

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 14, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. February 28, 2018 Special Meeting
 - b. February 28, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Program Applications – **Exhibit A**
 - i. Shanna Knox – 83 Charles Street -- Siding Program
 - ii. Shanna Knox – 83 Charles Street -- Foundation Program
 - iii. Shanna Knox – 83 Charles Street – Wood Windows and Doors Program
 - iv. Brad Peterson/Shirlene Joseph – 766 Main Street – Foundation Program
 - c. HP Grant Extension Request – **Exhibit B**
 - i. Tom McNary – 14 Van Buren Avenue – Wood Windows and Doors Grant Extension
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan Program Loan Request – **Exhibit C**
 - i. Jody Campbell – 21 Burnham – Request to Waive Unused Fees
5. Old or General Business
 - a. Deadwood Chamber Presentation/Report
 - b. Main Street Initiative update
 - c. 2018 History Conference – Infinite Variety, Past, Present, Future – April 26-28 -- **Exhibit D**
 - d. Deadwood Comprehensive Plan – **Exhibit E**
 - e. Archive Loan Agreement – Poker Alice Hat to Ft. Meade Museum – **Exhibit F**
6. New Matters before the Deadwood Historic District Commission
 - a. COA H1806 Brad Peterson/Shirlene Joseph – 766 Main Street – Foundation/Repair Deck -- **Exhibit G**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H1805 Shanna Knox – 83 Charles Street – Siding/Foundation/Windows & Doors – **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

City Hall, 108 Sherman Street, Deadwood, South Dakota

Wednesday, February 28, 2018 ~ 4:00 p.m.

The Historic Preservation Commission and Main Street Initiative Committee will be discussing design of the Deadwood Public Spaces with TSP.

No Action to be Taken.

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, February 28, 2018 ~ 4:00 p.m.

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

Absent:

Present City Commission: Dave Ruth

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Bob Nelson, Jr., Zoning Administrator and Meghan Wittmis, Administrative Assistant were present.

Open discussion took place with TSP regarding the design plans for the Deadwood Public space.

No action was taken.

ATTEST:

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

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

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. February 14, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Program Applications – **Exhibit A**
 - i. Ronald Almanza – 33 Taylor Avenue -- Siding Program
 - ii. Ronald Almanza – 33 Taylor Avenue -- Foundation Program
 - iii. Ronald Almanza – 33 Taylor Avenue – Wood Windows and Doors Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program Loan Request
 - i. Bernie Reausaw – 336 Williams – Extension Request – **Exhibit B**
5. Old or General Business
 - a. Main Street Initiative update
 - b. Grace Lutheran Church – Not-For-Profit Grant Extension Request – **Exhibit C**
 - c. PA H1803 – Mike Gustifson – First Gold – Grading – Continued from 2/14/18 Meeting – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
 - a. COA H1804 – City of Deadwood – Pavilion Project – **Exhibit E**
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.*)
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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, February 28, 2018

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

Absent:

Present City Commission: Dave Ruth, Jr.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Crystal Murray, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Legal Counsel, and Bonny Anfinson, Recording Secretary 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, February 28, 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:

February 14, 2018 Regular Meeting

It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, February 14, 2018. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$236,256.77. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Namminga to approve HP Grant Fund disbursements in the amount of \$25,677.29, based on information as presented. Aye - All. Motion carried.

HP Program Applications – Exhibit A

- i. Ronald Almanza – 33 Taylor Avenue – Siding Program
- ii. Ronald Almanza – 33 Taylor Avenue – Foundation Program
- iii. Ronald Almanza – 33 Taylor Avenue – Wood Windows and Doors Program

It was moved by Mr. Toews and seconded by Ms. Posey to accept Ronald Almanza, 33 Taylor Avenue, into the Siding, Foundation and Wood Windows and Doors Programs. Aye – All. Motion carried.

Revolving Loan Program/Disbursements – Exhibit B

- i. Bernie Reausaw – 336 Williams – Extension Request

It was moved by Mr. Berg and seconded by Ms. Posey to approve the extension requests. Aye – All. Motion carried.

It was moved by Mr. Berg and seconded by Ms. Posey to approve the NeighborWorks revolving loan disbursements of \$4,150.01. Aye – All. Motion carried.

Crystal Murray, of NeighborWorks-Dakota Home Services, presented the delinquency report.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker updated the commission on the Main Street Initiative Committees:

- The Promotion Committee is planning the Bacon and Craft Beer Fest as well as the dine around.
- Design Committee – The City Commission did approve watering the flower planters; Working on the bunting across main street; Design stage has begun on the archway; March 14 and 15 the SDSU students will be here to meet with the building owners and presenting the upper floor design ideas; There is a lot of discussion about employee workforce housing; They will be approaching the state for matching funds for the plazas.

Grace Lutheran Church – Exhibit C

Mr. Kuchenbecker stated the Grace Lutheran Church has a Not-For-Profit Grant and is requesting an extension to June of 2018. They are currently working on the parsonage but had to take a break due to cold weather.

It was moved by Mr. Blair and seconded by Ms. Posey to extend the Not-For-Profit Grant for Grace Lutheran Church until June of 2018. Aye – All. Motion carried.

