have less money in our budget plus a bigger bond payment. All requesting entities should be notified there will be definite cuts to the 2020 budget. Mr. Kuchenbecker revised the proposed budget and deleted the City Retaining Wall line item of \$100,000 and was able to fully fund the DHI line items. ***It was moved by Mr. Toews and seconded by Ms. Ochse to approve the amended 2019 budget. Aye -- All. Motion Carried.***

##### **Outside of Deadwood Grants – Maximum Applicant Can Request for 2019 – Kevin Kuchenbecker**

Mr. Kuchenbecker stated the Outside of Deadwood Grant budgeted amount for 2019 has been reduced from \$150,000 to \$100,000 with \$50,000 being dispersed each funding cycle. Staff is requesting the reduction in the maximum amount an applicant can apply for each funding cycle and suggests reducing the maximum amount to \$10,000. ***It was moved by Mr. Toews and seconded by Ms. Ochse to set the maximum an applicant can apply for at \$10,000 for the Outside of Deadwood Grants. Aye -- All. Motion Carried.***

##### **Black Hills Mining Museum – Discussion with possible action**

Mr. Kuchenbecker stated the Black Hills Mining Museum is requesting an emergency loan for repairs to the roof of the museum. The museum proposes the loan would be paid back within one year. In the past, the Deadwood Historic Preservation Commission has provided loans to projects outside of Deadwood including one to the old Central Elementary School project in Lead. Loan documentation from the Mining Museum has been presented to Neighborworks. The roof is leaking which is putting artifacts at risk. Staff would recommend to the loan committee providing a one year emergency loan, zero percent interest, balloons in one year. Any action should be contingent upon loan committee review. Mr. Toews stated there are a lot of artifacts located on the first floor and the back is where the archives are located. With all of this rain there is damage already on geology maps. To stop damage tarps and plastic has been put down to protect what they can. Access to museum has been discontinued because everything is covered up. The museum is trying to secure funding from the City of Lead and WARF to repair the roof. They are on funding cycles so funds would not be available now but repairs need to be done. Mr. Kuchenbecker stated this would come out of the Revolving Loan Funds not operating budget. ***It was moved by Ms. Ochse and seconded by Ms. Posey to move ahead with the loan contingent upon the Loan Committees recommendation. Aye-All. Mr. Toews abstained. Motion Carried.***

##### **Stockyards Ag Experience – Outside of Deadwood Grant Extension – Exhibit F**

Mr. Kuchenbecker stated Stockyards Ag Experience is requesting a ten month extension of their Outside of Deadwood Grant. ***It was moved by Mr. Toews and seconded by Ms. Posey to grant a 10 month extension to the Stockyards Ag Experience until May 12, 2019. Aye-All. Motion Carried.***



Black Hills National Forest Service – Outside of Deadwood Grant Extension – Exhibit G

Mr. Kuchenbecker stated the Black Hills National Forest Service is requesting an extension until May 24, 2019 for the Outside of Deadwood Grant for interpretative signs on the Mount Roosevelt site of the Friendship Tower. ***It was moved by Ms. Posey and seconded by Mr. Toews to grant an extension until May 24, 2019 for the Outside of Deadwood Grant for interpretative signs on the Mount Roosevelt site of the Friendship Tower. Aye -- All. Motion Carried.***

New Matters before the Deadwood Historic District Commission

COA 180098 – Todd Weber – 629 Main Street – Temporary Structure – Exhibit H

Mr. Kuchenbecker stated the applicant is requesting permission to construct a temporary vending structure to be used during the rally. 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 parking lot and as a temporary structure it does not have a long-term adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Ochse and seconded by Mr. Toews based upon the guidance found in DCO 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye -- All. Motion Carried.***

COA 180102 – Bob & Kim Fehr – 649 Main Street – Repair Windows – Exhibit I

Mr. Kuchenbecker stated the applicant is requesting permission to repair windows that were damaged in the hail storm. Three upper windows have cracked and broken glass and wood frames were damaged. Staff will coordinate with the applicant. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon the guidance found in DCO 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye -- All. Motion Carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180099 – Michael Larsen – 51 Lincoln Avenue – Replace Windows – Exhibit J

