

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 9, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. April 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. Margaret Sulentic – 23 Van Buren – Siding Program
 - ii. Margaret Sulentic – 23 Van Buren – Wood Windows and Doors Program
 - c. Grant Extension Requests – **Exhibit B**
 - i. Iver & Monica Gibbs – 850 Main – Wood Windows and Doors
 - ii. Roger & Ann Ochse – 35 Madison – Elderly Resident
 - iii. Margaret Sulentic – 23 Van Buren – Elderly Resident
 - iv. Margaret Sulentic – 23 Van Buren – Foundation Program
 - v. Lori Keehn – 107 Forest – Wood Windows and Doors
 - vi. Lori Keehn – 107 Forest – Siding Program
 - vii. Shirlene Joseph – 771 Main – Foundation Program
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. George Mitchell – 29 Terrace & 25 Terrace – Extension Request
 - ii. Margaret Sulentic – 23 Van Buren – Life Safety Loan Request
 - iii. Bradley Peterson/Dragon Belly LLC – 770 Main – Loan Request
 - iv. Bradley Peterson/Dragon Belly LLC – 772 Main – Loan Request
 - v. Naomi Gathman – 91 Forest – Extension Request
 - vi. Joette Johnson – 78 Williams – Extension Request
5. Old or General Business
 - a. Main Street Initiative update
 - b. 2018 Summer Tour Guide – Hire Part-time Staff – Raul Ponce de Leon - **Exhibit D**
 - c. Not-for-Profit Grant Request – Deadwood BPOE #508 – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180044 Ron & Lisa Jorgenson – 639 Main Street – Replace Awning – **Exhibit F**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180042 Wayne Morris – 388 Main Street – Replace Siding – **Exhibit G**
 - b. PA 180043 Ben & Sheri Greenlee – 52 Van Buren Avenue – Extend Deck – **Exhibit H**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 25, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. April 11, 2018 Special Meeting
 - b. April 11, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Revolving Loan Program Voucher Approval
5. Old or General Business
 - a. 2018 Scholarship Award
 - i. Carolyn Groeger
 - ii. Wyatt Hess
 - iii. Stewart Job
 - b. Main Street Initiative update
 - c. Society of Black Hills Pioneers – Funding Request -- Exhibit A
 - d. Lead-Deadwood School District – Not-for-Profit Grant – Exhibit B
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
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.*)
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All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday April 25, 2018

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Ann Ochse, Thomas Blair, Beverly Posey and Lynn Namminga.

Absent: Michael Johnson

Present City Commission: Dave Ruth Jr.

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

All motions passed unanimously unless otherwise stated.

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

Approval of HPC Minutes:

April 11, 2018 Special Meeting

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC minutes of Wednesday, April 11, 2018 Special Meeting. Aye – All. Motion carried.

April 11, 2018 Regular Meeting

Change the date on the second page to April 11, 2018. ***It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, April 11, 2018 as amended. 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 \$216,031.94. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$5,251.04, based on information as presented. Aye - All. Motion carried.

Revolving Loan Program

Mike Walker with Neighborworks presented the financial report.

Old or General Business:

2018 Scholarship Award

Vice Chair Blair presented the Scholarship awards for 2018 to Carolyn Groeger, \$1,000.00, Wyatt Hess, \$1,000.00 and Stewart Job, \$500.00. Mr. Kuchenbecker stated after reviewing the applications the Committee recommended the creation of and budgeting for next year a \$500 scholarship for secondary education and vocational schools.

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated information regarding a public gathering space will be in the City Newsletter as suggested by the Commission. The Economic Restructuring Committee is forming a committee to work with Lead and Deadwood on housing developments. They will also continue to focus on the Upper Floor projects. The Promotion Committee held a fund raiser "Hops and Hogs" and on May 10th a progressive Dinner with 50 tickets available at \$50 each. They have not received a response from Century Link.