Mr. Kuchenbecker stated at the last meeting there was motion stating based upon all evidence presented this project does encroach upon, damage, or destroy a historic resource. Staff was then directed to reach out to other engineers to see what other alternatives may be available which would not encroach upon, damage or destroy the site and setting of the historic district(s). Staff reached out to Albertson Engineering who contacted a civil engineering firm who specializes in cuts and retaining walls. The cost to explore alternatives would be between \$7,000 and \$40,000 depending on the scope of services. Kuchenbecker stated that the Commission still needs to make the second motion to either approve or deny the request.

Mr. Toews stated he favor denying the application as presented. He believes there are other options out there to solve this issue and understands First Gold does not agree. Mr. Toews is requesting First Gold along with HP hire a third party professional engineer to do a Means and Methods analysis of the design options available. Not do a redesign but determine if there is a different method to solve the problem identified by First Gold. I don't disagree with First Gold that there is a problem. The way to solve the problem is not the way I would choose and as presented has an adverse effect on the historic districts. The third party would be someone mutually agreed upon by HP and First Gold. The engineer would use the existing data with any additional geotechnical or other data to be supplied by and paid for by First Gold. The scope for these engineering services would be to address only problems identified at site recon and which were presented at both HPC meetings. The objective is to solve these problems while minimizing detrimental damage to Deadwood's historic resources. There would also need to be a project guarantee. These are the recommendation I would put in place if we want to proceed with the project.

It was moved by Mr. Toews and seconded by Ms. Ochse based upon the guidance in the U.S. Department of the Interior Standards for historic preservation, restoration, and rehabilitation project adopted by rules promulgated pursuant to SDCL 1-19A and 1-19B, et seq, I find that the project is Adverse to Deadwood and move to Deny the project as presented. Aye – All. Motion carried.

Mr. Toews stated from his perspective there are other alternatives. From the First Gold perspective this is the only alternative. The way to resolve this is to bring in a third party to make just the assessment of the means and methods to solve the problems. This is not to bring in a third party to do a complete design. We are seeking to answer if there are other ways of completing the project that are less intrusive than what is being proposed to us in this application. If this process is pursued then the items I listed would be what I propose. Mr. Kuchenbecker stated Mr. Toews recommendation is to bring in a third party engineer who would take Mr. Towey's recommendation and find a less intrusive way to address the issues and not to excavate into the hill to the extent presented in the application. Ms. Morrison stated that is what Mr. Towey was hired to do. Mr. Toews stated Mr. Towey is being hired by First Gold saying this is the solution I want. I'm saying a cut in the side of a hill can be done a number of different ways possibly without cutting 16' out of the hillside and up the hill to solve the problems that were identified. Giving another third party the same list of problems and ask if they can solve the problem without being so detrimental to the hill. I feel the problem you are trying to solve does not require a 16' cut into the hill. I want someone else to come in and review the issue. He may say this is the only option we have. Ms. Morrison stated if Kevin hires the engineer that is biased already. Mr. Toews stated the engineer would be mutually agreed upon. Ms. Ochse also stated mutually agreed upon. Ms. Morrison stated at the City's cost. Mr. Toews stated the City of Deadwood would hire the engineer but is proposing it would be funded mutually. City pay half, First Gold pay half. Mr. Kuchenbecker stated this would be contingent upon City Commission approval of the expenditure. If this is HP's direction he will place on the City Commission agenda.

It was moved by Mr. Toews and seconded by Ms. Ochse to recommend to the City Commission to approve paying half of the engineering fees to perform a means and methods solution for the First Gold hillside excavation project not to exceed \$3,500.00 contingent upon First Gold's participation. Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission

COA H1804 – City of Deadwood -- 767 Main Street—Pavilion Project – Exhibit E

Mr. Kuchenbecker stated the City of Deadwood is requesting permission to remove the building, foundations and entire surfacing of the property. The City would like to construct a municipal parking lot. The parking lot will be comprised of approximately 75 parking spaces, landscape areas, fencing on the Main Street and Armory Street sides, a stone veneered concrete wall between the residential property to the southwest and the parking lot, and amenities such as interpretive panel, seating area and potential trolley stop. The parking surface is planned to be asphalt with concrete curbing and the will be lit with LED parking lot lights. The date of construction of the Deadwood National Guard Armory in 1955 is outside of the period of significance for both the National Historic Landmark District and the National Historic Register District.

The Deadwood Historic Preservation Office made a preliminary determination that the Deadwood National Guard Armory may be eligible as an individual listing to the National Register of Historic Places for its association with the South Dakota National Guard and its timing with the United States "Cold War" era approximately eight years ago. This undocumented determination was used to allow the City of Deadwood to utilize historic preservation funds in making repairs and rehabilitation of the structure. At this time, neither the State Historic Preservation Office nor the National Park Service has made an official determination of the eligibility of the resource; therefore, the official listing is a non-contributing structure to all designations of historic districts within Deadwood. In recent informal discussions, the State Historic Preservation Office has indicated they believe it is not eligible for the National Register of Historic Places.

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

It was moved by Ms. Posey and seconded by Ms. Ochse 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 Certification of Appropriateness. Aye – All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

Items from Citizens not on Agenda

Sharon Martinisko stated the Third Annual Information Night will be March 22, 5:30 p.m. at City Hall sponsored by the Deadwood Trust for Historic Preservation. Mr. Kuchenbecker will do a presentation on local grants and Mike Walker with Neighborworks will do a presentation on the loan programs. The HP Commission is invited to attend.