Mr. Kuchenbecker stated the applicant is requesting permission to replace twelve windows. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the resource or the historic character of the local historic district, the State and National Register of Historic District or the Deadwood National Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Toews 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 180100 – Renee Burr – 25 McKinley – Repair Foundation & Replace Windows & Doors – Exhibit K

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 25 McKinley Street, a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood. The applicant is requesting permission to do repairs to the foundation and replace windows and doors to the structure. The applicant is also applying for our grant programs. This resource is a non-contributing do to the inappropriate windows and siding. It does fall within the period of significance. This project begins to reverse the inappropriate alterations. Furthermore, staff has met with the applicant and is looking at possible siding options available. Behind the metal siding is stucco, however, the condition is unknown. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by 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 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – Exhibit L

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hills Planning Unit. The applicant is requesting permission to re-roof the entire house due to hail damage. The house currently has historic wooden shingles but the applicant is requesting to replace them with asphalt shingles. It is staff opinion the wood shingles are an architecturally identifying characteristic to the few houses that remain with the wood shingles. The insurance company should cover the replacement cost of wood shingles. It is staff's opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building. It is also staff's opinion it does not have an overall adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Kuchenbecker stated there are a few roofs left with wood shingles that are significant yet he understands firewise measures and the importance of fire safety along with the cost of insurance so this has become a dilemma. This is also an issue the



Trouton's at 33 Jackson are having. Ms. Trouton stated the biggest concern is the insurance costs and the cost of \$5,000 deductible. There is composite shingles that resembles the shakes that could be used which is a lot more durable. Mr. Toews stated we need to address these issues case by case. If other owners do not have insurance issues I would like to keep the wood shingles. If an owner doesn't have the same insurance issue then I am for replacing the wood shingles. Mr. Johnson stated since we do not know the situation of the Hoines I would recommend continuing this item until the next meeting. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue this item until the next meeting. Aye - All. Motion Carried.***

PA 180103 – Jeffrey Lawler – 25 Jackson – Replace Siding/Windows/Fence, Swap Front Window/Door – Exhibit M  
Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace the siding, install new windows, swap front door and front window location to install a handicap bathroom for handicapped sister, rework the front porch, remove chain link fence and replace with wood, repair the roof and construct a pergola on the side of the resource. While not an original configuration it will mirror the door and window as currently set up. It is staff's opinion that the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. Posey, based upon all the evidence presented, 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 waiving the shutters. 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.)*

#### **Committee Reports:**

Ms. Ochse stated she attended the Society of Black Hills Pioneers luncheon in Rapid City. There were about sixty people there.

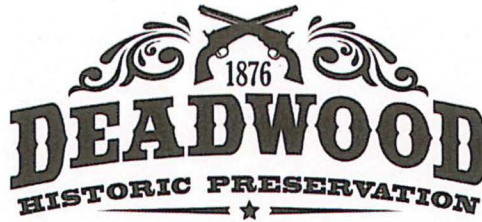
Mr. Johnson read a thank you note from Iver and Monica Gibbs who are in the grant programs.

The Historic Preservation Commission Meeting adjourned at 6:36 p.m.

ATTEST:

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



# EXHIBIT A

## MEMORANDUM

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**Date:** August 3, 2018, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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

- Thomas & JoBerta Pehrson – 31 Jackson – Elderly Resident Program  
*Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.*
- Karin Wood – 42 Lincoln Avenue – Wood Windows and Doors Program  
*Staff has determined the project meets the criteria for the Wood Windows & Doors Programs. Staff will coordinate with the applicant during the proposed project.*
- Travis Floyd – 81 Stewart – Foundation Program  
*Staff has determined the applicant meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.*





## Elderly Residents Program Application

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

Address of Property:

31 JACKSON ST.

Applicant/Owner name & mailing address:

Thomas & JoBerta Pehrson  
31 JACKSON ST.  
DEADWOOD SD. 57732

Telephone: (605) 559-0154

E-mail jobertaann@gmail.com

What year were you born? 1947

Applying for: ☒ Grant or ☐ Loan

Requested Grant Amount:

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

Estimated Total Cost for Entire Project:

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

**For Office Use Only:**

☒ Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/1/18 Initials: BA

Assessed Valuation \$ 124,170

Description of work to be done Repairs / Roof / Plumbing + Front Stairway  
Beams under Bathroom

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

### 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 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: Thomas Pehrson

Date submitted: 8/1/18

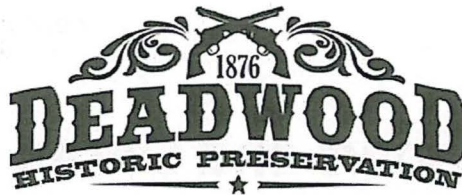
Owner's signature: JoBerta Pehrson

Date submitted: 8/1/18

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

Revised 6/7/18



## Wood Windows and Doors Application

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

1. Address of Property:

42 Lincoln Ave

2. Applicant/Owner name & mailing address:

Karin Wood

42 Lincoln Ave

Deadwood, SD 57732

Telephone: (605) 641-8793

E-mail Karin@thecompasspoint.org

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: 8/1/18 Initials: BA

Assessed Valuation \$ 124430

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: Karin Wood

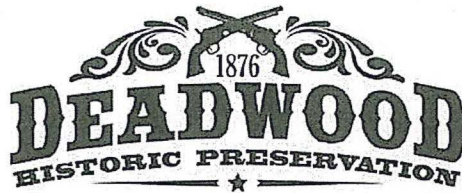
Date submitted: 7/30/2018

Owner's signature: Karin Wood

Date submitted: 7/30/2018

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





## Foundation Program Application

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

1. Address of Property:

81 Stewart St, Dwd

2. Applicant's name & mailing address:

Travis Floyd  
81 Stewart St  
Deadwood, SD 57732

Telephone: (605) 209-8929

E-mail travis.floyd@icloud.com

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/1/18 Initials: BA

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

5. Certification

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

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

Applicant's signature: 

Date submitted: 07/31/2018

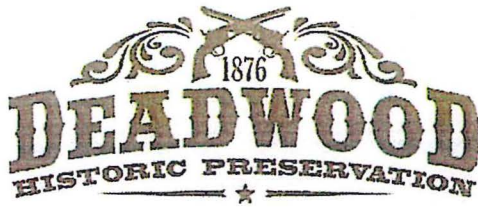
Owner's signature: \_\_\_\_\_

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



# EXHIBIT B

## Historic Facade Easement Program Application

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

1. Address of Property:

666 Main St Deadwood

2. Applicant's name & mailing address:

Cem Iskender

1129 Ridgewood Ave

Holly Hill, FL 32117

Telephone: (386) 451-2900

E-mail Cem@PatchStop.com

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

4. Project Costs:

Total cost of the façade restoration project:

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

Amount requested for the façade project

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

(Keep in mind eligible expenses and program maximums)