Society of Black Hills Pioneers – Funding Request – Exhibit A

Mr. Kuchenbecker stated the Society of Black Hills Pioneers has published a book of stories about the historic families of the members of the society. Each year the Deadwood Historic Preservation Commission has granted funds to help pay for the publishing costs. ***It was moved by Mr. Toews and seconded by Ms. Ochse to fund the cost of publications for 2018 in the amount of \$2,500.00. Aye – All. Motion Carried.***

Lead – Deadwood School District – Non-for-Profit Grant – Exhibit D

Mr. Kuchenbecker stated the Lead-Deadwood School District is requesting the Elementary School be added to the Not-For-Profit funding list because it is located in Deadwood. In the past they have applied for Outside of Deadwood Grants because the School District Office is located in Lead. ***It was moved by Ms. Posey and***

seconded by Ms. Ochse to add the School District Grade School Building as an eligible structure for the Not-for-Profit Grant Program. Aye – All. Motion Carried.

The Lead-Deadwood School District will be tuck-pointing the masonry, removing and replacing the sealants at stone caps and replacing damaged bricks and stones. The total cost of the project is \$400,240.00. The School is requesting \$50,000 from the Not-for-Profit Grant. They would not be able to come back in for five years. ***It was moved by Ms. Posey and seconded by Mr. Berg to approve the Not-for-Profit Grant request in the amount of \$50,000 for work on the elementary school. 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.*)

The Mining Historic Association is having their National Convention in Deadwood on June 6 – 10, 2018. Historic Preservation is a sponsor. There will be Tours of Deadwood and the Black Hills along with Wyodak. Mike Runge will be doing a presentation. If you wish to attend let Bonny or Meghan know. There are 95 Registered so far.

April 27 and 28 is the History Conference in Rapid City. Mike Runge will be presenting at this conference.

A copy of the Fastbender newsletter was handed out.

The Historic Firearms and Western Auction is this weekend at the Lodge.

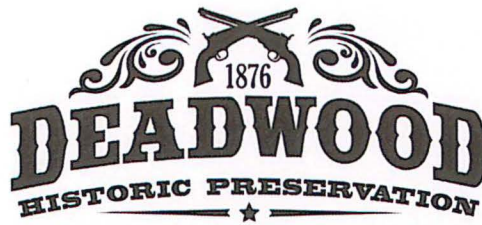
Mr. Kuchenbecker and Ms. Anfinson attended the Restoration Summit in Hot Springs. There were about 30 people there. Mr. Kuchenbecker was the Keynote Speaker and also did the Realtor Workshop in the afternoon.

Committee Reports:

The Historic Preservation Commission Meeting adjourned at 5:22p.m.

ATTEST:

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



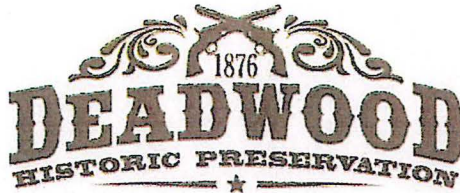
MEMORANDUM

EXHIBIT A

Date: May 4, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Margaret Sulentic – 23 Van Buren – Siding Program
Staff has determined the project meets the criteria for the Siding Program. Staff will coordinate with the applicant during the proposed project.
- Margaret Sulentic – 23 Van Buren – Wood Windows and Doors Program
Staff has determined the project meets the criteria for the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.



Siding Program Application

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

1. Address of Property:

23 Van Buren St

2. Applicant's name & mailing address:

23 Van Buren St

Margaret Silentic

Deadwood SD 57732

Telephone: 605 578 - 2667

E-mail margaret.silentic@ymail.com

cell - 605 578 7510

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: 5/3/18

Initials: BA

Assessed Valuation \$ _____

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

5. Certification

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

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

Applicant's signature: Margaret Silentic

Date submitted: 5/2/18

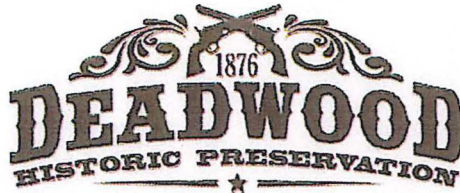
Owner's signature: Margaret Silentic

Date submitted: 5/3/18

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 09/27/17



Wood Windows and Doors Application

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

1. Address of Property:

23 Van Buren St

2. Applicant/Owner name & mailing address:

Margaret Sulentic
23 Van Buren St
Deadwood SD 57732

Telephone: (605) 578-2467

E-mail margaretsulentic@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/3/18