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

Mr. Kuchenbecker stated he is testing a tablet to be used by the HPC in hopes to eliminate paper packets. The cost of this pad is \$550. Plans are to purchase one for each commissioner to use. They will pay for themselves in two years per the cost of the packet and staff time to put them together.

Ms. Anfinson stated data entry is going well with the Foundant Program. All of the local grants have been entered. I have been entering the Not-for-Profit grants and Meghan will begin entering the paint grants. When these are done we will be entering the Outside of Deadwood Grants.

Committee Reports:

Ms. Posey commended whoever put together the March newsletter. It was very well done. Mr. Kuchenbecker stated Meghan Wittmis put it together.

The Historic Preservation Commission Meeting adjourned at 5:38 p.m.

ATTEST:

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

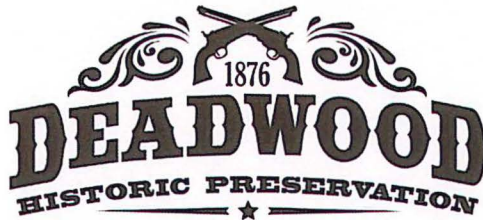


EXHIBIT A

MEMORANDUM

Date: March 9, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

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

- Shanna Knox – 83 Charles Street – Siding Program
Staff has determined the project meets the criteria for the Siding Program. Staff will coordinate with the applicant during the proposed project.
- Shanna Knox – 83 Charles Street – Foundation Program
Staff has determined the project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.
- Shanna Knox – 83 Charles Street – 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.
- Brad Peterson/Shirlene Joseph – 766 Main Street – Foundation Program
Staff has determined the project meets the criteria for the Foundation 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:

83 Charles St.

2. Applicant's name & mailing address:

Shanna Knox
83 Charles St.
Deadwood SD 57732

Telephone: (605) 645-2017

E-mail nilsha71@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: 3/8/18

Initials: BA

Assessed Valuation \$ 91,110.00

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:

Shanna Knox

Date submitted:

3/7/18

Owner's signature:

Shanna Knox

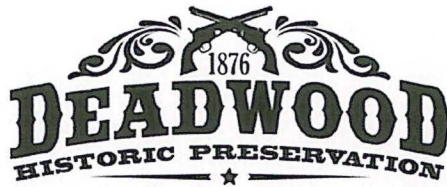
Date submitted:

3/7/18

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



Foundation Program Application

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

1. Address of Property:

83 Charles St.

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

Shanna Knox

2. Applicant's name & mailing address:

Shanna Knox

83 Charles St.

Deadwood SD 57732

Telephone: (605) 645-2017

E-mail nilsha71@gmail.com

Telephone: (605) 645-2017

E-mail nilsha71@gmail.com

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: / / Initials:

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.

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Applicant's signature: Shanna Knox

Date submitted: 3/7/18

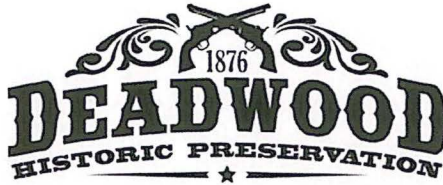
Owner's signature: Shanna Knox

Date submitted: 3/7/18

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 9/28/17



Wood Windows and Doors Application

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

1. Address of Property:

83 Charles St.

2. Applicant/Owner name & mailing address:

Shanna Knox

83 Charles St.

Deadwood SD 57732

Telephone: (605) 645-2017

E-mail nilsha71@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: ___/___/___ Initials: _____

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: Shanna Knox

Date submitted: 3/7/18

Owner's signature: Shanna Knox

Date submitted: 3/7/18

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

Revised 9/27/17

Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Wood Door(s)
Front View	4	4		1	1	
Right Side View	4	4				
Left Side View	4	4				
Rear View	1	1			1	
Total Windows	13	13		1	1	
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 OR 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 OR 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 OR 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



Foundation Program Application

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

1. Address of Property:

766 Main

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

2. Applicant's name & mailing address:

Shirlene Joseph

771 Main

Deadwood, SD 57732

Telephone: (____) ____-____

E-mail _____

Telephone: (605) 641-2843

E-mail deadwoodtuckerinn@gmail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 3/8/18

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.

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Applicant's signature:

Shirlene K. Joseph

Date submitted:

3/5/18

Owner's signature:

Shirlene K. Joseph

Date submitted:

3/5/18

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



Certification of Owner-Occupied Dwelling

✓DP
12-19-17

Being designated as owner-occupied makes a property eligible for a reduced levy for school general fund taxes. To qualify, you must complete this form and deliver it to your County Director of Equalization at the County Courthouse by March 15, 2018. (Postmarked by March 15, 2018 qualifies.)

Applicant Information (Print or Type)

Property Owner Name

Dragon Belly, LLC Brad Peterson

Mailing Address

766 Main Street

City, State, Zip

Deadwood SD 57732

Phone Number

605-641-284

I owned the property described below on November 1, 2017..... ☒ Yes ☐ No
I occupied the property described below on November 1, 2017..... ☒ Yes ☐ No
This is the only property for which I can claim the owner-occupied classification..... ☒ Yes ☐ No
The property described below is my principle residence as of November 1, 2017..... ☒ Yes ☐ No
I own other residential property in the United States..... Yes ☒ No
If yes, state location _____

Property Information

Street Address of the property I owned and occupied on November 1, 2017.