Total cost of building rehabilitation project

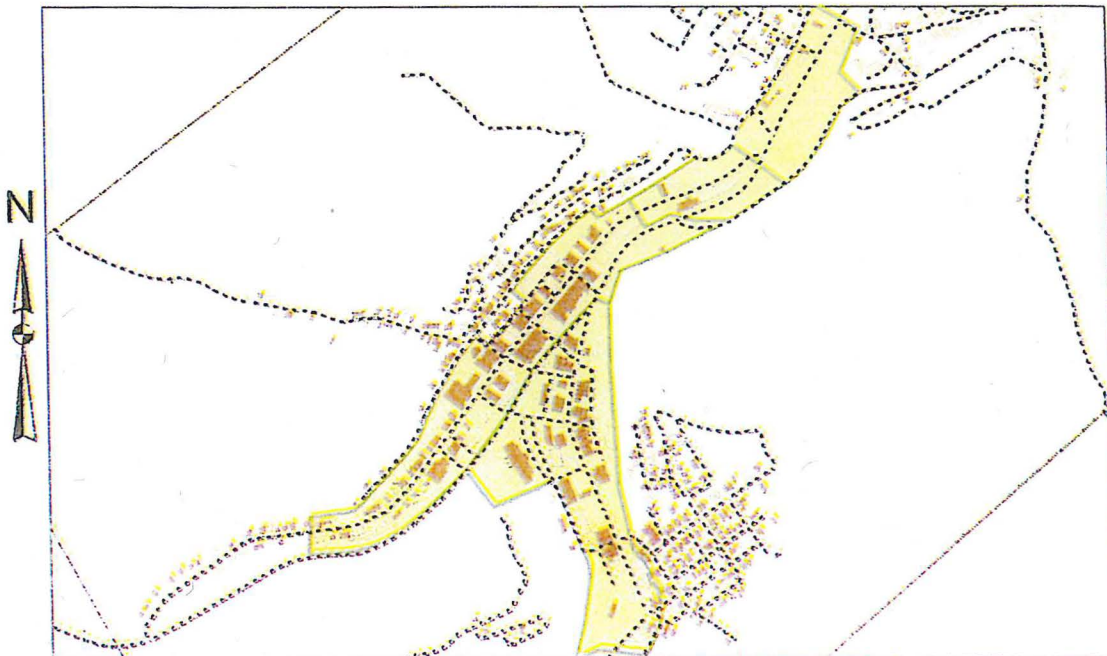
\$ \_\_\_\_\_

(Include additional interior work planned)

Anticipated appraisal value at conclusion of project

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

5. Façade Easement Program Area – Deadwood Local Historic District





6. Required Supporting Documentation

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

7. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan 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 of a grant or loan.

Applicant's signature: 

Date submitted: 7/30/18

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

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

---

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

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

795 MAIN STREET  
DEADWOOD, SD 57732  
605-578-1401

## MEMORANDUM

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**Date:** August 8<sup>th</sup>, 2018  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Walker, NeighborWorks, DHR  
**Re:** Historic Preservation Loan Requests (1page)

---

The following Historic Preservation Loan Requests were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendation follows each of the loan requests. For further information please review the individual loan requests.

- Ralph Hoggatt – 61 Sherman – Commercial Life Safety Loan

*The borrower is requesting a commercial life safety loan*

*This loan request was reviewed by Loan Committee: favorable comments were received.*

- BH Mining Museum- 9 Parksdale, Lead- Commercial Life Safety Loan

*The borrower is requesting a commercial life safety loan in Lead*

*This loan request was reviewed by Loan Committee: favorable comments were received.*

- Michael Johnson- 8 Van Buren - Extension Request

*The borrower is requesting a 3 month extension*

*This loan request was reviewed by Loan Committee: favorable comments were received.*

- George Mitchell- 29 Terrace – Request to Forgive

*The borrower is requesting that the loan be forgiven at this time*

*This loan request was reviewed by Loan Committee: favorable comments were received.*



To be submitted to Historic Preservation Commission 8.08.18

## Commercial RLF LS Loan Request

DATE: 8/01/18

APPLICANT: Ralph Hoggatt

PROPERTY ADDRESS: 61 Sherman

LOAN AMOUNT: \$25,000

INTEREST RATE: 0% Life Safety

TERM: 5 year balloon (240 Amortization)

PAYMENT AMOUNT: \$111.59 for 60 months

PURPOSE: Roof Repairs

SECURITY: Mortgage

Historic Preservation  
Commission

### ACTION

- ☐ Approved  
☐ Denied  
☐ Continued

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

Signed: \_\_\_\_\_

### UNDERWRITER'S REVIEW:

Excellent Credit Score, 37.10% LTV & 37.10% CLTV.

9.034% DTI & 10.50% overall DTI ratio

The applicant is requesting a \$25,000 Commercial Revolving Loan Fund Life Safety Loan for his commercial property that received water and hail damage after the recent hail storms. The applicant has excellent credit, stable income and great ratios due to limited liabilities. This loan will have a 6 month construction period.

Please note that the applicant DOES NOT HAVE INSURANCE on this property and my recommendation would be to require insurance be in force at the time of completion of the roof repairs in order to protect the structure and HP against loss.