Initials: BA

Assessed Valuation \$ _____

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

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

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

Applicant's signature: Margaret Sulentic

Date submitted: 5/3/18

Owner's signature: Margaret Sulentic

Date submitted: 5/3/18

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

Wood Windows and Doors Worksheet

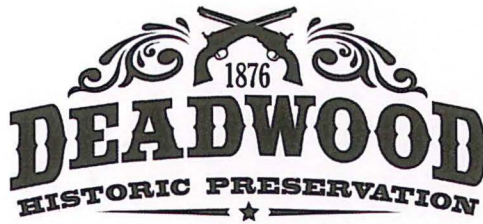
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	4 windows in 2 front doors	small windows	approx 15" x 18"			
Right Side View	1 window up + 1 door stairs	4 panels up approx 24 x 30				
Left Side View	1 window up + 1 door stairs					
Rear View	none					
Total Windows						
7 wind. 5600 storm 2450 8050	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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



MEMORANDUM

EXHIBIT B

Date: May 4, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Grant Extensions

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

- Iver & Monica Gibbs 850 Main Wood Windows & Doors
The grant expires on 05/24/17. The applicant has been doing renovations on the interior of the home and is now starting work on the exterior. They have completing the siding and are now finishing up the windows. The applicant feels three months is enough time to complete the project. Staff recommends extending the grant for three months which will expire 08/24/18.
- Roger & Ann Ochse35 Madison Elderly Resident
The grant expires on 05/01/18. The applicant is securing quotes and will be using the remaining Elderly Resident Grant funds for plumbing issues. Staff recommends extending the grant for an additional three months which will expire 08/01/18.
- Margaret Sulentic....23 Van Buren Elderly Resident & Foundation
The grant expires on 05/22/18. The applicant has a contractor for the project and is completing loan documentation. Staff recommends extending the grant for an additional three months which will expire 08/22/18.
- Lori Keehn..... 107 Forest Wood Windows & Doors/Siding
The grant expires on 05/04/18. Now that winter is over the contractor has started on the project but will not be done before the grant expires. Staff recommends extending the grant for an additional three months which will expire 08/04/18.
- Shirlene Joseph 771 MainFoundation Program
The Grant Expires 5/03/18. The project has started and is about three quarters of the way complete. Staff recommends extending the grant for an additional three months which will expire 08/03/18.

Bonny Anfinson

From: Ann Ochse <annochse@msn.com>
Sent: Thursday, May 3, 2018 11:05 AM
To: Bonny Anfinson
Subject: Elderly Grant

Bonny,

We would like to extend our elderly grant for 6 months in order to use the remaining funds. We want to upgrade the plumbing in our home and replace the hot water heater. We have contacted a licensed plumber for an estimate.

Ann & Roger Ochse

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



330 E. Anamosa
Rapid City, SD 57701
605-923-6007

MEMORANDUM

EXHIBIT C

Date: May 09, 20185
To: Deadwood Historic Preservation Commission
From: Mike Walker, NeighborWorks, DHR
Re: Historic Preservation Loan Requests (2 pages)

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.