766 Main Street Deadwood, SD 57732

Legal description of the property I owned and occupied on November 1, 2017.

Percentage of property occupied by owner? 100%

(If the owner occupies less than fifty percent of the living space within the dwelling, the portion of the dwelling so occupied shall be classified as an owner-occupied single-family dwelling.)

Single-family, owner-occupied dwelling is defined as: a house, condominium apartment, townhouse, residential housing consisting of four or fewer family units, town house, town home, housing cooperative where membership in the cooperative is strictly limited to stockholder occupants of the building, manufactured or mobile home as defined in SDCL 32-3-1, or any property, building or structure occupied by the owner, which is assessed and taxed as a separate unit, including an attached or unattached garage and the parcel of land on which the structure is situated as recorded in the records of the director of equalization.

An owner may have more than one parcel of land classified as owner-occupied if the additional parcel is contiguous to the parcel containing the owner-occupied house. Each parcel that is contiguous, under the same ownership and used as one property shall be considered as owner-occupied. A property is also considered contiguous if separated by a street or alley from the parcel containing the owner-occupied house.

If the dwelling is occupied by a parent of the owner, the parent is considered the owner and occupant of the single-family dwelling.

The owner or a legal representative of the owner may sign for signature purposes on the certification of owner-occupied dwellings.

Signature

I hereby state that the above information is correct to the best of my knowledge. Furthermore, I acknowledge that this is the only single-family, owner-occupied dwelling for which I am requesting certification. I further understand that submission of falsified information on this form is perjury and constitutes a Class 5 felony punishable by five years in jail and/or a \$5,000 fine.

Signature

Shirlene K. Joseph (P89)

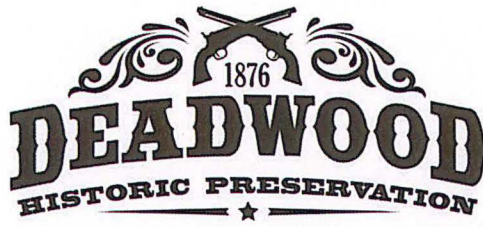
Date

12-19-17

This form must be completed and returned to your County Director of Equalization by March 15, 2018.

If you have any questions regarding this form call your local Director of Equalization or call the Property Tax Division of the Department of Revenue at 1-800-829-9188, option #2.

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



"The Historic City of the Black Hills"

EXHIBIT B

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

MEMORANDUM

Date: March 9, 2018
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

The following Historic Preservation Program applicant is requesting an extension of their Grant. Staff's recommendation follows for the extension request.

- **Tom McNary 14 Van Buren Wood Windows and Doors Program**
The grant expires on 03/01/18. The applicant has been working on the windows and doors. There are just a couple more windows to complete and the project will be done. The remaining windows have been ordered but won't be delivered until 03/19/2018. Staff recommends extending the grant for three months which will expire 06/01/18.

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



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

MEMORANDUM

Date: March 14th, 2018
To: Deadwood Historic Preservation Commission
From: Mike Walker, NeighborWorks, DHR
Re: Historic Preservation Loan Request(s) (1 page)

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.

- Jody Campbell – 21 Burnham Ave– Request to waive unused fees

The Loan Committee is recommending waiving unused loan fees

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

Request to Waive Fees

DATE: 3/07/18
APPLICANT: Jody Campbell
PROPERTY ADDRESS: 21 Burnham Ave
LOAN AMOUNT: NA
INTEREST RATE: NA
PAYMENT AMOUNT: NA
PURPOSE: Finish Windows and Siding
SECURITY: 2nd mortgage

OTHER HP LOANS (With approximated balances):

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
--------	------	---------	------	------	---------	----------

UNDERWRITER'S REVIEW:

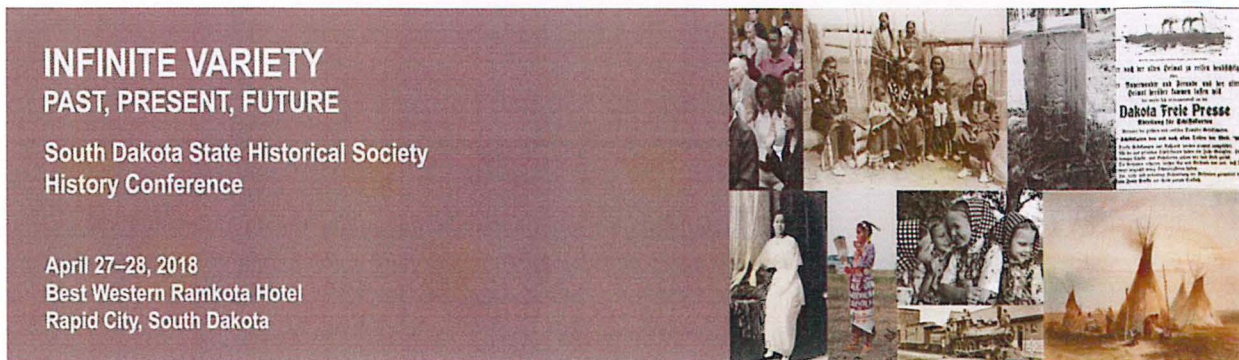
The borrower was approved and closed on a Revolving Loan Fund loan. They decided not to use the funds and would like to cancel the loan. As a result, the loan committee has recommended waiving the undisbursed loan fees \$164.00 (recording, origination and settlement fees) and require the borrower to only pay for loan closing costs such as the credit report, title search and used recording fees. The borrower has paid for their portion of the fees as requested.