\*Due to the fact that there is not insurance currently in force on this property Loan Committee requests the following addendums to the loan terms 1) requiring proof of insurance to be submitted within 30 days of completion of the repairs, otherwise interest at the rate of 5% will be applied to the unpaid balance from the date that the loan originated until the loan is paid in full, 2) If proof of insurance is not provided within 90 days of the date of completion of the repairs then the loan would immediately become due and payable in full (Demand Feature) 6 month Construction Period

### UNDERWRITER'S RECOMMENDATION:

I recommend approval of the loan as presented with the addendum

**This loan request was reviewed by Loan Committee: Favorable Comments were received.**

To be submitted to Historic Preservation Commission 8.08.18

## Commercial RLF LS Loan Request

DATE: 8/01/18  
APPLICANT: BH Mining Museum  
PROPERTY ADDRESS: 323 West Main St Lead  
LOAN AMOUNT: \$50,000  
INTEREST RATE: 0% Life Safety \*  
TERM: 1 year balloon  
PAYMENT AMOUNT: \$50,000 one year balloon  
PURPOSE: Roof Repairs  
SECURITY: Mortgage

Historic Preservation  
Commission

### ACTION

- ☐ Approved  
☐ Denied  
☐ Continued

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

Signed: \_\_\_\_\_

### UNDERWRITER'S REVIEW:

The Black Hills Mining Museum in Lead is requesting a \$50,000 one year Revolving Loan Fund Commercial Life Safety Loan with a 0% interest and a one year balloon. In the past this type of loan was offered through the Outside of Deadwood Grant & Loan program. This loan is being requested through the Revolving Loan Fund after discussions with the Loan Committee and Kevin Kuchenbecker, Historic Preservation Officer. Although the current program guidelines require the property to be in Deadwood, it appears that there is some precedence to support this loan request as the HPC approved a commercial loan in Lead using the RLF in 2002. I have reviewed applicants 990 Tax Returns, Bank Statements, Balance Sheet and Profit and Loss Statements as well as their Articles of Incorporation. I feel that they have stable income and assets to support the application; however I would state that the primary source of repayment will be requested Grant funds from the City of Lead and donors such as Wharf.

\*Loan Committee requests the following addendums to the loan terms 1) requiring the loan to be paid in full by the 1 year maturity date, otherwise interest at the rate of 5% will be applied to the unpaid balance from the date that the loan originated, 2) The work be inspected by the City of Leads Building Inspector, 3) Proof of insurance supplied within 30 days of completion of the repairs.

### UNDERWRITER'S RECOMMENDATION:

I would recommend approval of the loan as presented

**This loan request was reviewed by Loan Committee: Favorable Comments were received.**



To be submitted to Historic Preservation Commission 2/14/2018

## Extension Request Loan #CHPVACMJN

DATE: 08/01/2018  
APPLICANT: Michael Johnson  
PROPERTY ADDRESS: 8 Van Buren  
LOAN AMOUNT: \$10,000  
INTEREST RATE: 0%  
TERM: 10 Year Forgivable  
PAYMENT AMOUNT: \$0  
PURPOSE: Vacant Loan  
SECURITY: Mortgage

**UNDERWRITER'S REVIEW:**

This loan matured 8/01/2018. The applicant is requesting a 3 month extension of the Vacant loans maturity date to allow him time to finish the work and use the remaining loan funds. The new maturity date would be 11/01/2018

**UNDERWRITER'S RECOMMENDATION:**

I would recommend approval of this loan request as presented

**This loan request was reviewed by Loan Committee: Favorable Comments were received.**

Historic Preservation Commission	
<b>ACTION</b>	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Denied
<input type="checkbox"/>	Continued
Date: __/__/__	
Signed: _____	

To be submitted to Historic Preservation Commission 8.08.2018

## Request to Forgive Loan CONRWMT29

DATE: 8.01.18  
APPLICANT: George Mitchell  
PROPERTY ADDRESS: 29 Terrace  
LOAN AMOUNT: \$17,300.00  
INTEREST RATE: 0%  
PAYMENT AMOUNT: \$0  
PURPOSE: Retaining Wall Loan  
SECURITY: 2<sup>nd</sup> mortgage

Historic Preservation  
Commission

**ACTION**

- ☐ Approved  
☐ Denied  
☐ Continued

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

Signed: \_\_\_\_\_

### UNDERWRITER'S REVIEW:

This loan matured on 7.22.2018 and received an extension till 10/22/2018.