- George Mitchell – 29 Terrace & 25 Terrace– Extension Request

The borrower is requesting a 3 month extension

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

- Margaret Sulentic – 23 Van Buren– Life Safety loan Request

The applicant is requesting a RLF Life Safety loan

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

- Bradley Peterson/Dragon Belly LLC – 770 Main– Three Loan Requests

The applicant is requesting Windows, Siding and Foundation loans

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

- Bradley Peterson/Dragon Belly LLC – 772 Main– Three Loan Requests

The applicant is requesting Windows, Siding and Foundation loans

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

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



330 E. Anamosa
Rapid City, SD 57701
605-923-6007

-
- Naomi Gathman – 91 Forest – Extension Request

The borrower is requesting a 3 month extension

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

- Joette Johnson – 78 Williams – Extension Requests

The borrower is requesting a 6 month extension on two loans

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

Extension Request

Loan CONRWMT25 & CONRWMT29

DATE: 5.2.18

APPLICANT: George Mitchell

PROPERTY ADDRESS: 29 Terrace
25 Terrace

LOAN AMOUNT: \$25,986.93
\$17,300.00

INTEREST RATE: 0%

PAYMENT AMOUNT: \$0

PURPOSE: Retaining Wall Loans

SECURITY: 2nd mortgage

Historic Preservation
Commission

ACTION

- ☐ Approved
☐ Denied
☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

These two loans matured 4.22.2018. The borrower is requesting a 3 month extension of the maturity dates in order to allow additional time to complete required maintenance found during a 4.18.18 inspection by the City Building Inspector.

UNDERWRITER'S RECOMMENDATION:

I recommend the request for approval as presented.

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

Life Safety Loan Request

DATE: 5.2.18

APPLICANT: Margaret Sulentic

PROPERTY ADDRESS: 23 Van Buren

LOAN AMOUNT: Up to \$25,000

INTEREST RATE: 0% for 5 years (10 YR Amortization)

PAYMENT AMOUNT: \$208.33

PURPOSE: RLF Life Safety

SECURITY: Mortgage in 1st Lien Position

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: ___/___/___

Signed: _____

UNDERWRITER'S REVIEW: ---

CLTV 18.867, Overall DTI 13.46%.

The applicant is requesting a life safety loan up to \$25,000. The applicant has excellent credit and stable income that demonstrates the ability to repay.

UNDERWRITER'S RECOMMENDATION:

I recommend the request for approval as presented.

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

Multiple Loan Requests

DATE: 5.2.18

APPLICANT: Bradley Peterson
Dragon Belly LLC

PROPERTY ADDRESS: 770 Main St

LOAN AMOUNT: \$20,000 Windows
\$10,000 Siding
\$10,000 Foundation

INTEREST RATE: 0% for 10 years (Forgivable)
0% for 10 years (Forgivable)
0% for 10 years (Forgivable)

PAYMENT AMOUNT: \$0

PURPOSE: Windows, Siding and Foundation repairs

SECURITY: Mortgages in subordinate lien positions

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: ____/____/____

Signed: _____

UNDERWRITER'S REVIEW:

The applicant has Excellent Credit and stable income that demonstrates an ability to repay. This applicant has purchased 770 Main, 772 Main and 766 Main all under Dragon Belly LLC using a single business loan through FIB in Nov 2017. The combined loan amount was \$268,000 with a \$335,000 purchase price and a combined tax assessed value of \$446,740, so the applicant has a good LTV on first mortgages. The applicant is currently requesting up to \$40,000 in forgivable loans on each of the two properties. The borrowers LLC and personal records were reviewed as part of the application. Shirlene Joseph has POA to sign for the applicant. 770 and 772 Main St are non-owner occupied residential properties and qualify for the forgivable loans.

UNDERWRITER'S RECOMMENDATION:

I recommend the request for approval as presented.

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

Multiple Loan Requests

DATE: 5.2.18

APPLICANT: Bradley Peterson
Dragon Belly LLC

PROPERTY ADDRESS: 772 Main St

LOAN AMOUNT: \$20,000 Windows
\$10,000 Siding
\$10,000 Foundation

INTEREST RATE: 0% for 10 years (Forgivable)
0% for 10 years (Forgivable)
0% for 10 years (Forgivable)

PAYMENT AMOUNT: \$0

PURPOSE: Windows, Siding and Foundation repairs

SECURITY: Mortgages in subordinate lien positions

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

The applicant has Excellent Credit and stable income that demonstrates an ability to repay. This applicant has purchased 770 Main, 772 Main and 766 Main all under Dragon Belly LLC using a single business loan through FIB in Nov 2017. The combined loan amount was \$268,000 with a \$335,000 purchase price and a combined tax assessed value of \$446,740, so the applicant has a good LTV on first mortgages. The applicant is currently requesting up to \$40,000 in forgivable loans on each of the two properties. The borrowers LLC and personal records were reviewed as part of the application. Shirlene Joseph has POA to sign for the applicant. 770 and 772 Main St are non-owner occupied residential properties and qualify for the forgivable loans.