UNDERWRITER'S RECOMMENDATION:

I recommend this loan request for approval based on a detailed review of the request with the loan committee..

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

Historic Preservation
Commission
ACTION
☐ Approved
☐ Denied
☐ Continued
Date: ___/___/___
Signed: _____



Thursday, April 26, 2018

- 5:00 – 7:00 P.M. **Registration**, Best Western Ramkota
- 5:00 – 7:00 P.M. **Special Fundraising Event: Meet the Authors Social**
Sponsored by Arrowhead Country Club
\$50.00 per person

Friday, April 27, 2018

- 7:45 A.M.–5:00 P.M. **Registration**, Best Western Ramkota
- 8:00 A.M. - 4:00 P.M. **Vendor Area Open**
- 8:30–8:45 A.M. **Opening remarks**, Jay D. Vogt, Director, State Historical Society
- 8:45–10:15 A.M. **Session 1**
The Long View: Archaeological Perspectives on Diversity
- Lynn Alex: "South Dakota History: Highlights of the First 10,000 Years"
 - Linea Sundstrom: "Communal, Contested, Coveted, Consecrated: 8000 Years of Human Interaction with the Black Hills"
- 10:15-10:45 A.M. **Vendor Break**
- 10:45–12:15 P.M. **Session 2**
You Are What You Eat: Food and Culture
- MJ Adams: "An Examination of the Culinary Landscape of South Dakota, late 1800s to present"
 - Brian Stambaugh: "A Brief History of and Resurrection of Older Farming Methods and Ancient Grains – A Path Forward to Local Milling of Local Grains"
- 12:15–1:45 P.M. **Trustees Luncheon**
Bill Walsh, lunchtime speaker: "A Tale of Two States: Myth or Reality?"
- 1:45-3:15PM **Session 3**
Industry and the People of the Land

- Rick Mills: "Powering the Economy and Culture of South Dakota – The Influence of the Railroads"
- David Wolff: "Industrializing the Black Hills: Mines, Railroads and People"

3:15–3:45 P.M.

Vendor Break

3:45–5:15 P.M.

Session 4

Finding a Place in the Mosaic

Sponsored by Sen. Stanford Adelstein (ret.) & Mrs. Lynda Clark Adelstein

- Mike Runge: "An Experience Like No Other: Chinese Immigrants in Deadwood, (1876-1920)"
- Lilah Morton Pengra: "Research across Cultural Boundaries"

6:00–8:00 P.M.

Conference Reception, Dahl Fine Arts Center

Saturday, April 28, 2018

8:00–12:00 P.M.

Registration, Best Western Ramkota

8:30–10:00 A.M.

Session 5

American Indians: Diversity and Challenge

- Craig Howe: "American Indians in South Dakota: Past, Present, Future"
- David Posthumus: "Continuity and Change in Lakota Ceremonial Life"

10:00–10:30 A.M.

Vendor Break

10:30–12:00 P.M.

Session 6

Language: Variety and Continuity

- Armik Mirzayan: "Indigenous Linguistic Landscapes: The Roots of Cultural Diversity in South Dakota"
- Francis Whitebird "Lakota language: Misunderstood, Mistranslated, and Misused"

12:00–1:45 P.M.

Governor's History Awards

Luncheon sponsored by the Clarkson Family Foundation

1:45–4:00 P.M.

Session 7

A Sense of Place and Space

- Molly Rozum: "The Infinite Variety of South Dakota Environments and Changing Regional Perceptions of the Northern Grasslands"
- Virginia Driving Hawk Sneve: "Sioux Women, Traditionally Sacred"
- Mike Casler/Ray Wood: "Letter Books of the Upper Missouri Fur Trade"

INFINITE VARIETY PAST, PRESENT, FUTURE

South Dakota State Historical Society
History Conference

April 27-28, 2018
Best Western Ramkota Hotel
Rapid City, South Dakota



REGISTRATION FORM

The registration fee includes one ticket to the Friday evening reception, two luncheons, and access to the sessions, vendor area, and break-time refreshments. Register online at history.sd.gov

Name _____ Affiliation _____

Address _____

City _____ State _____ Zip Code _____

Email _____ Telephone _____

Provide your email address to receive updates about the conference and society activities