This property needs some maintenance to be completed prior to re-inspection, similar to 25 Terrace. In addition, it has sustained about \$12,000 in hail damage including roofing, some paint, storm windows, and copper caps on deck posts. The borrower has hired a contractor to complete the paint and other repairs but they want to do it right and paint the entire home and complete all of the repairs instead of patching the home up for an inspection. They expect that it will be next summer before the work is completed.

The borrower is requesting that this Retaining Wall loan be forgiven at this time instead of asking for additional extensions. The borrower has another forgivable loan #CHPSNEMIT in the amount of \$10,000 that matures 4/22/2023 that will also require an inspection to be forgiven. In the past we have approved such a request as long as there was a future inspection required

### UNDERWRITER'S RECOMMENDATION:

I recommend the request for the loan to be forgiven at this time based on the future inspection.



Case No. 180101  
Address: 65 Forest Avenue

# EXHIBIT D

## Staff Report

The applicant has submitted an application for Project Approval for work at 65 Forest Avenue, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Adrian & Annette Hoines  
Owner: HOINES, ADRIAN M & ANNETTE K  
Constructed: 1896

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

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

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

The applicant is requesting permission to re-roof the entire house due to hail damages. The house currently has historic wooden shingles but the applicant is requesting to replace them with asphalt shingles.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### Staff Opinion:

It is staff opinion the wood shingles are an architecturally identifying characteristic to the few houses that remain with the wood shingles. The insurance company should cover the replacement cost of wood shingles. It is staff's opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building. It is also staff's opinion it does not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[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.





*For shingler*

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



FOR OFFICE USE ONLY	
Case No.	<u>180101</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/18/18</u>
Date of Hearing	<u>7/20/18</u>

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>65 Forest Avenue, Deadwood</u>
Historic Name of Property (if known): <u>The Elder House</u>

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

Owner's Name: <u>Adrian &amp; Annette Hoines</u>
Address: <u>13636 390<sup>th</sup> Ave</u>
City: <u>Aberdeen</u> State: <u>So Dak</u> Zip: <u>57401</u>
Telephone: <u>6052168160</u> Fax: _____
E-mail: <u>Annette.Hoines@hotmail.com</u>

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

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

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

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



<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 checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

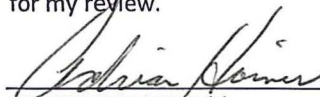
Re-roofing of entire house due to hail damage.  
House is Nat'l. Historic with wood shingles.  
Request to replace with asphalt shingles to  
improve appearance, insulation due to underlayment  
on asphalt shingles; vents would improve  
circulation and reduce fire hazard.

## 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.

 7/18/2018  
SIGNATURE OF OWNER(S) DATE

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

 7/18/18  
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.



Case No. 180134  
Address: 33 Jackson Street

# EXHIBIT E

## Staff Report

The applicant has submitted an application for Project Approval for work at 33 Jackson Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Jeff and Lauren Trouton  
Owner: TROUTON, JEFFREY S & LAUREN M  
Constructed: 1938

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

##### 1. Historic significance of the resource:

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

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

The applicant is requesting permission to change the "shake" roof to a "shake-look" product as the cost of keeping the shakes is beyond financial ability. The roof is only five years old but was badly damaged by hail.

Attachments: No

Plans: No

Photos: Yes

#### Staff Opinion:

There appears to be products on the market that very closely imitate the look of wood shingles that could be considered. These materials may also be a safer product from fire. If the product is correctly chosen, 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.	<u>H180134</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/31/18</u>
Date of Hearing	<u>8/8/18</u>

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

### PROPERTY INFORMATION

Property Address: 33 Jackson St.