UNDERWRITER'S RECOMMENDATION:

I recommend the request for approval as presented.

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

Extension Request Loan CONRWGATH

DATE: 5.2.18
APPLICANT: Naomi Gathman
PROPERTY ADDRESS: 91 Forest
LOAN AMOUNT: \$371,778.00
INTEREST RATE: 0%
PAYMENT AMOUNT: \$0
PURPOSE: Retaining Wall Loan
SECURITY: 2nd mortgage

Historic Preservation
Commission

ACTION

- ☐ Approved
☐ Denied
☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

This loan matures 5/27/2018. The borrower is requesting a 3 month extension of the maturity date in order to allow additional time to complete required maintenance found during the 3/30/218 inspection by the City Building Inspector.

UNDERWRITER'S RECOMMENDATION:

I recommend the request for approval as presented.

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

To be submitted to Historic Preservation Commission 5.09.2018

RLF Loan Extension Request CHPRLFJOH

DATE: 5.2.18
APPLICANT: Joette Johnson
PROPERTY ADDRESS: 78 Williams
LOAN AMOUNT: Up to \$25,000
INTEREST RATE: 0% for 5 years
PAYMENT AMOUNT: NA
PURPOSE: RLF Life Safety
SECURITY: Subordinate Lien

Historic Preservation
Commission

ACTION

- ☐ Approved
- ☐ Denied
- ☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

Loan Matured 4/01/2018 and we are requesting an extension to complete the repairs

UNDERWRITER'S RECOMMENDATION:

I recommend the request for approval as presented.

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

To be submitted to Historic Preservation Commission 5.09.2018

RLF Life Safety Loan Extension Request CHPLSJOHN

DATE: 5.2.18
APPLICANT: Joette Johnson
PROPERTY ADDRESS: 78 Williams
LOAN AMOUNT: Up to \$25,000
INTEREST RATE: 0% for 5 years
PAYMENT AMOUNT: NA
PURPOSE: RLF Life Safety
SECURITY: Subordinate Lien

Historic Preservation
Commission
ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

Loan Matured 4/01/2018 and we are requesting an extension to complete the repairs

UNDERWRITER'S RECOMMENDATION:

I recommend the request for approval as presented.

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

DEADWOOD EXHIBIT D

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

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

MEMORANDUM

Date: April 30, 2018
To: Historic Preservation Commission
From: Historic Preservation Office
Re: **2018 summer Tour Guide, Raul Ponce de Leon**

The Deadwood Historic Preservation Office is requesting permission to hire Raul Ponce de Leon, for the summer of 2018 as a part time tour guide for the HPC experience tour scheduled for this summer. Mr. Ponce de Leon will memorize the 45 minute walking tour developed by the City Archives titled "History and Archaeology of Deadwood's Badlands District". This walking tour will take paid participants on a 45 minute walking tour of lower Main Street. Mr. Ponce de Leon will then drive the paid participants to Deadwood City Hall for the second part of this tour. The combined tour will be 90 minutes in length and all booking and money collecting will be handled by the Deadwood Chamber of Commerce.

Mr. Ponce de Leon would begin on May 31, 2016 and his rate of pay would be \$25.00 per hour pending pre drug test screening.

RECOMMENDATION

Hire Raul Ponce de Leon, as summer tour guide for the Deadwood Experience Tour at the rate of \$25.00 per hour pending pre drug test screening.