		Quantity	Total
South Dakota State Historical Society Members			
Postmarked by March 31	\$110.00	X _____	\$ _____
Postmarked after March 31	\$120.00	X _____	\$ _____
Non-Members			
Postmarked by March 31	\$135.00	X _____	\$ _____
Postmarked after March 31	\$145.00	X _____	\$ _____
Students (Must present valid student ID at the registration table)			
Postmarked by March 31	\$ 60.00	X _____	\$ _____
Postmarked after March 31	\$ 70.00	X _____	\$ _____
Single-Day Registration (Includes presentations, breaks, and luncheon for one day only)			
Single Day (Choose one: <input type="checkbox"/> Fri or <input type="checkbox"/> Sat)	\$ 80.00	X _____	\$ _____
Student Single Day (Choose one: <input type="checkbox"/> Fri or <input type="checkbox"/> Sat)	\$ 50.00	X _____	\$ _____
Special Event (Not included in registration)			
Meet the Authors and Book Signing (April 26)	\$ 50.00	X _____	\$ _____
Awards Luncheon (Select one per registrant & additional ticket)			
Burgundy Beef Tips		X _____	
Honey Almondine Chicken Campanelle		X _____	
Rosa Primavera Manicotti (vegetarian)		X _____	
Note: Please contact us at 605-394-1936 by April 7 if you have special dietary needs. We will see if the caterer can address them			
Additional Tickets			
Friday Luncheon	\$ 20.00	X _____	\$ _____
Friday Evening Conference Reception	\$ 20.00	X _____	\$ _____
Saturday Awards Luncheon	\$ 20.00	X _____	\$ _____
For Educators			
Continuing Ed Contact 15 Hours	\$ 30.00	X _____	\$ _____
Vendor Booth (Does not include conference events)			
Additional Table	\$ 35.00	X _____	\$ _____
Total			\$ _____

PROGRAM INFORMATION

Thursday, 26 April 2018

Special Event (Tickets \$50)
Meet the Authors and Book Signing: 5:00–7:00 PM
Arrowhead Country Club (3675 Sheridan Lake Road)

Registration: 5:00 –7:00 PM
Best Western Ramkota, Rapid City

Friday, 27 April 2018

Registration: 7:45 AM–5:00 PM
Best Western Ramkota, Rapid City

Conference Sessions: 8:30 AM–5:15 PM
Best Western Ramkota, Rapid City

Conference Reception: 6:00 –8:00 PM
Dahl Arts Center (713 7th Street)

Saturday 28 April 2018

Registration: 8:00 AM–12:00 PM
Best Western Ramkota, Rapid City

Conference Sessions: 8:30 AM–4:00 PM
Best Western Ramkota, Rapid City

INFINITE VARIETY Past, Present, Future

April 27–28, 2018
Rapid City, South Dakota

Conference Location
Best Western Ramkota
2111 N. LaCrosse St
Rapid City, SD 57702

A block of rooms has been reserved
under the name *South Dakota State
Historical Society History Conference*.
Rooms must be booked by March 26,
2018 to receive the reduced confer-
ence rate of \$85



TEACHER CERTIFICATE RENEWAL CREDIT

Educators may obtain up to one (1) renewal credit or fifteen (15) contact hours, provided they:

- Register for the Annual History Conference
- Pay the additional Teacher Certificate Renewal Credit fee of \$30.00
- Attend all conference sessions
- Attend both luncheons (included in the conference registration fee)
- Attend the Friday reception (included in the conference registration fee)

Name as you want it to appear on the renewal credit certificate:

Address where the certificate should be sent:

Make Checks Payable to: South Dakota History Conference

Return Forms to: 2018 History Conference
South Dakota State Historical Society
900 Governors Dr.
Pierre, SD 57501

Refund Policy:

Cancellations made after April 7,
will not be refunded. All refunds
will be processed after May 1



Deadwood Comprehensive Plan

The City of Deadwood is updating its Comprehensive Plan and wants to hear from you!

The next step in updating Deadwood's Comprehensive Plan is forming a collective community vision and setting goals for the future of Deadwood. Your input is vital for creating the best possible future for Deadwood so please plan to attend an upcoming Community Visioning Meeting.

COMMUNITY VISIONING MEETINGS

Tuesday, March 27th

1 - 2 pm

&

5:30 - 6:30 pm

Thursday, March 29th

1 - 2 pm

&

5:30 - 6:30 pm

Location: Mary Adams Room @ Days of '76 Museum (50 Crescent Drive)

The format of each meeting will be the same and all meetings are open to the public.

COMMUNITY SURVEY RESULTS

Available online at: www.deadwoodplan.com/survey

Paper copies of the survey results are also available for review at Deadwood City Hall and Deadwood Library.

DEADWOOD

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

EXHIBIT F

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: March 9, 2018
To: Deadwood City Commission
From: Mike Runge, City Archivist
Re: **LOAN AGREEMENT #2018-02**

The City Archives is requesting permission to enter into a loan agreement with the following entity:

- **2018.02** Ft. Meade Museum for use of Poker Alice Hat, (ART.2012.02.1) from March 3, 2018 1 to October 31, 2018

RECOMMENDATION

Allow the City Archives to loan the Poker Alice Hat to the Ft. Meade Museum from March 3, 2018 to October 31, 2018.

LOAN NUMBER:	<u>#2018-02</u>
DUE DATE:	<u>10.31.2018</u>
RENEWED UNTIL:	
RETURNED:	YES/NO

LOAN AGREEMENT FOR USE OF CITY OF DEADWOOD PROPERTY

THIS AGREEMENT is made and entered between City of Deadwood, herein after referred to as "DEADWOOD," and Fort Meade Museum., Box, Ft. Meade, SD 57741, hereinafter referred to as "PERMITEE."