Historic Name of Property (if known): "Forest Service"

### APPLICANT INFORMATION

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

Owner's Name: Jeff + Lauren Trouton  
Address: 33 Jackson St.  
City: Deadwood State: SD Zip: 57732  
Telephone: 605-591-2924 or 591-2925 Fax: 591-2925  
E-mail: laurenttrouton@yahoo.com

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

Contractor's Name: Christian Dietz  
Address: Rain-It-Cons.  
City: Rapid City State: SD Zip: \_\_\_\_\_  
Telephone: 605-391-1334 Fax: \_\_\_\_\_  
E-mail: office@rainititerc.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 checked="" type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting   |
| <input type="checkbox"/> General Maintenance             | <input type="checkbox"/> Siding                | <input type="checkbox"/> Windows     |  |
| <input type="checkbox"/> Other _____                     | <input type="checkbox"/> Awning                | <input type="checkbox"/> Sign        | <input type="checkbox"/> Fencing             |



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>Sept 1</u>		Project Completion Date (anticipated): <u>Sept 8</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 checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

We would like to change our "shake" roof to a "shake-look" product as the cost of keeping the shakes is beyond our financial ability. The roof itself is only 5 years old and was destroyed by 1 bad hail storm which could easily happen again in this area. When we bought our home 4 years



ago it was not owner-occupied and had been a rental for quite some time, and was in terrible shape! The windows were inoperable, ceilings left damaged from leaks, old electric... We have put a lot of money, work, and time into the home and have also had a lot of help from H.P. & Keith and Kevin in particular. I am not asking to replace the shakes because "it's cheaper and easier" the fact is the look-alike shakes are just as expensive initially but far more durable, far less of a fire hazard, and most importantly we can afford the home owners insurance w/ them. I love our home and still have more to do but I will not be able to afford to keep homeowners insurance with the wood shakes.

Thank You  
Lauren & Jeff Trouton




## 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.

 7/30/18  
SIGNATURE OF OWNER(S) DATE

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

 7-30-18  
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.



Stephanie Lee  
807 10th Ave  
Belle Fourche, SD 57717-1536  
(605) 723-2046 Office  
(605) 892-2911 Fax  
SLec8@FarmersAgent.com

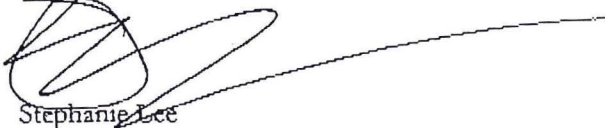
June 26, 2018

To Whom It May Concern:

I am writing on behalf of my insureds, Jeffrey and Lauren Trouton of Deadwood. We insure their home located at 33 Jackson Street. They currently have a significant deductible of \$4,680 for wind/hail losses. This is due to the fact that shake roofs are highly flammable and present a large risk. Because of that fact, we charge a higher rate for any insureds with a shake roof. The Troutons have a high deductible, and would prefer to look into an asphalt shingle roof with a shake appearance. I have quoted them on this, and it would result in a reduction of premium due to the lower risk inherent in asphalt shingles. They could cut their deductible in nearly half and keep their premium quote reasonable.

If you have any questions, please contact my office.

Thank you,



Stephanie Lee

[www.farmersagent.com/slee8](http://www.farmersagent.com/slee8)





## Farmers Insurance Exchange

PO Box 268994  
Oklahoma City, OK 73126-8994  
Toll Free Fax 1-877-217-1389  
myclaim@farmersinsurance.com

### Summary for Building

Line Item Total	22,385.37
Material Sales Tax	601.60
Subtotal	22,986.97
Excise Tax	428.34
<b>Replacement Cost Value</b>	<b>\$23,415.31</b>
Less Depreciation	(3,535.58)
<b>Actual Cash Value</b>	<b>\$19,879.73</b>
Less Deductible	(4,680.00)
Less Prior Payment(s)	(14,995.32)
<b>Net Claim Remaining</b>	<b>\$204.41</b>
Total Recoverable Depreciation	3,535.58
<b>Net Claim Remaining if Depreciation is Recovered</b>	<b>\$3,739.99</b>