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

Application

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

1. Property Address:

696 Main Street Deadwood South Dakota 57732
Street City State Zip

2. Applicant Details:

TODAY'S DATE: 04 / 23 / 2018

Deadwood BPOE #508 (605) 578 - 3853 joe@joepetersoncpa.com
Name Daytime Telephone E-mail Address

696 Main Street Deadwood South Dakota 57732
Street City State Zip

3. Owner of Property**:

****NOTE:** Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

() -
Name Daytime Telephone E-mail Address

Street City State Zip

GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM

1. Property Address

696 Main Street	Deadwood	South Dakota	57732
Street	City	State	Zip

2. Description of work to be performed as part of this project:

See attached

3. Project budget – itemized and showing disbursement of funding

Description (i.e. roof)	Grant	Total
See attached	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
Total:	\$	\$

4. Total Project Cost: \$ 10,134.72 Grant Amount: \$ 10,134.72

PYRAMID CONSTRUCTION

Estimate

PYRAMID CONSTRUCTION

816 W McClellan

Lead, SD 57754

We Build To Last

cell# 580-1291

Billed To:

Elks #508

696 Main Street

Deadwood, SD 57732

Work Completed At:

same

date

4/1/18

Job Description	remove temporary wall into Gold Dust
	remove chain door
	overhead door to install fire door
	fix and paint sheet rock
	remove debris

Thank You for Your Business

6,936.00	Overhead Door
1,500.00	sheet rock and paint
1,500.00	electrician
9,936.00	Sub Total
198.72	tax
10,134.72	

Case No. 180044
Address:

EXHIBIT F

Staff Report

The applicant has submitted an application for Project Approval for work at , a (non) contributing structure located in the Planning Unit in the City of Deadwood.

Applicant: Ron and Lisa Jorgenson
Owner: Constructed:
1894

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. DeMouth, Whealen & Graves rebuilt this structure in 1894 after the original building (1893) was destroyed by fire. It housed the Ladies Bazaar, New York Store, Princes Café, '76 Inn and Powder Puff Beauty Shop over the years.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to recover the awning framework with phifertey outdoor fabric.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

It is staff's opinion, the wide stripes are inappropriate to the traditional design of awnings. Staff has not had the opportunity to discuss with the applicant. 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 or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

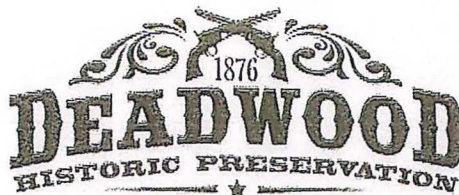
Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	180044
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	5/4/18
Date of Hearing	5/19/18

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>639 Main St</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Ron + Lisa Jorgenson</u>
Address: <u>641 main St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>(605) 641-3356</u> Fax: <u>605 642-3356</u>
E-mail: <u>Lisa.j@rushmore.com</u>

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

Contractor's Name: <u>Black Hills Tent + Awning</u>
Address: <u>2425 E. St. Charles St.</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57703</u>
Telephone: <u>342-0135</u> Fax: _____
E-mail: <u>bhtentandawning@gmail.com</u>

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>6/1/18</u>		Project Completion Date (anticipated): <u>6/2/18</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	<input type="checkbox"/> New
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____			
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement
Material <u>Phifertex</u> Style/type <u>Stationary</u> Dimensions <u>Same framework</u>			
<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.

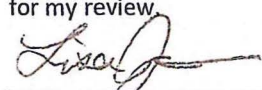
Seek to recover awning framework with
Phifertex outdoor fabric as pictured

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.