1. The purpose of this Agreement is to set forth the terms and conditions under which DEADWOOD grants permission and loans to PERMITEE the following property owned by DEADWOOD.
2. PERMITEE has reviewed the property to be loaned, noting the current condition of each piece of property. A description of the loaned property is identified by catalog number and description as follows:
 - ART.2012.02.1 Poker Alice Hat and case
3. The purpose for which PERMITEE is using the above-described property as follows: **"Exhibition"**.
4. PERMITEE agrees to handle, package, and ship or transport the objects and/or collections (and pay for same) in a manner that protects each piece of property from breakage, loss, deterioration, and contamination.
5. Permission for the above use at the above-described items is permitted from March 3, 2018 to October 31, 2018.
6. PERMITEE specifically acknowledges and agrees it shall be solely responsible for any damage to the property loaned pursuant to this Agreement. Further, PERMITEE agrees to hold DEADWOOD harmless and indemnify DEADWOOD from any sums of money, which DEADWOOD might have to pay to any person as a result of property damage, personal injury, or death resulting from PERMITEE'S use of city property pursuant to this Agreement.

7. Within twenty-four hours of discovery, the PERMITTEE will notify DEADWOOD of instances or circumstances surrounding any loss or damage to, or destruction of the materials.
8. PERMITTEE further understands and agrees the property shall not be repaired, restored, cleaned, or altered, unless specifically directed to do so by DEADWOOD following notification as set forth above, and at the expense of PERMITTEE.
9. All loaned materials shall not leave custody of the PERMITTEE without written permission from DEADWOOD.
10. PERMITTEE agrees to acknowledge and credit DEADWOOD in the use or photographs or exhibits or publications resulting from the loan. The credit line shall read as follows: **"Courtesy of the City of Deadwood and the Deadwood Historic Preservation Commission."**
11. PERMITTEE agrees to provide DEADWOOD with two (2) copies of any photographs, published articles, materials, etc. generated as a result of the loan.
12. Upon termination of this agreement, PERMITTEE agrees to properly package and transport the said property listed above back to DEADWOOD. Damage inflicted by inadequate packaging will be at the expense of the PERMITTEE.
13. Either party may terminate this agreement, effective not less than five (5) days after providing written notice to the other party. PERMITTEE shall return the above described property as directed above.
14. PERMITTEE shall maintain adequate insurance against any loss of any property subject to this loan. PERMITTEE shall also maintain a minimum insurance policy in the sum of Four Thousand Dollars (\$4,000.00) against any loss to the property loaned to PERMITTEE, naming DEADWOOD as an additional insured.

15. PERMITTEE shall provide DEADWOOD a copy of such insurance policy prior to the loan being made.

Dated this ____ day of _____, 2018.

City of Deadwood

By: _____
Charles Turbiville, Mayor

ATTEST:

Mary Jo Nelson, Finance Officer

Dated this ____ day of _____, 2018.

By: _____

Director, Fort Meade Museum

ATTACHMENT #A

- ART.2012.02.1 Poker Alice Hat and display case

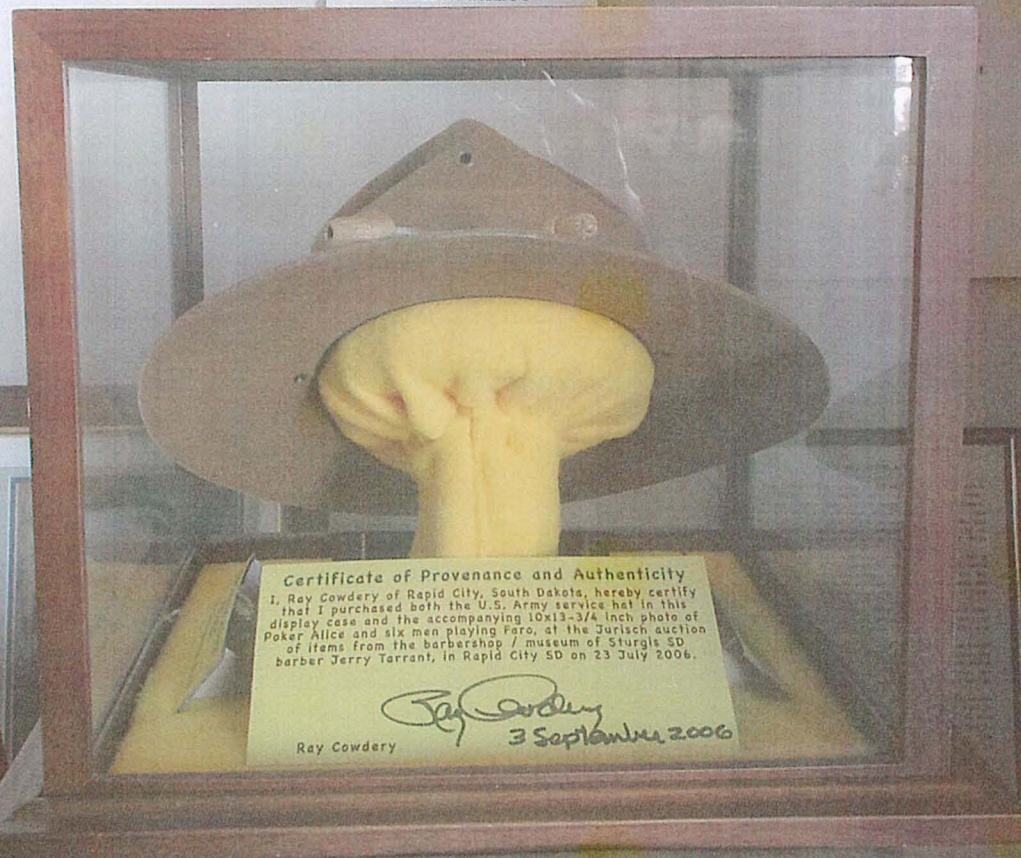
END OF LOAN #2016.04

woman. Religious throughout her entire life, refusing to work on Sundays, keeping her character and reputation on a high level.