Sheila Miller  
Claims Representative



Stephanie Lee  
807 10th Ave  
Belle Fourche, SD 57717-1536  
(605) 723-2046 Office  
(605) 892-2911 Fax  
SLee8@FarmersAgent.com

June 26, 2018

Lauren & Jeff:

I quoted the house with an asphalt shingle roof, and here are the numbers:

Current coverage w/Deductible of \$4,680 = \$1486.41

Shingle roof w/ Deductible of \$4,680 = \$1141.87

Shingle roof w/ Deductible of \$2,500 = \$1513.44

Shingle roof w/ Deductible of \$1,500 = \$1753.99

I hope this helps!

25-5234 03:09



Case No. 180136  
Address: 42 Lincoln Avenue

# EXHIBIT F

## Staff Report

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

Applicant: Karin Wood  
Owner: WOOD, KARIN KNUDSEN WOOD, GEORGE F  
Constructed: c 1885

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

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

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

The applicant is requesting permission to replace damaged aluminum storms with wood storms and repair windows.

**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.

[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.

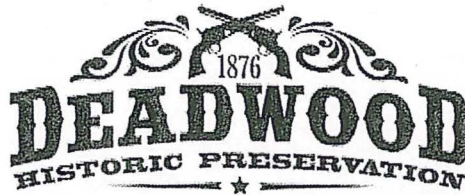
OR

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.	<u>H180136</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/30/18</u>
Date of Hearing	<u>8/8/18</u>

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>42 Lincoln Ave</u>
Historic Name of Property (if known): <u>Eben Martin House</u>

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

Owner's Name: <u>Karin Wood</u>
Address: <u>42 Lincoln Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>641-8793</u> Fax: _____
E-mail: <u>karin@thecompasspoint.org</u>

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

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

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

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



<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			

### 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.

Replacing damaged storms (aluminum)  
with wood storms  
Repairing windows

## 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.

<u>Karin Wood 7-30-2018</u>		_____	
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.



Case No. 180141  
Address: 33 1/2 Jackson Street

# EXHIBIT G

## Staff Report

The applicant has submitted an application for Project Approval for work at 33 1/2 Jackson Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Tom Julius  
Owner: JULIUS, DORRENE M & THOMAS M  
Constructed: 1938

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

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

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

The applicant is requesting permission to re-roof after hail damage using a rubber composite that looks like shakers but withstands weather better.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### Staff Opinion:

This product closely resembles wood shingles and in staff's opinion is a satisfactory substitute. Based on this material, 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.

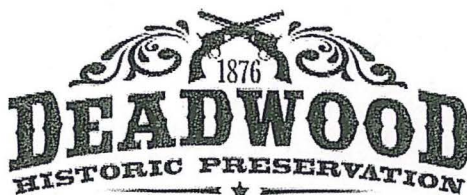
OR

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.	<u>180141</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>8/2/18</u>
Date of Hearing	<u>8/8/18</u>

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

### PROPERTY INFORMATION

Property Address: 33 1/2 JACKSON ST.  
Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: TOM JULIUS  
Address: 540 2nd ST.  
City: CRAWFORD State: NE Zip: 69339  
Telephone: 665-1591 Fax: \_\_\_\_\_  
665-5057  
E-mail: \_\_\_\_\_

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

Contractor's Name: PROBABLY WEATHER TITE  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: 605 415-2563 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

- |  |  |                                      |  |
|--|--|--------------------------------------|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building          | <input type="checkbox"/> Addition    | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction                | <input checked="" type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting   |
| <input type="checkbox"/> General Maintenance             | <input type="checkbox"/> Siding                | <input type="checkbox"/> Windows     |  |
| <input checked="" 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 checked="" type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <i>All with a rubber composite</i>
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

*re roof after hail damage using a rubber composite that looks like shakes, same look just withstands weather better.*

*example 320 mill st. in lead*

## 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.

Tom Jenkins 8-2-18  
SIGNATURE OF OWNER(S) DATE

Debbie Jenkins 8-2-18  
SIGNATURE OF OWNER(S) DATE

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

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

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SIGNATURE OF AGENT(S) DATE

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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.