5/4/18

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

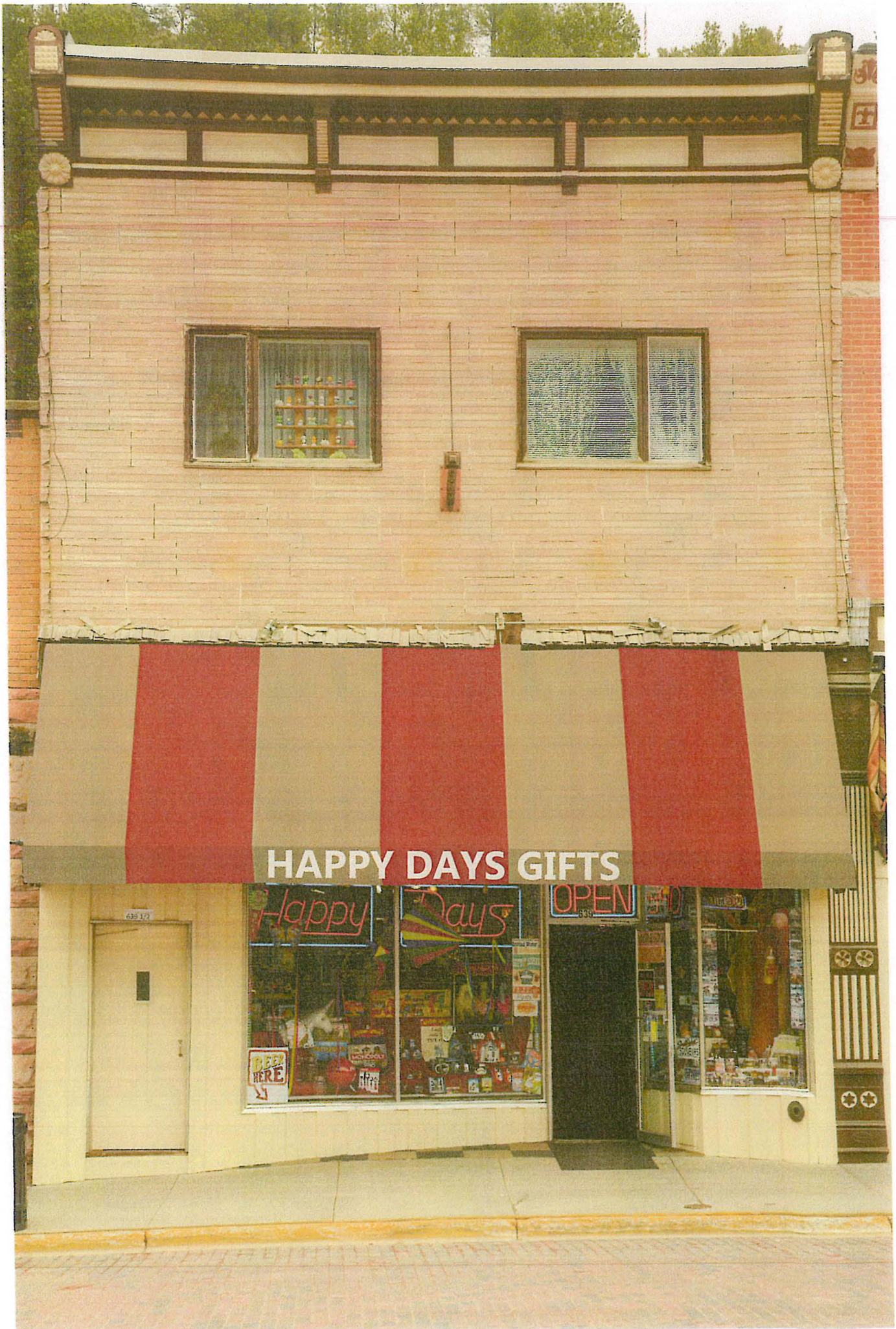
DATE

APPLICATION DEADLINE

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

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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





Case No. 180042
Address: 388 Main Street

EXHIBIT G

Staff Report

The applicant has submitted an application for Project Approval for work at 388 Main Street, a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Wayne Morris
Owner:
Constructed: c1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the siding

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Staff will work with the applicant and their contractor throughout this project. 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.	180042
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/27/18
Date of Hearing	5/9/18

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	388 Main street
Historic Name of Property (if known):	

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

Owner's Name: Wayne Morris	
Address: 388 Main	
City: Dwd	State: SD Zip: 57732
Telephone: 605 920 1512	Fax: _____
E-mail: wwmorris@rushmore.com	

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

Contractor's Name: Keith Umenthum	
Address: Lincoln Street	
City: Dwd	State: SD Zip: 57732
Telephone: 605 920 1282	Fax: _____
E-mail: kumenthum@gmail.com	

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

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

Case No. _____

SIGNATURES

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.