Hat Owned By
Poker Alice

POKER WITH ALICE



Certificate of Provenance and Authenticity
I, Ray Cowdery of Rapid City, South Dakota, hereby certify that I purchased both the U.S. Army service hat in this display case and the accompanying 10x13-3/4 inch photo of Poker Alice and six men playing Faro, at the Jurisch auction of items from the barbershop / museum of Sturgis SD barber Jerry Tarrant, in Rapid City SD on 23 July 2006.

Ray Cowdery

Ray Cowdery
3 September 2006

Poker Alice died at the age of seventy-nine. She left her friend and her crops to...

LAST WILL AND TESTAMENT

"IN TESTAMENT"

I, ALICE HUCKERT, of Sturgis, South Dakota, being of sound memory, do hereby make, publish, and bequeath unto my dear friend and executor, David Keffeler, of Lead, South Dakota, all of my estate, real and personal, wherever located, and whomever, both real and personal, may be entitled or which I may have at my decease, absolutely.

FIRST: I direct my Executor to give me a decent burial by the side of my station in life.

SECOND: I hereby specify that every one of my relatives and kindred have not contributed to my well-being during the declining years of my life, and I make every effort to inquire as to my well-being of years.

THIRD: In token and in appreciation of kindness and consideration shown to me by my friend, David Keffeler of Lead, South Dakota, and bequeath unto my dear friend and executor, David Keffeler, of Lead, South Dakota, all of my estate, real and personal, wherever located, and whomever, both real and personal, may be entitled or which I may have at my decease, absolutely.

FOURTH: I hereby nominate my friend, David Keffeler, of Lead, South Dakota, as my Executor, and I direct that he execute my Will, and I direct that he execute any bond as such Executor.

FIFTH: I hereby revoke all Wills and testaments made by me at any time heretofore made by me.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, at Sturgis, South Dakota, this 27th day of September, A.D. 1906, in the presence of two witnesses whom I have named and who are hereunto subscribed.

Signed, published and declared to be my last Will and Testament, in the presence of us, who are hereunto subscribed, and in the presence of the witnesses named herein.

/s/ Alice Huckert



Date: 3/09/2018

Case No. H1806

Address: 766 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 766 MAIN ST, a CONTRIBUTING structure located in Planning Unit in the City of Deadwood.

Applicant: SHIRLENE JOSEPH and BRAD PETERSON

Owner: SHIRLENE JOSEPH and BRAD PETERSON

Constructed: 1890

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. 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 repair the foundation and replace the lower deck.

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.



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.	<u>H1806</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>3/6/18</u>
Date of Hearing	<u>3/14/18</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>766 Main Street</u>
Historic Name of Property (if known):	

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

Owner's Name: <u>Shirlene K. Joseph</u> <u>Brad Peterson</u> Address: <u>771 Main</u> City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u> Telephone: <u>605-641-2843</u> Fax: _____ E-mail: <u>deadwoodtuckerinn@gmail.com</u>	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
--	--

Contractor's Name: <u>Julian Brown</u> 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 checked="" type="checkbox"/> Accessory Structure
<input checked="" 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 checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other <u>Life Safety</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other <u>Life Safety</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 checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ 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.

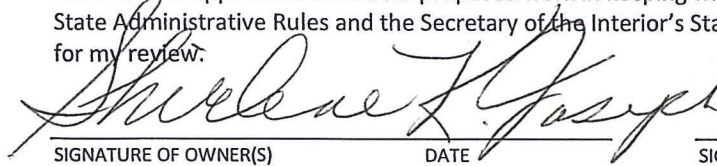
Foundation
Replacing
Lower Deck

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.

 3-4-18
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.

Date: 3/09/2018

Case No. H1805

Address: 83 CHARLES ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 83 CHARLES ST, a structure located in Planning Unit in the City of Deadwood.

Applicant: SHANNA KNOX

Owner: SHANNA KNOX

Constructed: c1898

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/repair thirteen windows, replace/repair two doors, repair the foundation, replace the siding and work on the front porch.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff has met with the applicant and discussed the programs. The applicant desires to only replace deteriorated siding with in-kind wood siding and repair windows only replacing if necessary. The applicant also desires to replace the front door with an appropriate door and install wood combination storms. Staff will coordinate with the applicant and her contractor throughout the 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.



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.

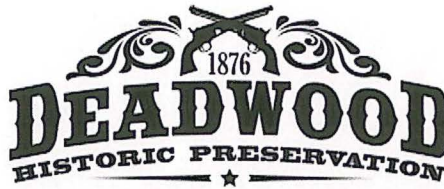
OR

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.	H1805
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	3/7/18
Date of Hearing	3/14/18

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: 83 Charles Street

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Shanna Knox
Address: 83 Charles St.
City: Deadwood State: SD Zip: 57732
Telephone: 605-645-2017 Fax: _____
E-mail: nilsha71@gmail.com

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

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

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

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential		<input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOW	<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.