SIGNATURE OF OWNER(S) W. J. Main DATE 4-27-18

SIGNATURE OF OWNER(S)

DATE _____

SIGNATURE OF AGENT(S)

DATE _____

SIGNATURE OF OWNER(S)

DATE _____

SIGNATURE OF AGENT(S)

DATE _____

SIGNATURE OF OWNER(S)

DATE _____

SIGNATURE OF AGENT(S)

DATE _____

APPLICATION DEADLINE	
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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.

Page 3 of 3

Application for replacement
on this side of contributing
house 388 Main



Siding-replaced 6 yrs ago
type - cedar



Case No. 180043
Address: 52 Van Buren Avenue

EXHIBIT H

Staff Report

The applicant has submitted an application for Project Approval for work at 52 Van Buren Avenue, a Contributing structure located in the Wooded Hill Planning Unit in the City of Deadwood.

Applicant: Ben and Sheri Greenlee
Owner:
Constructed: c1935

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 early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to extend the front deck and wrap the deck around the north side of the house.

Attachments: Yes

Plans: Yes

Photos: No

Staff Opinion:

Staff has worked with the applicant to ensure the proposed deck does not dominate the structure. By lowering the deck and on the front and side of the building it is not as visible. 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.	180043
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/24/18
Date of Hearing	5/9/18

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 52 Van Buren

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Ben & Sheri Greenlee
Address: 52 Van Buren
City: Deadwood State: SD Zip: 57732
Telephone: 605 941-2982 Fax: _____
E-mail: bhgreenlee@me.com

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

Contractor's Name: Sean Fulton
Address: _____
City: Rapid City State: SD Zip: _____
Telephone: 605 430-9253 Fax: _____
E-mail: SeanFulton77@yahoo.com

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

TYPE OF IMPROVEMENT

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

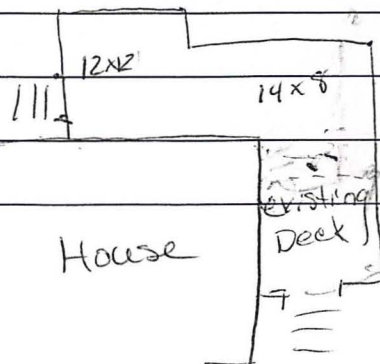
ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>May 14</u>		Project Completion Date (anticipated): <u>May 23</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> NEW CONSTRUCTION <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other <u>Deck</u>			
<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.

We would like to extend deck in front of house
and wrap around to the side (northside).
approximately 12x12 + 14x8.



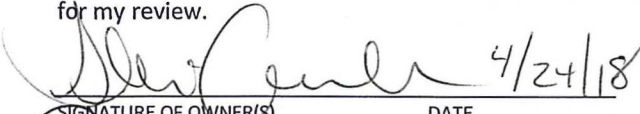
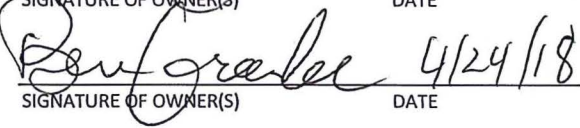
FOR OFFICE USE ONLY Case No. _____
--

SIGNATURES

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

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

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

 _____ SIGNATURE OF OWNER(S) DATE 4/24/18	_____ SIGNATURE OF AGENT(S) DATE
 _____ SIGNATURE OF OWNER(S) DATE 4/24/18	_____ SIGNATURE OF AGENT(S) DATE
_____ SIGNATURE OF OWNER(S) DATE	_____ SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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

LARGER DECK OPTION

